

From: [Mark Johnson](#)
To: [Planning Commission](#)
Subject: 3150 & 3170 El Camino Real
Date: Wednesday, June 8, 2022 6:08:19 PM

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Planning and Transportation Commission

Planning.Commission@CityofPaloAlto.org

**RE: Acclaim Companies' Feedback on the Housing Element Update
- 3150 and 3170 El Camino Real (1.05 acres in total)**

Dear Commissioners,

Acclaim Companies ("Acclaim") owns the combined 1.05 acre property at 3150 and 3170 El Camino Real with APNs 14220054 and 14220005 (together, the "Property"). Acclaim has been following the City's 6th Cycle Housing Element Update process (including City Council's March 21 adoption of recommended sites and associated unit yields, and their direction for Planning and Transportation Commission to work on goals, policies, and programs in addition to taking another look at Stanford-owned sites to identify further housing opportunities), and greatly appreciates the City offering the vital opportunity for the public, including landowners, to stay involved in and give feedback on this process.

This letter addresses both some clarifications and requests relative to City Council's March 21 action, and proposed Program 1.6 as printed in the Staff Report for this evening.

Corrections and Requests Regarding Council's March 21 Action:

Acclaim appreciates that the City plans to continue to include a portion of the Property in the 6th Cycle Housing Element. However, we have a few corrections and requests as follows:

First, Attachment A to the City Council staff report incorrectly indicated the 3150 El Camino Real portion of the Property was not included in the City's 5th Cycle Housing Element. It is in fact identified in the current Housing Element, with a "max yield" of 22 units and "realistic yield" of 15.[\[1\]](#) There is no affordability level assumed for the units in the 5th Cycle Housing Element.

Second, for the 6th Cycle, the recommendations adopted on March 21 include the following assumptions:

• Only the approximately 0.75 acre portion at 3150 El Camino Real is included, and the remainder of the Property at 3170 El Camino Real is not;

• Its "maximum capacity" is identified as 30 units, with a "realistic capacity" of 24 units;

• All 24 units are assumed to be lower income.^[2]

To ensure the economic feasibility of any project in the current market, Acclaim (or any similar developer land owner, for that matter) would need a much higher yield than 24 units, to account for (among other costs), high land cost and the ever-increasing cost of construction. The Bay Area regularly tops lists of the most expensive residential construction markets on the globe, and land prices in Palo Alto are among the highest in the region. The small return on a 24-unit project would render a project utterly infeasible.

To focus on feasible development of certain sites, as you know, a Staff Report titled "Discussion and Possible Direction to Staff Regarding the 2023-2031 Housing Element Draft Goals, Policies and Programs and Implementing Objectives" was prepared for this evening's meeting. Acclaim would like to comment on the following portion of the proposed Program 1.6, as printed in the Staff Report:

<image001.png>

Acclaim strongly supports this addition. Acclaim's Property is adjacent to 3128 El Camino Real, and we are currently exploring a potential combined project with Stanford. As noted above, allowing a higher number of units increases the economic feasibility of producing a housing development on the Property as well as on 3128 El Camino Real.

Thank you very much for your consideration, and again for the opportunity to provide feedback from the vital perspective of the landowners who would be responsible for producing the units assumed for development.

Sincerely,

ACCLAIM COMPANIES

[1] [Housing Element](#), Table B-1 at page 2.

[1] City Council Staff Report ID# 13954 "Approve the Housing Element Working Group and Planning and Transportation Commission Recommendations for the 2023-31 Housing Element Sites and Their Associated Unit Yields as Well as Potential Feedback on Housing Element Policies and Programs, or Other Housing-Related Direction to Staff." Attachment A - Housing List by Strategy and Complete Housing List.

disclosing the contents. Thank you.

[1] [Housing Element](#), Table B-1 at page 2.

[2] City Council Staff Report ID# 13954 "Approve the Housing Element Working Group and Planning and Transportation Commission Recommendations for the 2023-31 Housing Element Sites and Their Associated Unit Yields as Well as Potential Feedback on Housing Element Policies and Programs, or Other Housing-Related Direction to Staff." Attachment A - Housing List by Strategy and Complete Housing List.

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From: [Rob Nielsen](#)
To: [Council, City](#); [Planning Commission](#); [HeUpdate](#); [Lait, Jonathan](#); [Wong, Tim](#)
Cc: [Mathew Reed](#); housingelements@hcd.ca.gov
Subject: Palo Alto housing element: Groundtruthing report for Middlefield Rd north of Oregon
Date: Monday, June 13, 2022 1:37:17 PM
Attachments: [North Middlefield.pdf](#)

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Here is a groundtruthing report on the Palo Alto housing element covering sites on or near Middlefield Rd north of Oregon Expressway.

Thank you for your time and attention.

Best regards,
Rob Nielsen

Housing element groundtruthing: California Ave and College Terrace, Part 2

June 13, 2022

Dear Palo Alto City Council, Palo Alto Planning and Transportation Committee, Palo Alto Housing Element Working Group, Jonathan Lait, Tim Wong

I recently toured proposed sites on Middlefield Road north of Oregon Expressway. As with my report for Middlefield south of Oregon, I also viewed nearby sites within one block. With invaluable assistance from staff, the working group has identified approximately 22 sites in this area accounting for 175 net new units of housing, including 3 sites to support 49 units of much-needed lower-income housing. There is also a 23rd site, a pipeline project of 70 units including 14 lower-income units¹. Although this stretch of Middlefield is 2.0 miles long, all of the sites are concentrated in the five blocks (0.4 mi.) between University Ave and Addison Ave.

To ensure that the identified housing has a realistic chance of being developed, based on an accurate accounting, we point out several sites with errors or constraints to consider, including parcels with errors in their baseline data.

Sites for lower-income housing

652 Homer Av, APN 120-050-08, 15 low-income units

850 Middlefield Road, APN 120-05-011, 15 low-income units

853 Middlefield Road, APN 147-08-049, 19 low-income units



These nonvacant parcels mainly contain dental offices. In fact, there are 13 parcels in this area that support dental practices, including two dedicated parking lots, and all but one are in the site inventory. These sites are also the only low-income sites in the downtown or near-downtown area that require the purchase of land. (The other sites consist of 106 units on four city-owned surface parking lots as well as 14 units at a faith-based institution on 1140 Cowper St—which may not meet the minimum 0.5-acre “safe harbor” requirement; see Scott O’Neil’s letter of March 30, 2022).

Apart from the requirement to provide substantial evidence for each site’s discontinuance of current use, we have one caution to state: density. The nearby pipeline site at 660–680 University² is the only site thus far that has undergone a pre-screening under the PHZ (Planned Home Zoning) program and has

¹ Count of lower-income units from [C1_660 University Ave_DOCS.pdf \(cityofpaloalto.org\)](#). Current inventory uses a larger figure of 20 units.

² <https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/660-University-Avenue>

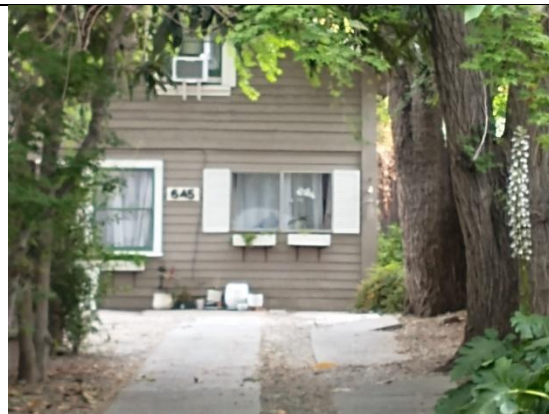
proceeded to the application phase.³ It has a density of 135 du/ac and will be able to support 20% below-market rate units, not 100%. And even that requires funds generated from office and retail space within the same project. The three sites shown above, which are upzoned in the site inventory to 30 du/ac, are not directly on University Ave, but three to four blocks away, so land prices will differ. But the same basic economics apply. For more details, see Robert Chun's letter of April 21, 2022.

Small residential sites

Of the four small residential sites in this area, all included under the Upzone strategy, two have undercounts of existing residential units: 643 and 727 Webster. Both count two units as one, as shown in these photos.



643 Webster St, front unit



645 Webster, rear unit



727 Webster St, main unit



727 Webster St, rear unit

The error rate of 50% based on the current inventory (26 April) is the same as for my California Ave and College Terrace report (#2) of May 27, 2022.

I also visited the sites on 730 Webster St and 827 Middlefield Rd. Both have correct data.

³ <https://www.paloaltoonline.com/news/2022/02/17/despite-signs-of-promise-palo-altos-newest-housing-tool-fails-to-deliver>

Double-counting of parcels

The pipeline project at 660–680 University Ave was manually added as a pipeline project and consists of three parcels: 120-03-042, 120-03-042, and 120-03-044. The last of these parcels, which houses dental offices at 680 University Ave and 500 Middlefield Rd, is also included under the Upzone strategy based on an algorithmic screening. Its five units should be removed from the site inventory.

Site entanglements

The two dedicated parking lot parcels in this area (120-03-046 on Middlefield and 120-03-043 on University) are included along with the separate parcels they support. This should avoid any site entanglements issues.

