

Dispatches from City Towers:

The ongoing situation
and recent developments

A collaborative report from the City
Towers Tenant Association and the
United Front Against Displacement

June 2022

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State of affairs at City Towers

City Towers is a Department of Housing and Urban Development (HUD) subsidized multifamily housing development in West Oakland, California. The complex, consisting of three 12-story buildings with 77 units each, was built in the 70s and houses about 400 people (including numerous families, elders, and disabled people) at rates capped at 30% of their incomes – which for many tenants equates to a rate far below market rents in the surrounding neighborhood¹.

Despite the fact that most of the revenue the building is guaranteed by government subsidy (See section “Bigger picture and next steps”), conditions in the City Towers buildings have been on the decline for decades:

“The upkeep of the building really went down. Back then if you told the manager about a certain thing they’d at least take action, and put things in motion. Now, it’s like pulling teeth from a baby.” -Resident of City Towers since 1999

The current property manager at City Towers is Don McShane, of VPM Management. VPM Management is a contractor for KDF Communities, the property owners. McShane, a former employee of the Oakland Housing Authority [1], is only one individual player in a larger system of tenant abuse. That being said, City Towers residents are subject under his watch to living conditions that run the gamut from uncomfortable to potentially deadly; and from annoying to insulting of human dignity. We provide an overview below.

Physical conditions

The trend described in the quotation above has led to a present-day situation marked by deterioration and squalor. Issues in common areas include:

- Expired safety permits for vital features such as elevators and fire safety systems [Figure 1]
- Poorly-lit stairwells filled with debris and showing visible signs of degradation [Figure 2]
- Lack of basic security (stationed guards, lock systems) at main doors to prevent homeless people or drug users from coming in and using the space as they will [Figure 3]
- Overflowing trash chute areas [Figure 4]
- Frequent utility shutoffs and plumbing leaks [Figure 5]

1 HUD’s 2022 estimate of “Fair Market Rent” for a 1-bedroom apartment in the same zip code is \$1,750 per month [1].

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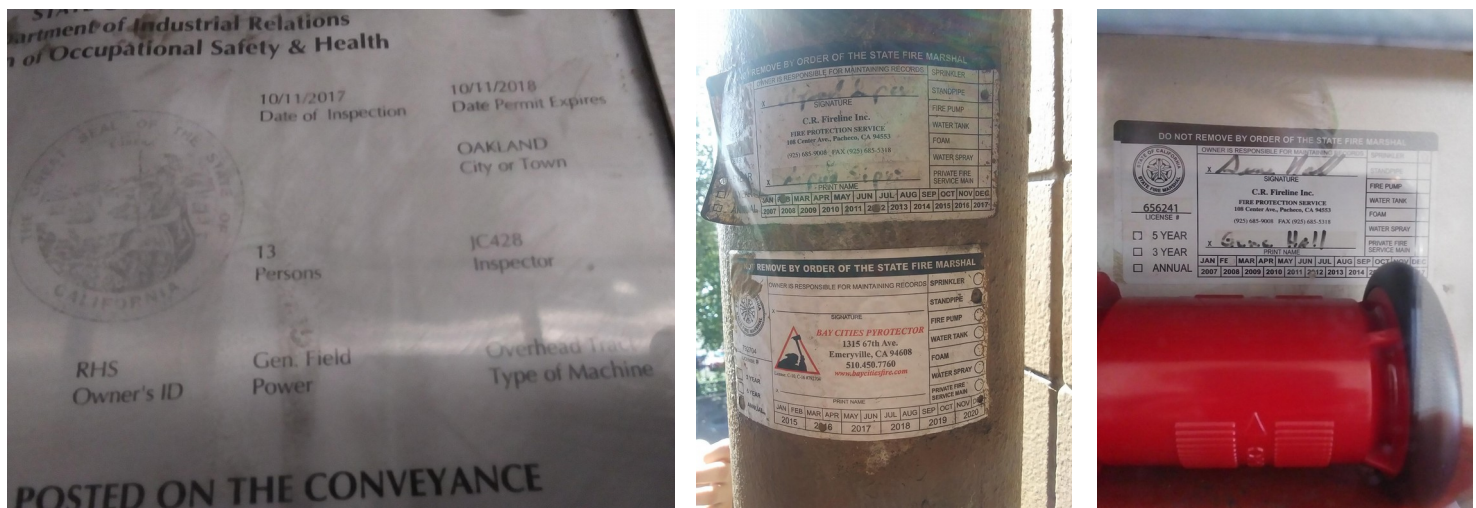


