

Harriet Tubman Tenant Counsel  
2870 Adeline St.  
Berkeley, CA 94703  
18 July 2022

Dear Ms Palanza.

We are sending you this communication as a follow up to our meeting last Friday 15 July 2022.

Our email is intended to make sure that you have all the information that we discussed around issues that need immediate correction to violations as well as repair for tenants' harm, physically and emotionally.

Also we are expecting (as discussed) a complete statement/report that contains a list of all contracted entities and partners along with their point of contact, email, phone, address (mailing and otherwise), contractor license numbers and scope of work. This includes any new contracts and potential entities being considered for future contracts. Permits and license numbers should be also posted on site, accessible to all tenants.

Before any new work has begun, you need to sit down with our committee to go over concrete plans for remedy of current issues as well as plans for moving forward. We can no longer accept haphazard actions and continued malfeasance on a renovation of this magnitude, as it affects tenants' legal rights, habitability, health and safety at Harriet Tubman Terrace.

Our most immediate concern is for those of us who have already been harmed and are being harmed and intimidated on a daily basis. We are under constant stress and abuse that is compromising our health and well being, physically and emotionally.

We acknowledge your actions to correct workmanship, safety issues and ADA violations. However tenants are still under pressure to refute constant beratement claimed by management and we are not feeling safe without an independent tenant advocate. This is a process that should be undergone immediately and led by the Tenant Counsel prior to any further actions and renovations.

In Friday's meeting we briefly discussed the particular remedies that you were working on for correcting violations on said tenants, and whereas efforts have been made, they remain substandard and incomplete.

Here is the list of violations:

ADA violations: #301, #503, and #512

Incomplete, Substandard Renovations: #301, #603 and #608

Dust/Possible Asbestos Exposure: #608, #407, #603, #211, #311 and also in common areas.

Relocation Violations: #303, #403 and #503

Heating: #519 and #512 and #402

AC/Cooling: Entire Building

Ventilation: Entire Building

Water Quality: Entire Building

Electricity outages and Water leaks: #502, #302, #303 and #203

Current displaced tenants: #503 and #303

Many tenants are currently displaced and living in units where they have been “relocated” while waiting for their units to be completed. (This has averaged up to 6 weeks, but has been as long as 3 months.)

Apartment # 301 is still in need of a full deep cleaning and placement of his belongings where they should be. His transfer poles need to be where they are accessible and he can use them throughout his unit. He and others also need accessible storage and shelving.

Unit #603 still needs a grab bar for the toilet. An attempt was made to replace the shower grab bar but was not put in the proper place and is ineffective. The medicine cabinet was removed, but not replaced. The closet shelf is still falling. The mini blinds are broken and dirty. The bedroom screen was not replaced.

We appreciate your long overdue attention to these matters. We are encouraged by your presence and recent interest in the maintenance and care of all of us at Harriet Tubman Terrace. We look forward to your 15 day update on 5 August 2022 and your follow up report in 30 days, on 26 August 2022.

Thank you.

Respectfully,

Darinxoso Oyamasela  
Harriet Tubman Tenant Counsel President

# URGENT: Follow up Letter/Mandatory Response

Requested Inbox



**Darinxoso Oyamasela**

Mon, Aug 22, 5:31 PM

(9 days ago)

Dear Ms Palanza,

We are writing to follow up on the requests made at our previous meeting Friday 15 July 2022.

We have attached a copy of the letter we sent 19 July 2022 outlining what we discussed at our meeting which states the timeline for your 15 day and 30 day update. It also includes a list of specific violations needing corrections as well as the contact requests that you were going to send.

As of today Monday 22 August 2022 we have received no 15 day update nor any contact information for the responsible parties. A few minor corrections were made to the violations with some still remaining substandard.

We have been sending constant communications about continued violations and still have received no concrete answers or legitimate, outlined, detailed plans.

The replies we have gotten are just a continuation of excuses for the old and new issues and 'promises' to address said issues, all while we continue to be living within the same conditions of our initial complaints.

All construction and relocation should be paused until there is a face to face meeting with you, the contractors and subcontractors outlining, on paper the changes that will be made to eliminate substandard renovations and relocation, health hazards in construction and other concerns.

Please refer to the following list in reference to some of the continuing issues:

Construction clutter

Air quality which includes hazardous dust abatement

Unfinished renovations

Water quality -which has never been checked.

Rodents and roaches

Undesired, smaller stoves in 1Bdrms which have been decreased in size from 30" to 24" and have hazardous fire suppressors.

Etc.

We look forward to an immediate meeting to determine and clarify appropriate and equitable solutions to these and other necessary issues.

We do not expect a repeat of the first meeting. We expect the proper responsible parties to be present and prepared.

Respectfully,

Darinxoao Oyamasela

Harriet Tubman Terrace Tenant Counsel President