From: [Alison Cingolani](#)
To: [Alison Cingolani](#)
Subject: Declining school enrollment: Planning for new housing can help
Date: Monday, June 13, 2022 6:11:42 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[City of Palo Alto.pdf](#)

Some people who received this message don't often get email from alison@siliconvalleyathome.org.
[Learn why this is important](#)

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Silicon Valley Community Leaders,

We are reaching out to you as local council members, city staff, school district superintendents, and school board members to share recent research we have conducted on declining school enrollment in your cities and school districts. **Right now, cities have a critical opportunity to stabilize and strengthen the local schools that are the cornerstone of our communities and our collective future, by planning for new housing.**

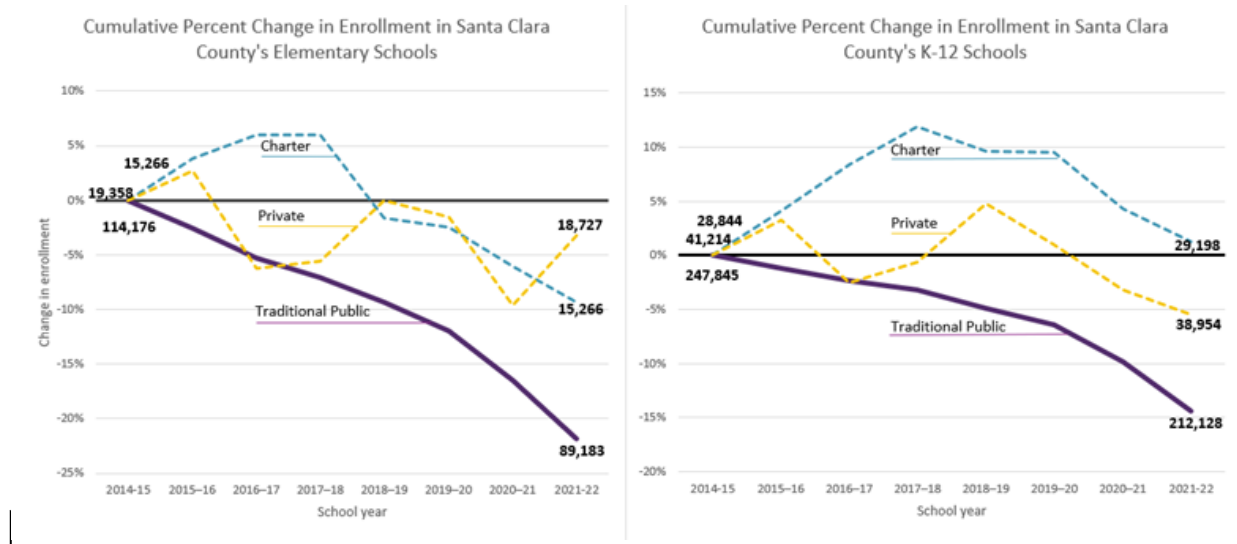
As most of you know, every city in the Bay Area is currently engaged in a state-mandated process – the Housing Element Update – of planning for a significant number of new homes affordable to residents of all income levels. Meanwhile, school districts throughout the County are experiencing significant declines in enrollment, with local elementary schools being particularly hard hit, as the shortage and rising cost of housing forces many families to leave for more affordable locations. The effect has been devastating. For some of our districts fewer students means massive budget deficits; for others it means destabilizing inefficiencies. In all our districts declining enrollment means disruption, instability, loss of our school families, loss of our next generation of teachers, and often heart-wrenching school closures and consolidation. These troubling enrollment declines are impacting public, private, and charter schools, began *before* the pandemic, and are forecast to continue through the next decade—unless local leaders take action. **See how enrollment declines are affecting your city, and how that compares to the county [here](#) or in the attached PDF.**

Our recent [report](#), produced in partnership with the Silicon Valley Community Foundation and Palo Alto Forward, shows that strategic planning for new housing development, by both location and affordability, offers an opportunity to stabilize local schools by creating more affordable options for younger families with school age children, and to reduce student attrition caused by housing instability and displacement. **This is an area where the education community and local officials share a common interest, and must show collective leadership.**

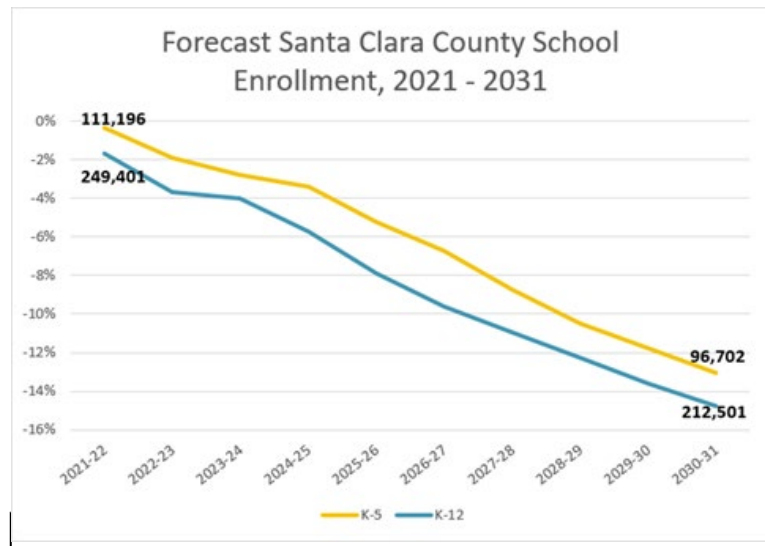
[Learn more](#) about declining enrollment in individual schools and districts in your communities and planning for new homes through the Housing Element Update, and view [The Missing Piece: How New Homes Can Help Save Our Schools from Declining Enrollment](#), a conversation with **Peter Ortiz**, President of the Santa Clara County Board of Education, **Jennifer DiBrienza**, Vice President of the Palo Alto

Unified School District Board, and **Steve Levy**, Director and Senior Economist of the Center for the Continuing Study of the California Economy.

Contact **Alison Cingolani** at SV@Home for more information on how local community leaders can be a part of this discussion.



Source: California Department of Education



Source: California Department of Finance

In partnership,

Alison Cingolani

Policy & Research Senior Associate | SV@Home

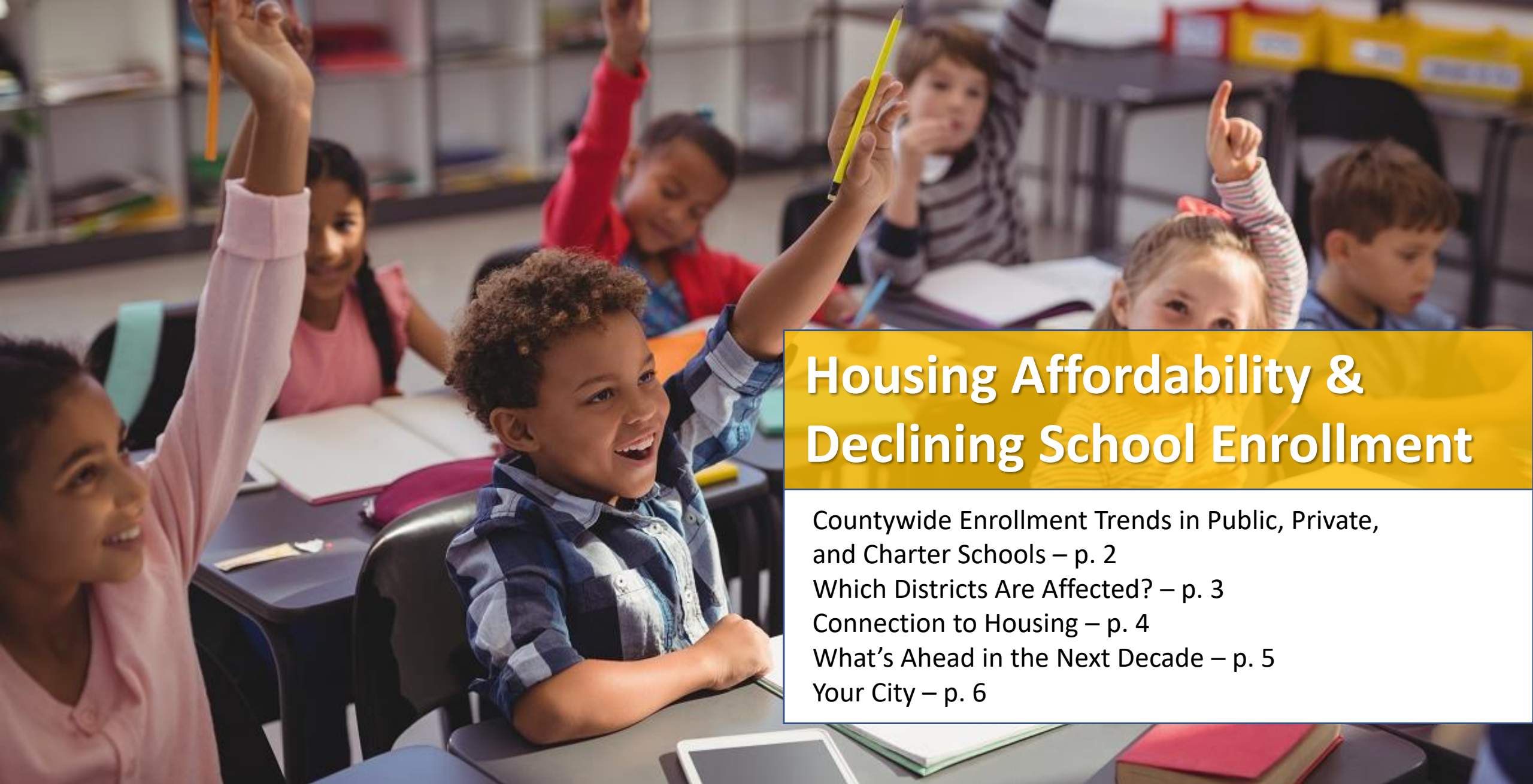
408.785.0531 | alison@siliconvalleyathome.org



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Housing Affordability & Declining School Enrollment

Countywide Enrollment Trends in Public, Private, and Charter Schools – p. 2

Which Districts Are Affected? – p. 3

Connection to Housing – p. 4

What’s Ahead in the Next Decade – p. 5

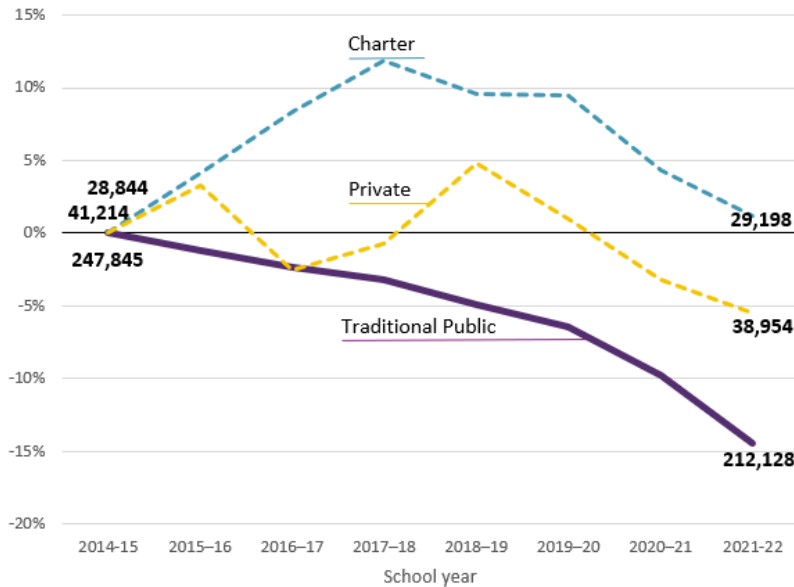
Your City – p. 6

Santa Clara County Elementary Enrollment is Declining in All School Types

Enrollment declines were widespread before the pandemic

Both public and private K-12 schools are losing students

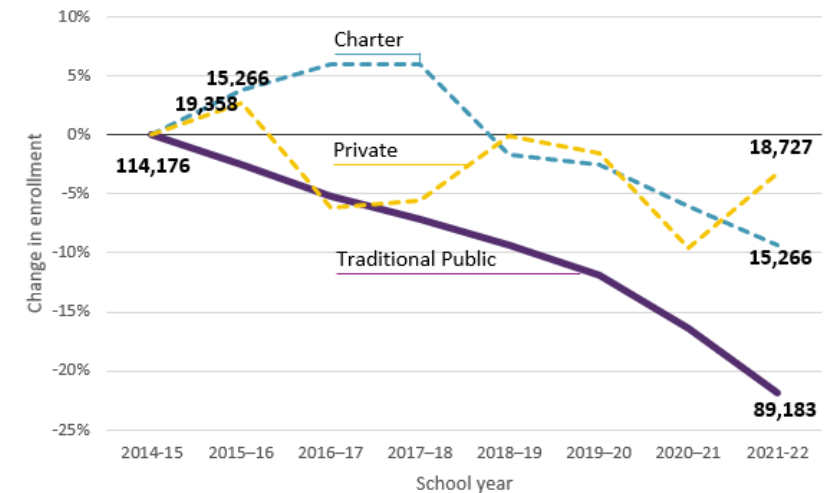
Cumulative Percent Change in Enrollment in Santa Clara County's K-12 Schools



- K-12 Enrollment has fallen 12% over the 7 years since 2014-15, a loss of more than 37,600 children.
- Elementary schools, serving younger children, are seeing larger declines.
- Enrollment declines were widespread before the pandemic began: the 2019-20 enrollment census was taken in October 2019.