Figure 1: (Left to right) Expired elevator permit – photo taken April 14 2022; Expired fire sprinkler permit – photo taken June 5 2022; Expired fire standpipe permit – photo taken June 8 2022



Figure 2: Photos from City Towers stairwells

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Figure 3: Person sighted sleeping in the lobby in one buildings

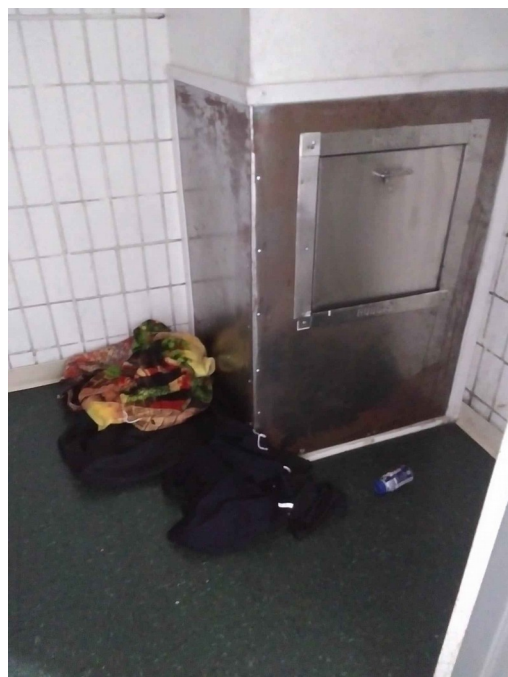


Figure 4: Unsanitary conditions in trash dump areas

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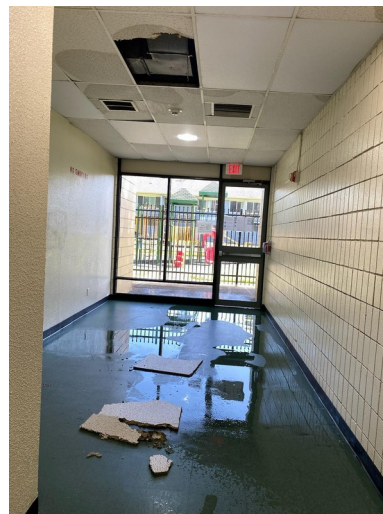
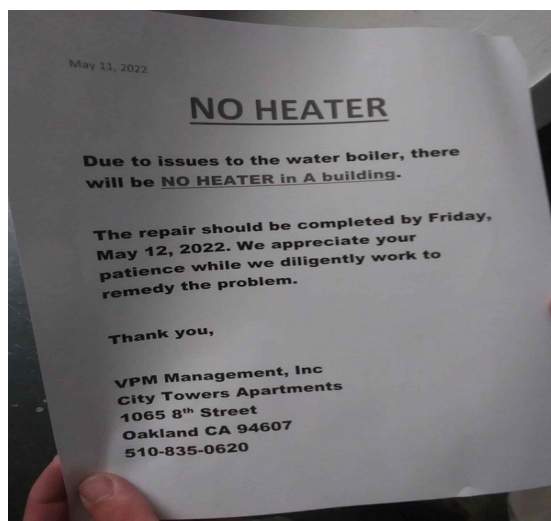
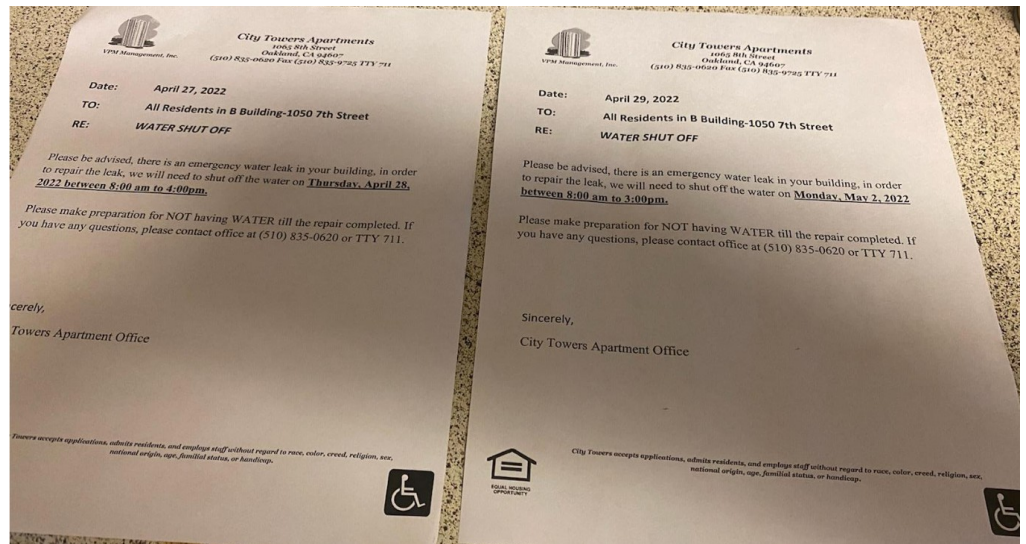
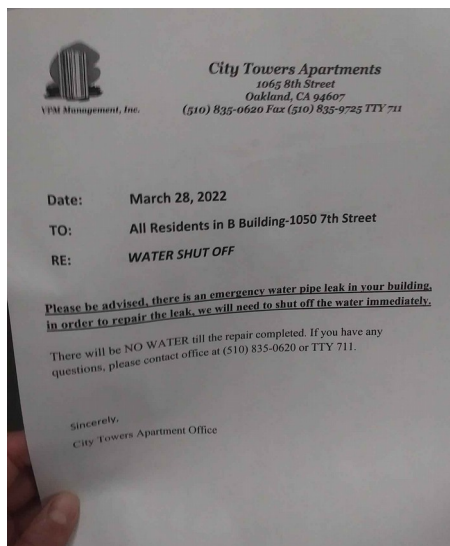


Figure 5: Recent utility shutoff notices; leak in lobby of building B in July 2020

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Conditions inside individual units are similarly perturbing:

- Rampant infestations of rodents and roaches [Figure 6]
- Longstanding mold and mildew problems [Figure 7]
- General dilapidation [Figure 8]



Figure 6: Mouse traps and droppings in a unit of building C



Figure 7: Mold on walls of a unit in building A

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Figure 8: (Left to right) Dilapidation of internal and external baseboards; bathtub fixtures

These observations are corroborated by published HUD inspection scores: in the last three years for which data are available, City Towers physical inspection scores ranked in the bottom 16th, 11th, and 9th percentiles in 2021, 2019, and 2018, respectively relative to all other HUD multifamily developments in the country [2].

At times the confluence of all these different problems related to neglect and mismanagement culminates in life-threatening storms. For instance, in February of 2022, a sofa that had been allowed to remain on a shared balcony for months caught on fire, torching an entire floor of one of the buildings and filling the rest with soot, smoke, and fumes that lingered for weeks [3]. As of May 2022, the burnt floor remained unrepaired and fully accessible by stairs and elevators [Figure 9].

