

Peralta Village
935 Union Street
Oakland, CA 94607
Fax: 510-587-5144

Dear Lonetta Evans, Mabelle Calacsan

As Property Administrators of Peralta Village, you are required to provide us residents with a variety of services. According to the Oakland Housing Authority website, your responsibilities to residents include assistance with leasing, rent payments, maintenance requests, comments and concerns from residents, the property event calendar, and resident services (Section 3 hiring, job training, computer lab, etc.). It is clear that these responsibilities are not being fulfilled.

It is expected that the Property Administrators ensure that these services are being provided to residents of Peralta Village. Instead, the Oakland Housing Authority fails to meet our basic demands and needs while continuing to make baseless threats of eviction and rent hikes despite a federal and state-wide moratorium on evictions. All of this is made all the more unacceptable as we are struggling through a global health pandemic and economic crisis. The ineptitude and lack of care on the part of the Oakland Housing Authority can be seen in our daily experiences as Peralta Village residents.

The OHA shows favoritism through providing services to a select few residents while other individuals are forced to take time and energy to demand these basic services be provided. According to the Oakland Housing Authority Admissions and Continued Occupancy Policy (ACOP) under Section 2-I.B., the OHA will not deny anyone access to the same level of services. Despite this stipulation, certain residents have their demands unheard or ignored. Frequently, the OHA is either unresponsive or slow to follow through on repairs and regular upkeep. And when OHA employees do show up, they sometimes come announced when residents are asleep or do not resolve the problem at hand. You cannot ignore our calls, then show up without notice. You cannot say you will fix something, then not do it. This is a huge violation of our safety and privacy.

Many have had to pay out of pocket to fix plumbing, leaks, and deal with the infestation of rats and cockroaches. These expenses should not fall onto residents. Residents have had toilets and showers become completely unusable for extended periods of time. Black mold contaminations have been reported by residents and the OHA refused to relocate residents. Moreover, black mold quite literally is fatal to our health, this is extremely inhumane. Not only do we pay for inhabitable units, we often have to mediate and remedy these health issues ourselves. Residents with disabilities who have been subject to unjust neighbor complaints have requested relocation and have been ignored by our requests. According to section 2-II.G. of the ACOP, the OHA must comply with a variety of regulations pertaining to physical accessibility. The health and well-being of the people is at stake and the OHA has failed to do its job to ensure that residents are safe and secure in the community.

We expect reimbursement for materials, labor, and more diligence moving forward. If OHA employees cannot comply with doing their jobs by maintaining units, then the cost of rent should

reflect their inability to provide the labor and facilities that residents pay for. We demand full refunds and/or a rent decrease when basic sanitation needs do not function, as well as plans for relocation in case a unit is uninhabitable.

In addition, the OHA is expected to clean and maintain all front yards of units, as well as backyards if tenants are elderly and/or disabled. The last reported inspection of Peralta Village units, which house around 736 residents was on October 23, 2017. In the past four years, residents have seen a clear increase in maggots, rats, and other rodents. OHA employees are not clearing garbage cans on a consistent schedule and claimed they would get rid of old trash bins. You also told us you'd provide recycling bins and oil/grease containers, but you have also failed to follow through. Even worse, residents get accosted by the OHA police when we attempt to water our own backyards which we pay you so-called Property Administrators to maintain for us. The OHA police ticket residents who are forced to double park due to unknown guests occupying our paid for spot. Another specific example, the police even ticket older and or handicap residents who need to temporarily park to unload groceries. The OHA clearly has no trouble issuing tickets and eviction notices but cannot seem to answer phone calls for repairs. We also pay for the leaves and trash to be picked up in all common areas, as well as proper sanitation of playground areas for children. If you cannot comply, we demand refunds for your inability to fulfill your jobs.

Most importantly, we expect an end to all baseless and irrational attempts at evictions, rent hikes, and harassment. The OHA labels residents as hostile and disruptive despite the fact that we are perfectly within our rights to complain about issues we have with the OHA and their lack of effort and follow through. It is on the OHA website and in the Department of Housing and Urban Development guidelines that we form a tenant organization to collectively apply pressure to the consistent negligence and abuse you hold over us. However, this is not to be confused, we pay you all to provide us with "public housing" which include several amenities. It is evident that what we're paying you all to do is to police, harass, and displace working class Oaklanders. We see through the contradictions and are fed up with the OHA ignoring our individual calls, so we are banding together. We have demands and we have needs and it is time for you all to act accordingly.