Elementary school enrollment has declined across traditional public schools, charter schools, & private schools.

Cumulative Percent Change in Enrollment in Santa Clara County's Elementary Schools



From California Department of Education: Enrollment Multi-Year Summary by Grade and Private School Affidavit Information

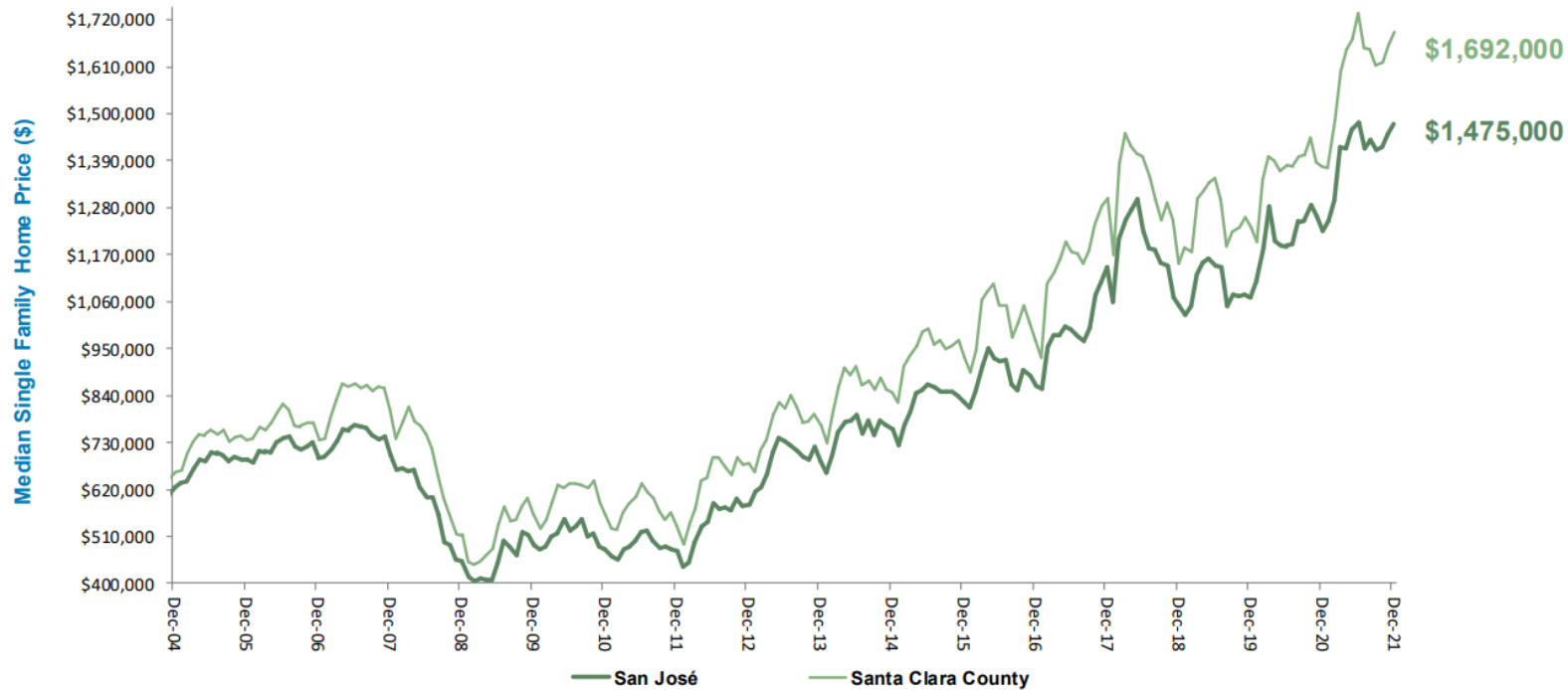
The enrollment problem is widespread

- In our public schools countywide, elementary enrollment has declined every year since 2014.
- All but one elementary district is experiencing enrollment decline - most over 20%.
- This represents a loss of almost 25,000 elementary students.
- Both wealthy school districts and school districts in lower-income communities are suffering.

From California Department of Education: [Public Schools and Districts, Enrollment Multi-Year Summary by Grade, and Free and Reduced-Price Meal Eligibility](#)

SCC K-5 Elementary Enrollment Decline by School District	
	Cumulative 7-Year Enrollment Change
Mount Pleasant Elementary	-36%
Los Altos Elementary	-33%
Franklin-McKinley Elementary	-32%
Alum Rock Union Elementary	-32%
Evergreen Elementary	-30%
Luther Burbank	-29%
Lakeside Joint	-29%
Cupertino Union	-28%
Campbell Union	-26%
Palo Alto Unified School District	-26%
Los Gatos Union Elementary	-24%
San Jose Unified	-24%
Moreland	-23%
Saratoga Union Elementary	-22%
Sunnyvale	-21%
Oak Grove Elementary	-20%
Orchard Elementary	-18%
Berryessa Union Elementary	-17%
Loma Prieta Joint Union Elementary	-16%
Gilroy Unified School District	-15%
Santa Clara Unified School District	-15%
Mountain View Whisman	-15%
Morgan Hill Unified	-14%
Union Elementary	-4%
Milpitas Unified	-1%
Cambrian	15%

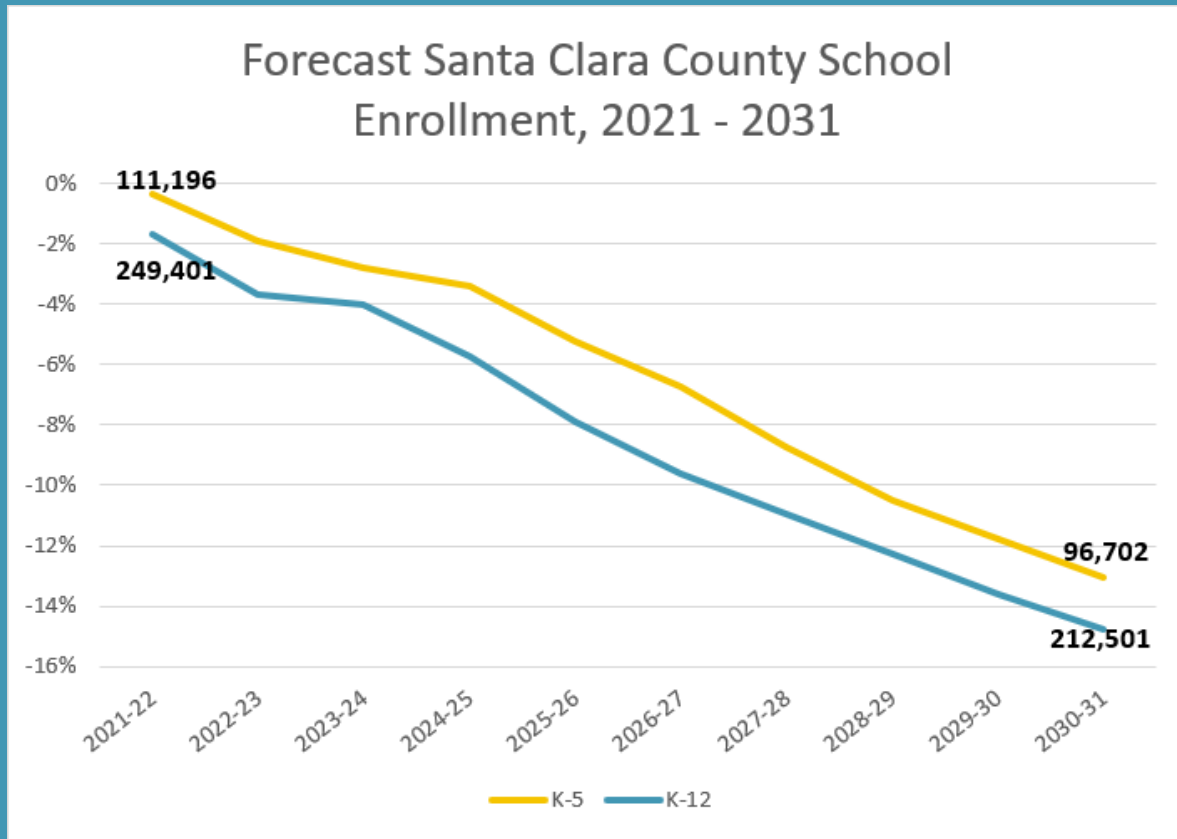
Rapid Growth in Rent and Home Prices Caused by Housing Shortage is Displacing Families



SOURCE: Santa Clara County Association of Realtors December 2021.

- Home prices have increased close to 300% in the last decade.
- Since 2012, rent has increased more than 75%.
- The housing shortage creates a market where young families are “priced out.”
- Lower and moderate income families are increasingly displaced by rising rents.

What's ahead?



Enrollment is Forecast to Continue to Decline Without New Housing

- Elementary school enrollment across traditional public, private, and charter schools will continue to decline 13% over the next decade.
- K-12 school enrollment will decline 15% over the next decade- a loss of more than 41,000 students.

From California Department of Finance: California Public K-12 Graded Enrollment and High School Graduate Projections by County — 2021 Series

A photograph of a classroom with several young students. Some students have their hands raised, and one is holding a yellow pencil. The scene is overlaid with a large yellow semi-transparent rectangle. Inside this rectangle, the text "What does this look like at the city level?" is written in white, bold, sans-serif font.