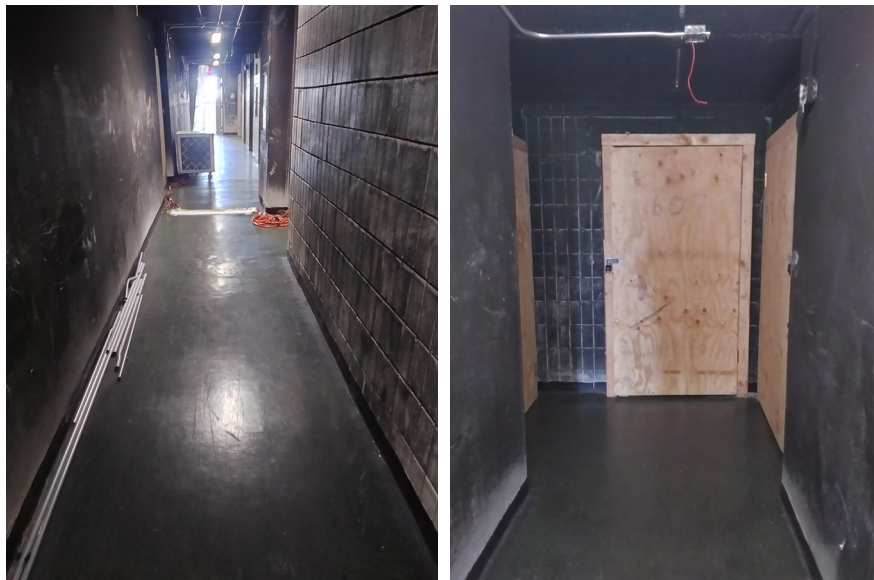


Figure 9: Fire damage on 6th floor of building C; photos taken April 28 2022

Mistreatment of tenants

Oppression inevitably breeds resistance, and numerous City Towers tenants have spoken up against the unsafe and unhealthy status quo at City Towers laid out above, albeit on individual bases. Figure 10 shows an anonymous letter to management circulated through all three buildings in 2015, which describes several difficulties of living on the property. The response from management (also shown) is representative of a more general approach of simply blaming the entire laundry list of problems on residents' individual actions, and shouldering residents with the primary responsibility to look after basic maintenance.

More severe forms of retaliation we have found through conversations with dozens of tenants include:

- Eviction notices of questionable legitimacy delivered to tenants who speak out against landlord abuses [Figure 11]
- Three-day notices to intimidate tenants for trivial or trumped up charges [Figure 12]
- Random notices of unpaid rent and fees dating as far back as four years [Figure 13]