**What does this look like
at the city level?**

Elementary Schools in the City of Palo Alto Face Declining Enrollment

Changes in Elementary School Enrollment in Palo Alto Schools

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Addison Elementary School	463	475	437	435	402	391	319	332	-28%
Barron Park Elementary School	338	289	285	259	244	240	203	198	-41%
Duveneck Elementary School	482	479	442	430	374	417	340	356	-26%
El Carmelo Elementary School	407	395	359	377	360	347	295	303	-26%
Escondido Elementary School	581	550	535	538	535	547	467	471	-19%
Fairmeadow Elementary School	548	514	496	469	445	438	360	408	-26%
Herbert Hoover Elementary School	406	406	392	397	395	392	352	372	-8%
Juana Briones Elementary School	348	335	319	314	307	317	277	263	-24%
Lucille M. Nixon Elementary School	477	473	457	442	445	433	359	378	-21%
Ohlone Elementary School	605	600	576	567	560	525	438	444	-27%
Palo Verde Elementary School	404	415	389	399	393	383	337	369	-9%
Walter Hays Elementary School	521	463	428	389	371	348	259	269	-48%
Total Enrollment	5580	5394	5115	5016	4831	4778	4006	4163	
Annual Change		-3%	-5%	-2%	-4%	-1%	-16%	4%	
Citywide Cumulative 6-Year Change		-3%	-8%	-10%	-13%	-14%	-28%	-25%	

- Elementary enrollment has fallen every year since 2014, a total drop of 25%.
- Every school has seen enrollment declines, ranging from -8% to -48%.
- This represents a loss of nearly 1,500 elementary students.
- Elementary enrollment declines are higher than average for the county.

From California Department of Education: [Public Schools and Districts](#) and [Enrollment Multi-Year Summary by Grade](#)
All schools in Palo Alto Unified School District

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MONDAY, June 13, 2022

No. 1 in Palo Alto and the Mid-Peninsula



HR tells resident that 'bro' is a no-no

BY BRADEN CARTWRIGHT
Daily Post Staff Writer

The former HR director of Palo Alto asked a police critic to stop addressing City Manager Ed Shikada as “bro” and “my man” at public meetings because

the comments were making female employees uncomfortable, according to emails obtained by the Post.

HR Director Rumi Portillo wrote to Aram James on April 21 saying that the terms he used are “associated with male

bonding,” and she wanted to “avoid an inference of gender bias.”

“I was present in the chambers and saw visible signs of discomfort from female staff and others in the audience

[See BRO, page 18]

BRO

during your comments,” she wrote. James strongly disagreed with Portillo, and he said he suspects that only one employee, not multiple, complained.

James urged Portillo to read “New York Times vs. Sullivan” — a Supreme Court ruling that protects free speech about public figures, even if it’s unpleasant.

“This was simply the latest city attempt to chill my advocacy,” James said.

Portillo also told James that she’s heard his “tone and manner of speech are received by city staff as disrespectful and demeaning to those in public service.”

She asked him to “maintain an environment of civility.”

James called Shikada “bro” at a City Council meeting on April 18. He was calling for Shikada to hold a community meeting-with three finalists for the chief of police position, which will become vacant when Chief Bob Jonsen retires on July 24.

The Human Relations Commission, which advises Shikada, also asked for a public process. But Shikada declined because he said the recruitment would be difficult, and applicants might not want to tell their current employer they’re thinking about leaving.

Wanted to “shake him up”

James said he urged Shikada politely at three meetings before that, and this time he was trying some-

thing different. He said he was trying to pull Shikada out of his “detached neutrality,” not to bond with him.

“I wanted to shake him up, and let him know that this isn’t a polite issue,” James said.

James said Portillo was running interference on Shikada’s behalf. She first asked for an in-person meeting, but James said he wanted everything in writing.

Portillo told James that she didn’t mean to interfere with his right to disagree and criticize, but James saw it differently.

Portillo wanted to lecture and intimidate him into silence, he said.

James, a civil rights advocate and former public defender, said past mayors and city managers have tried to do the same. He speaks during the public comment period of almost every council meeting, usually to call out the police, and has continued to press Shikada to hire the chief publicly.

More recently, James has recently started calling Councilwoman Alison Cormack a “snitch” because she said council members were using their phones during meetings, but she wouldn’t name them.

Shikada forwarded Portillo’s message to James to the full City Council on April 21, and the Post used the California Public Records Act to see that email.

Portillo, who made \$356,338 in salary and benefits in 2020, retired at the end of May and was replaced by the assistant director, Sandra Blanch.

From: [Aram James](#)
To: [Sean Allen](#); [Tannock, Julie](#); [Human Relations Commission](#); [Figueroa, Eric](#); robert.parham@cityofpaloalto.org; [Winter Dellenbach](#); [Council, City](#); [Enberg, Nicholas](#); [Perron, Zachary](#); [Binder, Andrew](#); [Planning Commission](#); [ParkRec Commission](#); [Shikada, Ed](#); [Sajid Khan](#); [Raj](#); [mark weiss](#); [Rebecca Eisenberg](#)
Subject: Confronting the history of the KKK in Texas
Date: Thursday, June 16, 2022 1:11:34 PM

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Race Deconstructed



Join us weekly as we break down the role that race and identity play in US culture, politics and more. Send your feedback to racedeconstructed@cnn.com.

by **Brandon Tensley**

CNN



The former Ku Klux Klan Klavern No. 101 Auditorium



The former Ku Klux Klan Klavern No. 101 Auditorium in Fort Worth, Texas

Confronting the history of the KKK in Texas

Is it possible to create an impactful center for healing from a former site of White supremacy?

For a non-profit based in Fort Worth, Texas, the answer is yes.

Founded in 2019, Transform 1012 N. Main Street is attempting to perform a bit of alchemy: Instead of razing a former Ku Klux Klan hall, the organization is converting it into a cultural hub and arts center. The new structure will direct resources toward groups previously targeted by the Klan, including Black, Hispanic, Jewish, Catholic and LGBTQ communities.

Almost a century ago, the site was an edifice dedicated to hate. In the next couple years, it'll provide services for underserved youths and exhibit spaces centered on civil rights, among other things.

Or think of it like this: The reimagined area will offer a necessary and joyous haven for those US society has long kept on the fringes, and will be named after Fred Rouse, [a Black man who in 1921 was lynched nearby following a union dispute](#).

"I don't think that there could be another project that would be more meaningful," 95-year-old Opal Lee, a founding member of the Transform 1012 board, told CNN.

Lee's work with the non-profit harmonizes with her lifelong commitment to racial justice. The activist spent decades campaigning for Juneteenth to become a federally recognized holiday. Her efforts paid off in 2021, when President Joe Biden [signed legislation establishing June 19 as Juneteenth National Independence Day](#).

"The climate is right," Lee added. "People are willing to be a part of doing something about our past—learning from it instead of letting it overwhelm them, and making sure that it doesn't happen again."

Revisiting the past

Close to 100 years ago, 1012 N. Main Street—then 1006 N. Main Street—was the location of the Ku Klux Klan Klavern No. 101 Auditorium.

Opened in 1924, the building was destroyed by a fire but swiftly restored in 1925. The 22,000-square-foot hall could hold some 2,000 people, and it was designed to be a space where the klavern—a local unit of the Klan—could practice marches and perform minstrel shows.

The auditorium was designed for another purpose, too: to terrorize.

At the time, Fort Worth had a large number of Klan members, and the auditorium became the Klan's headquarters in Texas. The towering building was meant to strike with fear Black, Hispanic and other marginalized residents passing through the city center.

The interior of the former Ku Klux Klan Klavern No. 101 Auditorium



The interior of the former Ku Klux Klan Klavern No. 101 Auditorium

It's worth remembering that this was, [as the historian Linda Gordon lays out in her 2017 book](#), the era of the second Klan, when the group's members jettisoned the more covert vigilantism of the past and worked in the open, taking aim at a variety of supposed enemies.

"Unlike the first Klan, which operated mainly at night, meeting in hard-to-find locations, the second operated in daylight and organized mass public events. Never a secret organization, it published recruiting ads in newspapers, its members boasted their affiliation and it elected hundreds of its members to public office," she writes. "Most important, the 1920s Klan's program was embraced by millions who were not members, possibly even a majority of Americans."

Over the decades, the building was repurposed a number of times. For

instance, in 1927, it was sold to the Leonard Brothers Department Store, and by 1929, it was a dance venue. In 1946, the Ellis Pecan Company secured it for use as a warehouse.

In 2018, Adam W. McKinney, the co-founder of the Fort Worth-based arts and service organization DNAWORKS, was researching Fred Rouse, **a Black butcher whom a White mob lynched near 1012 N. Main Street in 1921**, when the dancer learned about the auditorium—that the structure was still standing.

From that moment on, McKinney and his fellow DNAWORKS co-founder, Daniel Banks, knew that something had to be done with the building.

‘We need something like this here’

But McKinney and Banks couldn’t do it alone. They met with Carlos Flores, a city councilmember for District 2, where the building sits.

“We discussed the needs of his district. We were still relatively new to Fort Worth, so we knew that this couldn’t be a DNAWORKS-only project,” Banks told CNN. “This had to be a citywide project. This had to belong to Fort Worthians. So, we began mapping out potential strong partners for a coalition that would work together to save the building.”

Inspired by their previous racial justice work, McKinney and Banks knew that they wanted the project not only to return resources to the communities most affected by the Klan’s activities but also to be led by members of those groups. In 2019, they helped to establish Transform 1012 N. Main Street, whose founding board consists of eight organizations representing the groups the Klan used to attack; Rouse’s grandson is an additional member, representing the family.

The non-profit’s aim is to turn the onetime Ku Klux Klan Klavern No. 101 Auditorium into the Fred Rouse Center for Arts and Community Healing.

“I was born in Mexico, but I was raised in Fort Worth. I grew up just a couple blocks from the building,” said Román Ramírez, the co-director of SOL Ballet Folklórico. “The building is at the entrance of the Northside community, which is a heavily Hispanic community and where our dance company is housed.”

He said that when DNAWORKS invited SOL Ballet Folklórico to participate in

the project, it felt like fate.

“Every time Freddy Cantú—the other co-director—and I would walk or drive by the building, we would say, ‘Just imagine that being a theater,’ because there’s a shortage of theaters in Fort Worth,” Ramírez went on. “Every time we passed the building, it was like, ‘Imagine, imagine, imagine.’ And here we are today. The building’s going to do wonders for Fort Worth.”

Sharon Herrera, the executive director and founder of LGBTQ SAVES, which also is part of the Transform 1012 coalition, echoed some of Ramírez’s sentiments, and she underscored how necessary it is for the city to have a kind of haven for queer youths.

“I’ve always said that we’re one of the largest cities in the country but don’t have a resource center for LGBTQ youths. And our youths need a home,” she told CNN. “What could be better than a place where all the organizations are accepting and affirming of LGBTQ youths?”

Herrera said that she attempted suicide when she was 16 years old, and that she doesn’t want another child to think that suicide is the answer.

“That’s why this project is so important to me. It’s not only my organization in this building. Other organizations are going to support LGBTQ youths,” she added. “We need something like this here.”

The efforts of Transform 1012 might bring to mind the deeper question of what makes a center for reconciliation or a memorial truly effective.

“The people who were negatively affected by a particular event should be involved. If a site reflects the people being honored and their wishes, you’re much more likely to make an impact,” Claire Greenstein, an Assistant Professor in the Department of Political Science and Public Administration at the University of Alabama at Birmingham, [said last November](#).

“Acknowledging racial injustice and allowing the people who were affected to reclaim a space in a way that reflects their agency and their resistance by amplifying their voices rather than those of the perpetrators—all of that’s hugely meaningful,” she continued.

Greenstein was talking about the Echo Project, which is converting the structure that in the 1990s and through the first decade of the 2000s housed

“the world’s only Klan museum” into a site of remembrance and healing. But her analysis could easily apply to Transform 1012, too.

At a moment when the **facts of history are under siege**, Transform 1012 seeks a means of confronting the past without necessarily re-inflicting its many traumas.

“We want to link arms and repurpose the building,” Banks said. “We believe that the only way to create a truthful society is to shine a light on its dark periods. We can’t ignore them. Sweeping them under the carpet doesn’t make the pain go away. And it doesn’t prevent violence from happening again.”

How to get help: *In the US, call the **National Suicide Prevention Lifeline** at 1-800-271-8255. The **International Association for Suicide Prevention** and **Befrienders Worldwide** also can provide contact information for crisis centers around the world.*

Race Deconstructed will take a break next week. But the newsletter will return on June 30.



Quote

“What Black folks have demanded are structural and systemic changes to the systems in this country that have been harmful and oppressive.”

--Amara Enyia, with the Movement for Black Lives, [on tone-deaf Juneteenth gestures](#)



Juneteenth



Juneteenth: June 19 marks the second annual observance of Juneteenth as a federal holiday. Across the country, communities are commemorating the end of slavery in the US and raising awareness about the ongoing struggle for racial equality. Here are ways to [celebrate the holiday and support its goals](#). And at 8pm on June 19, “Juneteenth: A Global Celebration for Freedom” will air live on CNN. [Watch the above video to learn more about the holiday](#).



Required Reading



‘A Strange Loop’: It’s the most acclaimed—and frequently surprising—musical of the theatrical season. Here’s a look at [how a small musical about a Black queer theater usher became the toast of Broadway](#).

Recognizing Asian American history: President Joe Biden on Monday [signed what he described as “long overdue” legislation](#) that could help establish a National Museum of Asian American and Pacific Islander History and Culture.

America’s ‘secret war’ in Laos: Relatively few Americans know about the shadow war their country fought alongside the Vietnam War. A new virtual library is looking to change that by [shining a light on America’s bombing of Laos from 1964 to 1973 and the damage that remains](#).

The different layers of White supremacy: The recent arrests of 31 people accused of planning to riot near a Pride parade in Idaho make plain the fact that **White supremacy has long been bound up with rigid views about gender, masculinity and sexuality.**

Hate crime charges: The suspect in the racist mass shooting at a Buffalo supermarket faces multiple federal hate crime charges carrying the potential of the death penalty, **the US Justice Department said on Wednesday.**

CNN



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One CNN Center Atlanta, GA 30303



From: [Aram James](#)
To: [Tannock, Julie](#); [Enberg, Nicholas](#); robert.parham@cityofpaloalto.org; [Human Relations Commission](#); [Council, City](#); [Winter Dellenbach](#); [Figueroa, Eric](#); [Binder, Andrew](#); [Jonsen, Robert](#); [Shikada, Ed](#); [Stump, Molly](#); [Planning Commission](#); [ParkRec Commission](#); [Sean Allen](#)
Subject: From The Mercury News e-edition - Everybody plays the fool — some more than others
Date: Thursday, June 16, 2022 3:27:17 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

I saw this The Mercury News e-edition article on the The Mercury News e-edition app and thought you'd be interested.

Everybody plays the fool — some more than others

https://edition.pagesuite.com/popovers/dynamic_article_popover.aspx?guid=b1693052-6c7d-4ebc-a4f2-273af144b673&appcode=SAN252&eguid=31132494-910d-423e-8a89-ca2742942c4e&pnum=25#

For more great content like this subscribe to the The Mercury News e-edition app here:

Sent from my iPhone

From: [Palo Alto Forward](#)
To: [Council, City](#); [Planning Commission](#); [HeUpdate](#); [Building](#)
Subject: Re: Adoption of an Ordinance Amending Title 8 of the PAMC
Date: Saturday, June 18, 2022 2:13:46 PM
Attachments: [June 18 2022 Letter.pdf](#)

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hello!

Attached is a letter regarding the adoption of an Ordinance Amending Title 8 of the PAMC - we believe the tree protection ordinance expansion in particular conflicts with state law, and makes it more difficult for the city to reach a compliant housing element.

Thank you!

PALO ALTO FORWARD

June 18, 2022

Re: Adoption of an Ordinance Amending Title 8 of the PAMC

Dear Palo Alto City Council; Palo Alto Planning and Transportation Committee; Palo Alto Housing Element Working Group; and City Staff:

We are writing today to discuss existing and proposed tree ordinances in the context of state housing law.

We understand you are in receipt of communications from Mr. Randolph Popp, and he has provided you with remarks from Housing and Community Development (HCD) affirming the supremacy of state housing law in the context of the proposed ADU ordinance. We urge you to take this seriously. HCD is correct. No local ordinance can make an ADU illegal beyond the extent permitted by state law.

Going further: this is also true of the existing tree ordinance. It is also true of SB-9 projects. The city should ensure its ordinances are compliant with state housing law in all cases.

We believe this is an urgent matter in the context of the Housing Element. As part of the Housing Element, the city must identify and mitigate constraints on development¹. The city has not provided any public information on its constraints analysis to-date, but the existing ordinance is a constraint, and the proposed one will be a constraint, if adopted. Even where superseded by state law, such ordinances are still barriers to development because they require delays and costs to override.

Tree ordinances impact the Housing Element in three places. The first is the site inventory. The city has 409 specific sites for the housing element to accommodate its RHNA², and computed realistic capacities based on raw acreage. These realistic capacities do not seem to reflect reductions in developable acreage created by either the existing or proposed tree ordinances. Take, for example, this inventory site at 990 Commercial St:

1

<https://www.hcd.ca.gov/community-development/housing-element/docs/housing%20element%20completeness%20checklist.pdf>, pg 6

² Inventory spreadsheet at paloaltohousingelement.com, dated 4/26/2022

PALO ALTO FORWARD



A significant portion of this lot is illegal to develop around the perimeter, and especially at the corner. Note the rock path to see how much depth beyond the setback is reserved for urban canopy. If not for the ordinance, a developer would likely find much of this surface area useful for satisfying the city's parking requirements. With the ordinance, the effective acreage is reduced below the .79 acres reflected in the site inventory. We support urban canopy, but absent offsetting policies, the city's inventory must count fewer housing units at sites such as this, to reflect the reduced capacity for development created by the city's policies. This would require identification of more sites, or higher allowed densities on existing sites in the inventory.

We think this site is an example of a site affected by the existing ordinance. This reflects the fact that our members' groundtruthing reports³ can not incorporate feedback regarding

³ See past letters from Rob Nielson, Scott O'Neil, and Robert Chun offering site-by-site analysis of the proposed Housing Element inventory.



ordinances that did not exist when the groundtruthing was performed. Even so, it illustrates a principle that would apply to any site that is affected by the new ordinance.

Second, the city is projecting development of 512 ADU units in its Housing Element⁴. This projection is based in part on a historical baseline the city has established for actual ADU production. The current tree protection ordinance is reflected in this baseline, but the one under consideration is not. If the city creates a new constraint on ADU development, its existing projections are invalidated. The city would probably claim that because the proposed ordinance defers to Government Code section 65882 subdivision (e), there is no new constraint. This is false. By shifting the burden of demonstrating a necessity for an exemption with the ordinance to the applicant, the city is making ADU development less economically feasible. The requirement of an arborist report compounds this. The city must study these impacts, and reduce its projected housing yield from ADUs, and/or find offsetting capacity.

Third, and taking the above two together: the city must account for its tree protection ordinances in the constraints analysis and policies sections. The city can surely make these policies legal and get to a compliant housing element, but doing this may require offsetting policies if more sites are not identified. For example, the city could adopt a program that gives height, FAR, density, and parking-reduction bonuses proportional to the area required to support urban canopy.

The city needs to ensure ordinances -existing and new- are compliant with state housing law. We believe the tree protection ordinance expansion in particular conflicts with state law, and makes it more difficult for the city to reach a compliant housing element. The city should pull the ordinance, rework it to ensure legal compliance, and find ways to offset development impacts to avoid threatening Housing Element compliance and certification.

Thank you for your consideration in this matter.

A handwritten signature in black ink, appearing to read "Katie Causey".

Katie Causey Community Engagement Manager on behalf of the Board of Palo Alto Forward

⁴ Inventory spreadsheet.

Ad Writer Pushes Hostage Plan At Ghana Conference on Peace

By LLOYD GARRISON
Special to The New York Times

ACCRA, Ghana, June 22 — Stephen D. James, an advertising copy writer from the Bronx, introduced today what he conceded was an "absurd" peace hostage exchange program before the Accra Assembly on Disarmament.

For five months Mr. James has been waging a one-man crusade in the United States for his idea of exchanging American and Soviet citizens as "hostage" guarantees against the possibility of nuclear attacks.

"This does seem like an absurd idea," he said today. "But believe it is a question of matching one absurdity against another—that of nuclear annihilation."

Getting his plan across to the Assembly here has not been easy. Mr. James was formally invited by the Ghana Government. But unlike official participants he had to pay his own fare. He has been relegated to observer status.

His 'Sincerity' Hailed

Since his arrival two days ago he has promoted his plan with a brashness that has left a few participants offended and others astounded. "I don't agree with him," an Indian said today, "but there is no question about his sincerity."

Mr. James' campaign for recognition began minutes after Ghana's President, Kwame Nkrumah, opened the assembly in Parliament House. No sooner had Mr. Nkrumah left the hall than Mr. James was handing copies of his proposal to all of the more than 100 official participants.

He also succeeded in getting F. E. Boateng, the Mayor of Accra and secretary general of

the assembly, to sign a petition endorsing the hostage-exchange idea.