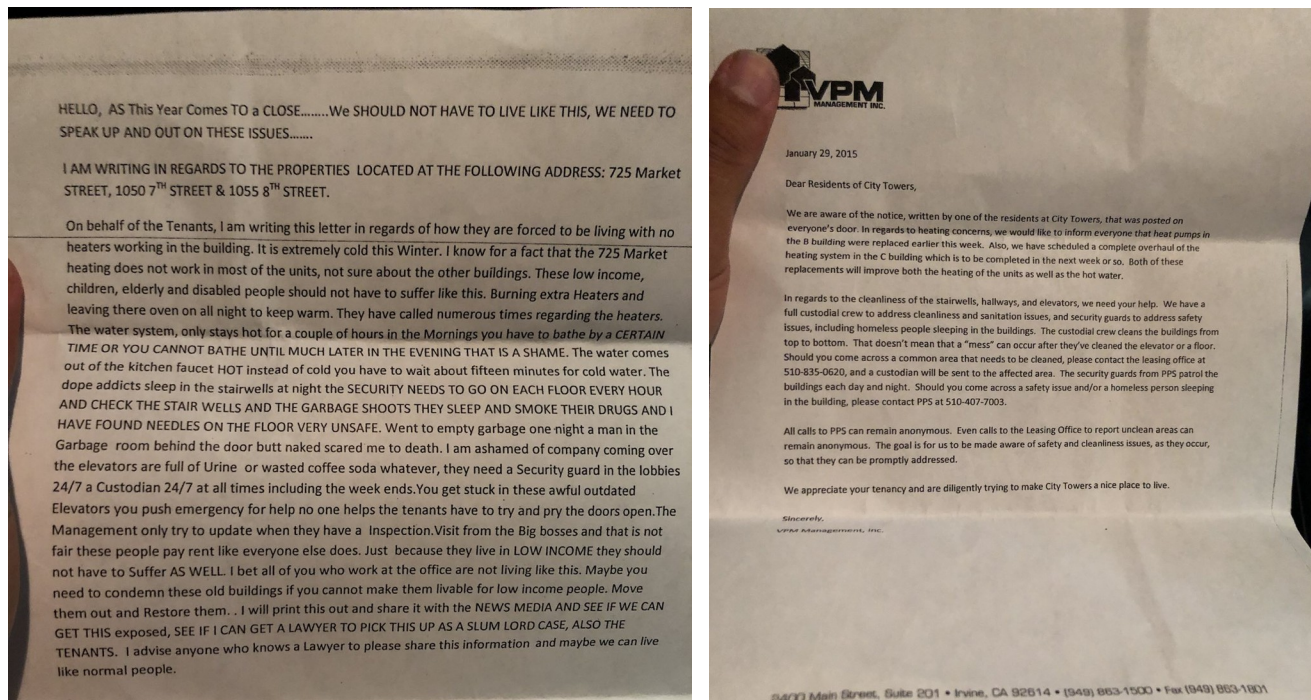


Figure 10: (Left to right) Anonymous letter posted around City Towers properties in 2015; Management response to the anonymous letter

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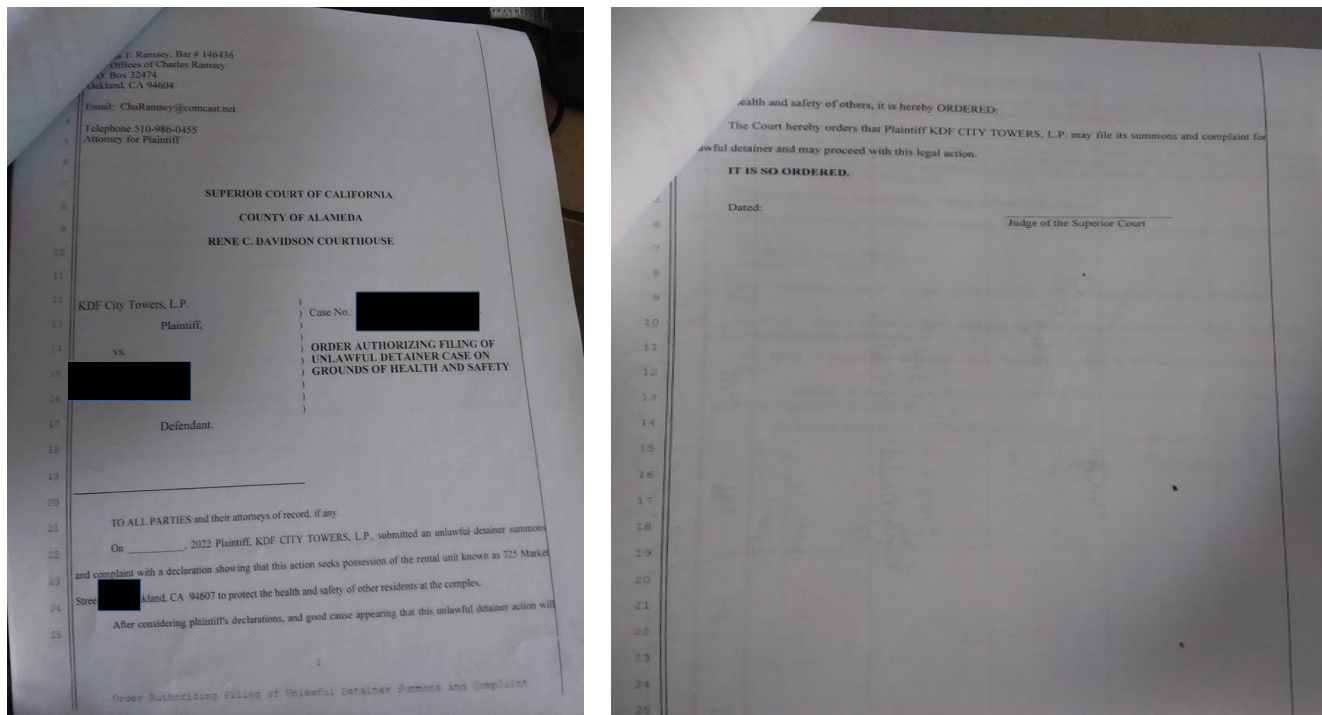