Getting a chance to speak before one of the assembly's five committees was another matter. Many participants resisted Mr. James' insistence that he be allowed to present a resolution for the assembly's consideration.

Remarks Not Recorded

This morning an Argentine woman serving as an official of the Committee on Reducing World Tensions spoke up for him and he was allowed to be heard. But late this afternoon he and several other observers who were allowed to make oral proposals found that their remarks had not been recorded in the official minutes.

Mr. James considers this a minor setback and has shifted his sights toward getting approval to address all the participants before a full plenary session Monday.

His chances of gaining such a platform—much less of getting his resolution adopted—are considered slim.

Today the assembly participants remained huddled behind closed doors discussing in committees such topics as inspection and control, and the long-term economic effects of disarmament.

Involved are such men as James W. Wadsworth, former chief United States representative at the United Nations, and Canon John Collins, a leader of the Nuclear Disarmament Campaign in Britain. The Russians have sent a delegation headed by Y. I. Palevsky, a deputy chairman of the Presidium of the Supreme Soviet.

Revival of an Old Peace Plan: Trade 'Hostages' With Russia

By JOSEPH WERSHBA

STEPHEN D. JAMES thinks one way to keep the peace today is to take a leaf out of the old days—exchange of hostages. "And we should start right at the top with the families of President Kennedy and Premier Khrushchev," he insists.

"In the old days," he says, "tribal chieftains and city-state kings would send their families to hostile countries as guarantees they wouldn't attack each other. We need the same thing today: a massive exchange of Peace Hostages between Russia and the U. S.—and at all levels."

James and his wife Denise came up with the Peace Hostage idea a few months ago. "We rented Box 2737, Grand Central Station, New York 17, and invited anybody with any ideas on how to prevent war to write us," he says. "We've been flooded. We've got several hundred responses from people who have signed a pledge to be a Peace Hostage, including a research physicist at the Princeton Institute for Advanced Study."

* * *

James, father of four, is 38, red-headed and enthusiastic, egg-headed and persuasive, academic and vernacular. He was born in Minneapolis, got his master's in English at the U. of Illinois, taught high school in California, then came east for a job in advertising. His wife is in the same business. They live in the Bronx.

Closeup



Post Photo by Jacobellis

Stephen D. James

"But if you say go over as a hostage, then you've got a business-like operation. There's quid pro quo. You get something in return. The trouble with most peace plans is that they're against something without being in favor of something else as a follow-up. They're unilateral—they want us to give up something like atomic testing, without getting counterpart equivalence. That won't work with American psychology; it's too unfamiliar and threatening.

"Hell, we're all hostages now anyway—even though we don't know it. We're hostages to each other's nuclear weapons. So why go as a hostage at all? Because it's a simple human gesture. It dramatizes the fact that we are hostages. It's a way to break down suspicion, so that our experts can start talking to each other about how to disarm."

* * *

"My 5-year-old has no trouble at all understanding when my wife explains how the tribes in 'Hiaawatha' used to intermarry. My child's reaction is—'So that they won't hurt each other.' But I must say," James adds grimly, "some of the liberal arguments I've heard against the hostage plan, like Max Lerner's, have restructured my thinking about liberals and liberalism. They talk great ideological spasms—but they're really nowhere when it comes to the actual gesture, the small commitment to prevent the world from blowing up."

"I would exchange large numbers of people in similar professions and status for six months to two years or more. The first exchanges should be made at the very top. Let President Kennedy seek a volunteer from among his brothers and sisters. Let one of them take his or her family to Russia in exchange for the family of one of Khrushchev's children."

"Then let our Secretary of State, other cabinet members, Congressmen, governors, mayors and civil servants do the same. Likewise, let our industrialists, business men, scientists, teachers, clerical and factory workers make similar exchanges."

THE NEW YORK TIMES, SUNDAY, JULY 1, 1962

ACCRA IS AGLITTER FOR PEACE PARLEY

Talk; Parties and Rain Fall in Equal Profusion

By LLOYD GARRISON
Special to The New York Times

ACCRA, Ghana, June 29—A Ghanaian newspaper, commenting on President Kwame Nkrumah's opening address to the "World Without the Bomb" congress, described the meeting as historic.

If the week-long assembly that ended yesterday fell somewhat short of this assertion it was not because of any lack of effort by the Ghanaian Government and the 100 delegates from almost as many countries.

Visitor From the Bronx

There was also Stephen D. James, an advertising copywriter from the Bronx who never stopped talking to delegates in a one-man campaign to gain sympathy for his "peace hostage exchange" plan. The idea was for the Soviet Union and the United States to exchange large numbers of "hostages" as a guarantee against nuclear attack.

Mr. James paid his own way here and his presence bewildered and embarrassed the Rus-



The New York Times

SPONSOR OF CONGRESS: President Kwame Nkrumah.

sians. At the outset the Russians issued a blanket invitation inviting everyone to Moscow for the World Peace Congress in July. But what to do with Mr. James posed a problem.

At first the Russians accused him of being in the employ of the Central Intelligence Agency. Their attitude thawed as the conference wore on, but they never did decide whether they wanted him in Moscow.

Dr. Antonio Jimenez, president of the Academy of Sciences in Havana, caused a stir when he showed up at meetings in full dress military uniform.

address military uniform.
Many delegates remarked that his choice of garb was "at best inappropriate" to the subject of the conference.

Perhaps the most relaxed man at the conference was James W. Wadsworth, United States representative at the United Nations under the Administration of President Dwight D. Eisenhower. Mr. Wadsworth wore a polka-dot sports shirt.

"I'm not saying this is the only way we'd keep the peace. There are other ways, but let's begin some place. I've been called an egomaniac and a publicity hound for putting all my time into this," James says, hurt, "but at least I can tell myself I did something to try to prevent World War III. And as U Thant says, World War III could be touched off by a short-circuit—by accident.

"So it seems to me that the displacement of populations under a hostage exchange would be small discomfort and sacrifice indeed. Why not give it a try?"

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Our Man Hoppe April 3 1962 PAGE 33

Barry, Rocky, Dick ---We'll Miss You



Art Hoppe

EVERY TIME I get to thinking I'm an expert on world affairs along comes somebody like Mr. Stephen D. James of the Bronx. Mr. James is the author of the "Peace Hostages" plan. He's been working on it, and me, for months.

I don't know Mr. James personally. But he's kindly been mailing me big fat envelopes stuffed with literature all about Peace Hostages. And the other night, to see how things were going, he called me up all the way from the Bronx. Long distance. There's nothing to make you feel more like an important expert than a long distance call from the Bronx. Pre-paid.

So I extended my lower lip importantly and made an expert analysis of Mr. James' plan. The idea is Mr. Kennedy would send a lot of his relatives, his high officials and his common people to Russia as hostages. And Mr. Khrushchev would do the same for us. And neither leader would ever want to blow up all these compatriots with ICBMs. Presto! Instant peace.

It sounded great. But as an expert, I could see at once that it was fraught, as we experts say, with grave dangers.

★ ★ ★

FIRST OF ALL, Mr. Kennedy's relatives are, of course, all high officials. Would each count double? The negotiations with the Soviets would be interminable.

Say we surmount that hurdle. You can picture Mr. Kennedy bidding farewell to the hostages he's selected as they board the plane for Moscow: "So long, Senator Goldwater. Good-by, Mr. Nixon. And you too, Rocky. Don't take any wooden kopeks, Mr. Romney. Ask not what you can do for your country, men, and don't forget to write."

In turn, the Russian plane lands at Idlewild with the hostages Mr. Khrushchev has sent. Namely, Mr. and Mrs. Molotov, 16 Molotov cousins and the body of Mr. Stalin.

Of course, both leaders would also have to chose lots of common people to round out the hostage quota. And while this would undoubtedly wipe out the remnants of the Anti-Party-Party in Russia, could our Nation afford to lose that many Republicans?

Well, any expert can see the grave dangers with which the plan is fraught. In fact, once their hostages landed, I doubt if either Mr. Kennedy or Mr. Khrushchev could wait to get back to the office and get his finger on that button.

★ ★ ★

SO AFTER SOBER ANALYSIS, it was my important-expert opinion that Mr. James was a dedicated, compassionate, likable gentleman. But some kind of an idealist or something. And I confidently dismissed the whole thing.

To be sure, I was a little surprised when Mr. Alistair Cooke, an expert first class, published a long article in the Manchester Guardian analyzing Mr. James's plan. Favorably. And when the New York Times did. And the Times of London did. And the New Yorker did. And when our State Department announced it was giving "serious consideration" to the whole idea.

Now I've only got one problem: I don't know whether to (1) be delighted our diplomats and experts have the imagination to weigh such a bold and daring plan for world peace; or (2) worry myself sick that this shows how desperate the situation is.

But, as I say, I'm no expert.

Merry-Go-Round

From: slevy@ccsce.com
To: [Steve Levy](#)
Subject: Bay Area economic update
Date: Monday, June 20, 2022 2:58:04 PM
Attachments: [June 17, 2022 Economic Update.docx](#)

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

The highlights:

Bay Area Economic Update and Outlook—June 17, 2022—Payroll Job Growth Slumps but That is Not the Whole Story

The Bay Area added 6,900 payroll jobs in May with substantial payroll declines in added jobs for each of the past four months. But this is not the full story of what happened in the Bay Area economy in recent months.

The highlights:

- Payroll job growth declined from 22,100 in February to 6,900 in May for a four month gain of 59,900 payroll jobs.
- During this period the number of residents with jobs of all kinds increased by 92,200.
- In May Bay Area unemployment levels and unemployment rates fell to record lows.
- June 2022 brings major challenges to the global, national and regional economy with the Russian invasion of Ukraine, large increases in interest rates amidst continuing high inflation, the recent spike in Bay Area COVID cases and the ongoing Bay Area challenges of housing, transportation and competitiveness.

Steve

Bay Area Economic Update and Outlook—June 17, 2022—Payroll Job Growth Slumps but That is Not the Whole Story

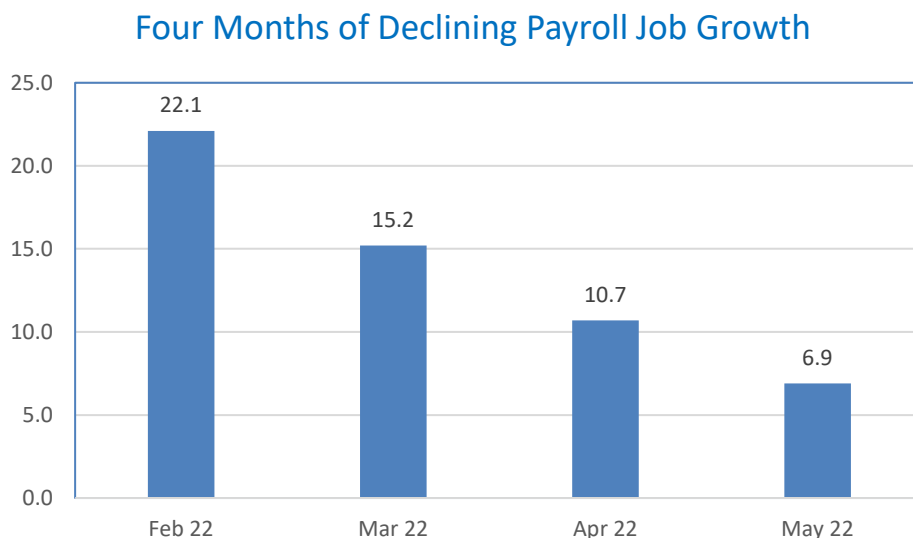
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Four Months of Declining Payroll Job Growth

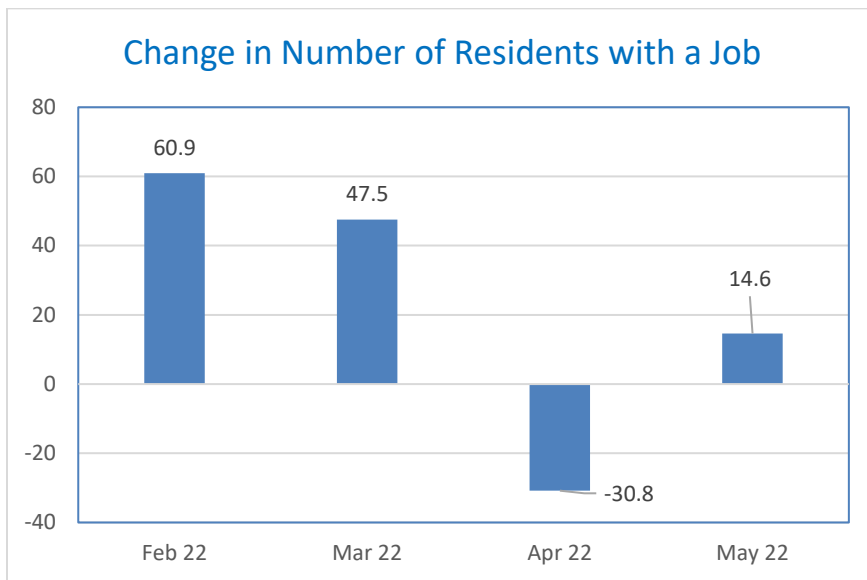
This is the chart shown in media around the region last weekend and it is accurate. Payroll job growth has declined substantially/



But the Number of Residents with a Job Grew More

These data come from the household survey, which is smaller than the payroll survey and more volatile month to month. But it is accurate over time. The inference is that workers are finding jobs in traditional self-employment and gig work. The discrepancy between payroll job and employed worker growth (59,200 versus 92,200 for the past four months) could be for many reasons. One is the difficulty in hiring in some industries from our high cost of housing. One could be a decline in jobs at tech startups. Workers unable to find jobs in declining sectors may be switching to self-employment.

But these data offer a counterpoint to the disappointing payroll job trends.



Unemployment Rates Fell to 2.2 in the Region in May 2022 from 5.7% in May 2021 and is now below the pre-pandemic level in February 2020

The lowest rates were in the San Rafael and San Francisco metro areas (1.8%) followed by the San Jose metro areas (1.9%) in May 2022.

Unemployment Rates

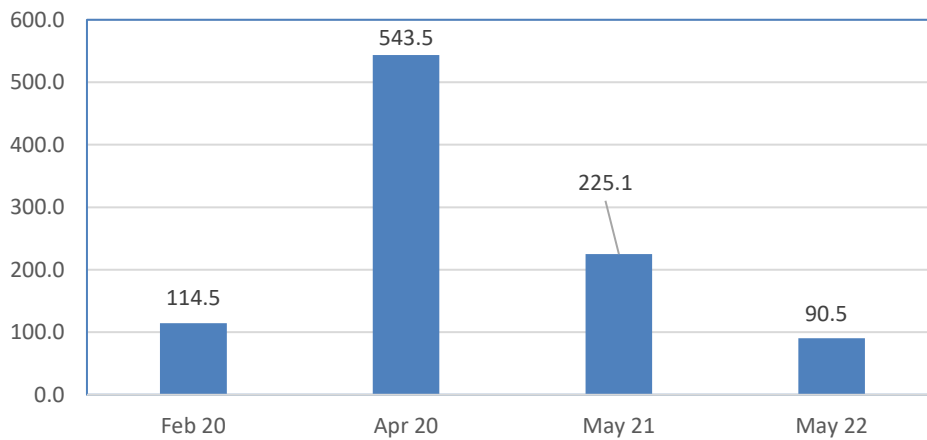
Metro Area	Feb 20	Apr 20	May 21	May 22
Oakland	3.0%	14.6%	6.4%	2.6%
San Francisco	2.2%	12.5%	5.2%	1.8%
San Jose	2.6%	12.4%	5.0%	1.9%
Santa Rosa	2.8%	15.4%	5.5%	2.3%
Napa	3.2%	17.8%	5.9%	2.3%

Vallejo	3.9%	15.7%	7.6%	3.5%
San Rafael	2.4%	12.1%	4.6%	1.8%
Bay Area	2.7%	13.7%	5.7%	2.2%

Source: EDD

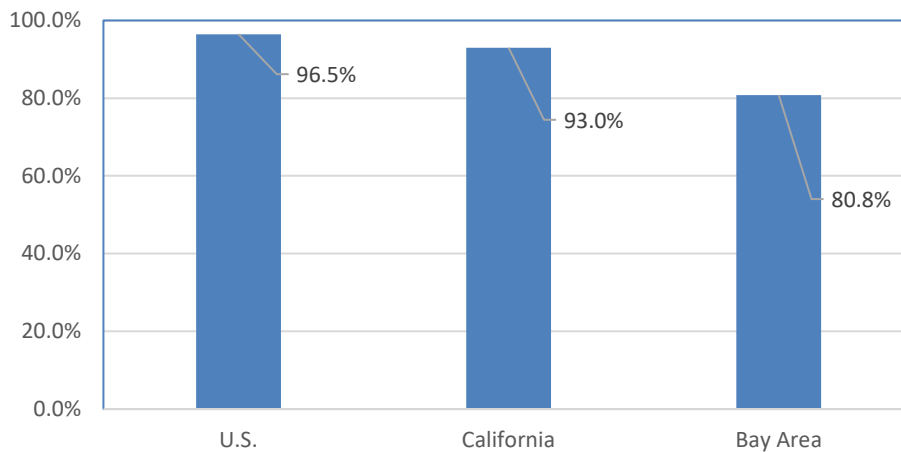
The number of unemployed residents has fallen sharply from the April 2020 high of 543,500 to 90,500 in May 2022 well below the pre-pandemic level in February 2020.

**Bay Area Unemployment
(Thousands)**



The Bay Area Trails the State and Nation in Payroll Job Recovery

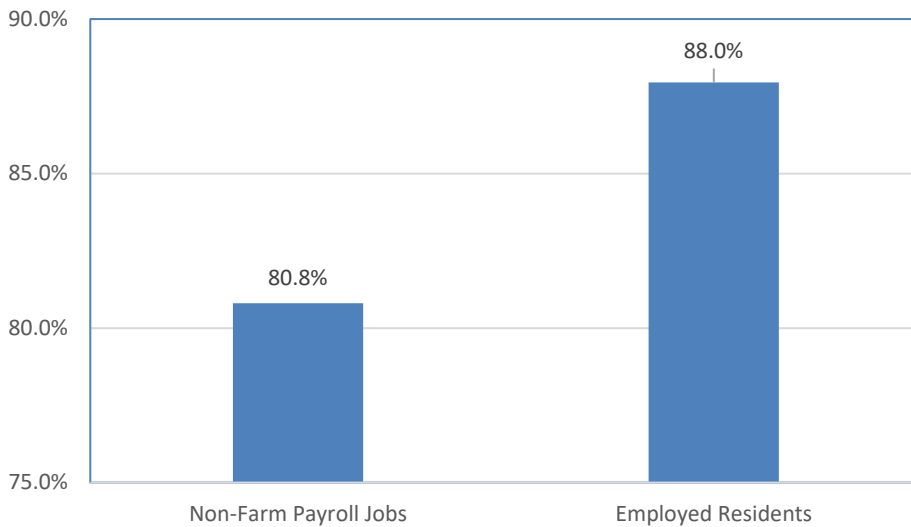
**Payroll Jobs Recovered by May 2022 as % of
Losses**



By May 2022 the region had recovered 80.8% of the payroll jobs lost between February and April 2020. This is a lower recovery rate than the state and nation, though the region has closed the gap in recent months.

While the region has recovered just 80.8% of the non-farm payroll jobs lost between February and April 2020, it has recovered 88.0% of the decline in the number of residents with jobs. The explanation for the gap between the two measures is an increase in self-employment jobs, most likely gig work jobs.

% Recovery Since April 2020



Payroll Job Growth Strong for the year Though Lagging Recently

The Bay Area added 207,600 jobs in the past year (+5.5%) led by a gain of 86,400 in the San Francisco metro area though SF has recovered just 78.4% of the jobs lost between February and April 2020. The San Jose metro area added 56,600 jobs and by May 2022 had recovered 86.2% of the payroll jobs lost between February and April 2020. The Oakland metro area added 46,300 jobs during the past year.

Metro Area Payroll Job Trends (Thousands)

Metro Area	Feb 20	Apr 20	May 21	May 22	% Recovered
Oakland	1,201.9	1,003.6	1,123.5	1,169.8	83.8%
San Francisco	1,204.7	1,017.9	1,077.9	1,164.3	78.4%
San Jose	1,172.5	1,011.4	1,093.7	1,150.3	86.2%
Santa Rosa	211.1	171.9	193.5	201.9	76.5%
Napa	75.3	57.3	67.3	70.9	75.6%
Vallejo	143.3	121.5	131.6	136.2	67.4%

San Rafael	117.2	91.8	106.0	107.7	62.6%
Bay Area	4,126.0	3,475.4	3,793.5	4,001.1	80.8%

Source: EDD, non-farm wage & salary jobs seasonally adjusted

But 102,900 Workers Have Not Rejoined the Workforce Since February 2020

Residents who are not in the labor force are not counted as unemployed. As a result, the number of unemployed residents can decline while some are still prevented by choice or lack of child care or work in industries that have not fully recovered. The number of residents not in the labor force has increased recently, perhaps in response to the rise of COVID cases in the region.

Metro Area Labor Force (Thousands)

Metro Area	Feb 20	Apr 20	May 21	May 22
Oakland	1,402.2	1,332.2	1,350.2	1,371.7
San Francisco	1,043.3	978.0	959.3	1,015.1
San Jose	1,087.7	1,039.8	1,032.2	1,070.2
Santa Rosa	256.0	241.0	240.7	247.3
Napa	72.5	66.3	69.3	70.8
Vallejo	207.5	200.4	197.8	199.2
San Rafael	137.9	123.5	127.3	129.9
Bay Area	4,207.1	3,981.2	3,976.8	4,104.2

Source: EDD

Industries Were Affected Differently

Four sectors—Manufacturing, Transportation and Warehousing, Information and Professional and Business Services—exceeded pre-pandemic job levels in May 2022 and Construction and Education and Health Care Services were close to full recovery. On the other hand, the Leisure and Hospitality sector recovered only 74.7% of lost jobs by May 2022, though travel and tourism jobs are now in a strong recovery. The Government sector is now slowly recovering the jobs lost between February and April 2020.

In the past two months Leisure and Hospitality and Government have shown the largest job growth.

Note that these data are not seasonally adjusted.

San Francisco Bay Area Payroll Jobs

	Feb 20	April 20	May 21	May 22	Apr20-May 22 Job Change	% Of Feb-Apr Loss
Construction	215,600	152,300	205,700	213,800	61,500	97.2%
Manufacturing	364,500	339,600	358,300	372,700	33,100	132.9%
Wholesale Trade	115,500	103,800	106,000	107,900	4,100	35.0%
Retail Trade	330,800	258,800	302,900	312,600	53,800	74.7%
Transp. & Wareh.	112,100	99,500	106,800	114,900	15,400	122.2%
Information	242,400	238,800	245,600	257,600	18,800	522.2%
Financial Activities	201,900	190,800	191,500	192,900	2,100	18.9%
Prof& Bus Serv. Educ & Health Serv.	798,300	740,600	764,400	809,900	69,300	120.1%
Leisure & Hosp.	441,200	208,500	298,000	382,300	173,800	74.7%
Government	488,500	471,800	458,300	474,700	2,900	17.4%
 Total Non-Farm	 4,093,000	 3,468,700	 3,770,300	 4,004,800	 536,100	 85.9%

Source: EDD not seasonally adjusted

From: [John Kelley](#)
To: [Council, City](#)
Cc: [Planning Commission](#)
Subject: PA-Questions regarding implementation of 2022 Tree Ordinance and Canopy contract amendment
Date: Tuesday, June 21, 2022 5:53:28 PM
Attachments: [Letter to PACC re Oral Communications and Canopy Contract-2022-06-21.pdf](#)

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Palo Alto City Council (city.council@cityofpaloalto.org)
[Special Meeting, Tuesday, June 21, 2022, 3:00 PM](#)
Council Chamber & Virtual

PUBLIC COMMENT (4:30 – 4:45 PM)

and

CONSENT CALENDAR, Item #1 “Approval of Amendment Number 2 to Contract #C21180324 with Canopy to Add to the Scope of Services, Extend the Term through June 30, 2024, and Increase the Not-to-Exceed Amount of the Contract by \$742,210, for a New Not to Exceed Amount of \$967,720; and Approval of a Budget Amendment in the General Fund in FY 2023,” Staff Report ID # 14389, 6/21/22

Dear Mayor Burt, Vice Mayor Kou, and City Council Members,
Please see the attached letter, which expands upon my oral comments earlier tonight.

Respectfully submitted,

John Kelley

Palo Alto City Council (city.council@cityofpaloalto.org)
[Special Meeting, Tuesday, June 21, 2022, 3:00 PM](#)
Council Chamber & Virtual

PUBLIC COMMENT (4:30 – 4:45 PM)

and

CONSENT CALENDAR, Item #1

**“Approval of Amendment Number 2 to Contract #C21180324 with Canopy to Add to the Scope of Services, Extend the Term through June 30, 2024, and Increase the Not-to-Exceed Amount of the Contract by \$742,210, for a New Not to Exceed Amount of \$967,720; and Approval of a Budget Amendment in the General Fund in FY 2023,”
Staff Report ID # 14389, 6/21/22**

Dear Mayor Burt, Vice Mayor Kou, and City Council Members,

This letter clarifies and expands upon my comments this evening during the following portions of your meeting: (a) public comments and (b) Consent Calendar item 1, “: Approval of Amendment Number 2 to Contract #C21180324 with Canopy...” (\$742,210 Canopy Contract Extension for July 2022-June 2024). I would be grateful if you would please refer these questions to City Staff.

Public Comment

The City Council having approved the “Ordinance Amending Ch 8.04, Ch 8.08, Ch8.10, and Ch2.25 and Making Related Changes to Ch 2.25, Ch 9.56, and Title 18 of PAMC” (2022 Tree Ordinance), [June 20, 2022 Packet Page 527](#), I have a few questions for the Public Works and Development Services departments, which, according to the “[Supplemental Report - SECOND READING: Update to the Tree Protection Ordinance, Title 8 of Palo Alto Municipal Code](#)” dated June 20, 2022, “are coordinating on a system for identifying and responding to any unanticipated issues that arise during the implementation of the new ordinance,” processes that would seem to include working “to address issues as needed through the Planning and Transportation and Parks and Recreation Commissions.” P. 2.

1. As currently envisioned, will the data being collected in connection with the implementation of the 2022 Tree Ordinance be sufficient to answer the question posed a little over two weeks ago by Councilmember Eric Filseth: “How many trees a year are we currently losing between 15 and 36 inches?...I really wish I knew sort of how big the problem is right now. Do we have any data on this?” ([6/6/22 @~4:25:33f.](#))
 - a. If so, when will such data be available, how will it be made available, and will it also be available online?
 - b. If so, will such data distinguish between (i) trees that are legitimately being removed and (ii) trees that are being removed without proper permits, and, if so, how will such distinctions be made?
 - c. If not, why not?

These questions relate in part to comments made by Councilmember Alison Cormack during the vote on the Consent Calendar on June 20, 2022. It is not clear to me that, despite spending what may be hundreds of thousands of dollars per year to implement the 2022 Tree Ordinance, Palo

Alto will be gathering data sufficient to tell how many such trees, if any, are being removed without proper permits.

2. As currently envisioned, will the data being collected in connection with the implementation of the 2022 Tree Ordinance be sufficient to identify redwoods, oaks, or other protected trees, whether city trees or private trees, that are being, or that will need to be, removed as a result of California's megadrought?
 - a. If so, when will such data be available, how will it be made available, and will it also be available online?
 - b. If so, will such data distinguish between city trees and private trees?
 - c. If so, will such data allow for aggregation of such trees by species?
 - d. If not, why not?

For reference, here are images of two large trees in the Leland Manor neighborhood that appear to be suffer from California's megadrought and that may be legitimate candidates for removal. (Please note the relatively thin canopies and what appear to be dead or diseased limbs.)



For additional reference, please see the comments of the both our current and our former Urban Forester as reported in Dremman, S., **“As state drought persists, local redwoods face a precarious future**, This summer could start years of decline for the evergreens in the Bay Area” ([Palo Alto Online](#), June 25, 2021).

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3. Do past, present, and future practices of the City of Palo Alto in constructing new buildings near protected trees and in caring for protected trees establish norms and standards that will be followed by Urban Forestry and future “Designated arborists” in applying the 2022 Tree Ordinance?
 - a. If not, why not?

For reference, here is an image of a tree near the intersection of Embarcadero and Newell.
(Please note the relatively large trunk diameter and the close proximity to the new fire station..)



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CONSENT CALENDAR, Item #1

The sole item on tonight's Consent Calendar appears to relate to the 2022 Tree Ordinance.

1. Does any portion of the \$742,210 Canopy Contract Extension for July 2022-June 2024 relate to the 2022 Tree Ordinance?
 - a. If so, which portions and in what amounts?
 - b. If so, what is the total expected implementation amount per year for the 2022 Tree Ordinance for each of the following two periods: (i) July 2022-June 2023, and (ii) July 2023-June 2024?
 - c. If so, were these amounts included in the anticipated implementation costs for the 2022 Tree Ordinance in the June 20, 2022 Staff Report?
 - i. If not, why not?
2. For reference, please consider these statements:
 - a. From the [June 6, 2022 Staff Report](#), at Packet Page 99
 - i. "Staff analyzed the expected increases in workload and is recommending addition of 2.48 Full Time Equivalency (FTE) employees: 1.0 FTE Project Manager, 1.0 FTE Building Planning Technician, and 0.48 FTE hourly Staff Specialist. The annual cost for these positions is estimated to be approximately \$300,000. It is anticipated that revenues from increase[d] fee revenues would ultimately offset about 50 percent of the ongoing cost."
 - b. From the June 21, 2022 Staff Report, at Packet Page 28.
 - i. "Important new UFMP projects in this amendment include a targeted marketing and outreach campaign for the updated Tree Protection Ordinance (UFMP programs 6.D.iii, 6.C.i, 4.A.vii, 6.B.viii) and a new digital tree health survey for the South Palo Alto Tree Initiative (UFMP programs 5.B.i, 6.D.ii). [¶] The marketing and outreach campaign will be focused on updating the public, local arborists, and the development community about the new rules and requirements contained in the updated Tree Protection Ordinance and the new Tree and Landscape Technical manual. This Outreach and education component is critical to the success of the updated ordinance."

Thank you very much for your kind consideration of my comments and this letter.

Respectfully submitted,

John Kelley

From: [John Kelley](#)
To: [Stump, Molly](#)
Cc: [City Attorney](#); [Council, City](#); [Planning Commission](#); [ADU Task Force](#); [Popp, Randy](#)
Subject: PA-What will be the effective date of the 2022 Tree Ordinance?
Date: Wednesday, June 22, 2022 6:32:38 PM

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June 22, 2022

Molly Stump, Esq.
City Attorney
City of Palo Alto
250 Hamilton Ave.
Palo Alto, CA 94301

RE: Effective date for the 2022 Tree Ordinance?

Dear City Attorney Stump,

In light of the passage of the Consent Calendar at the Palo Alto City Council meeting on [June 20, 2022](#), including item number 27, "SECOND READING: Adoption of an Ordinance Amending Title 8 of the PAMC to Expand Tree Protection to Include Additional Protected Tree Species, Revise Grounds for Tree Removal, and Make Clarifying Changes and Amending Titles 2, 9, and 18 to make Clerical Updates" (2022 Tree Ordinance), and in order to avoid any misunderstandings, I'd be grateful if you would please let me know what the effective date of the 2022 Tree Ordinance will be.

Thank you very much for your kind consideration of this request.

Sincerely yours,

John Kelley