Figure 11: Unlawful detainer papers left hanging on a tenant's door.
Righthand photo shows blank space where judge signature is supposed to be

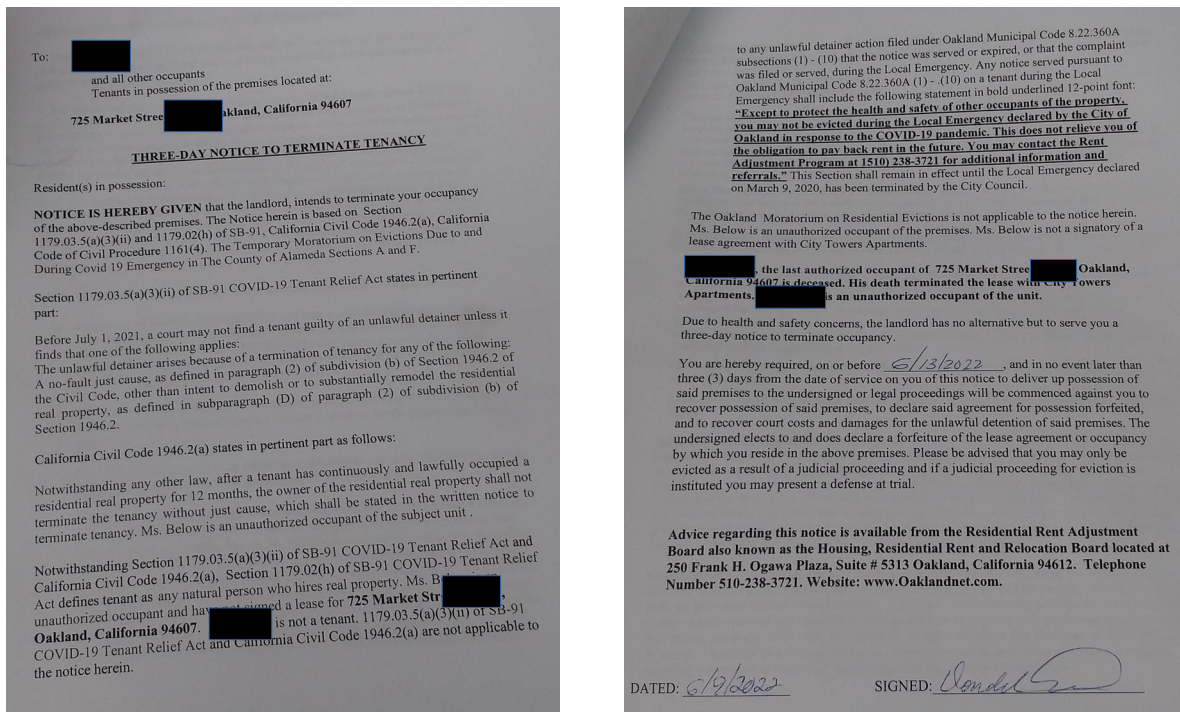


Figure 12: Three-day notice to terminate tenancy delivered to a disabled elder whose husband passed away less than a year ago; management had verbally told her not to worry about amending the lease

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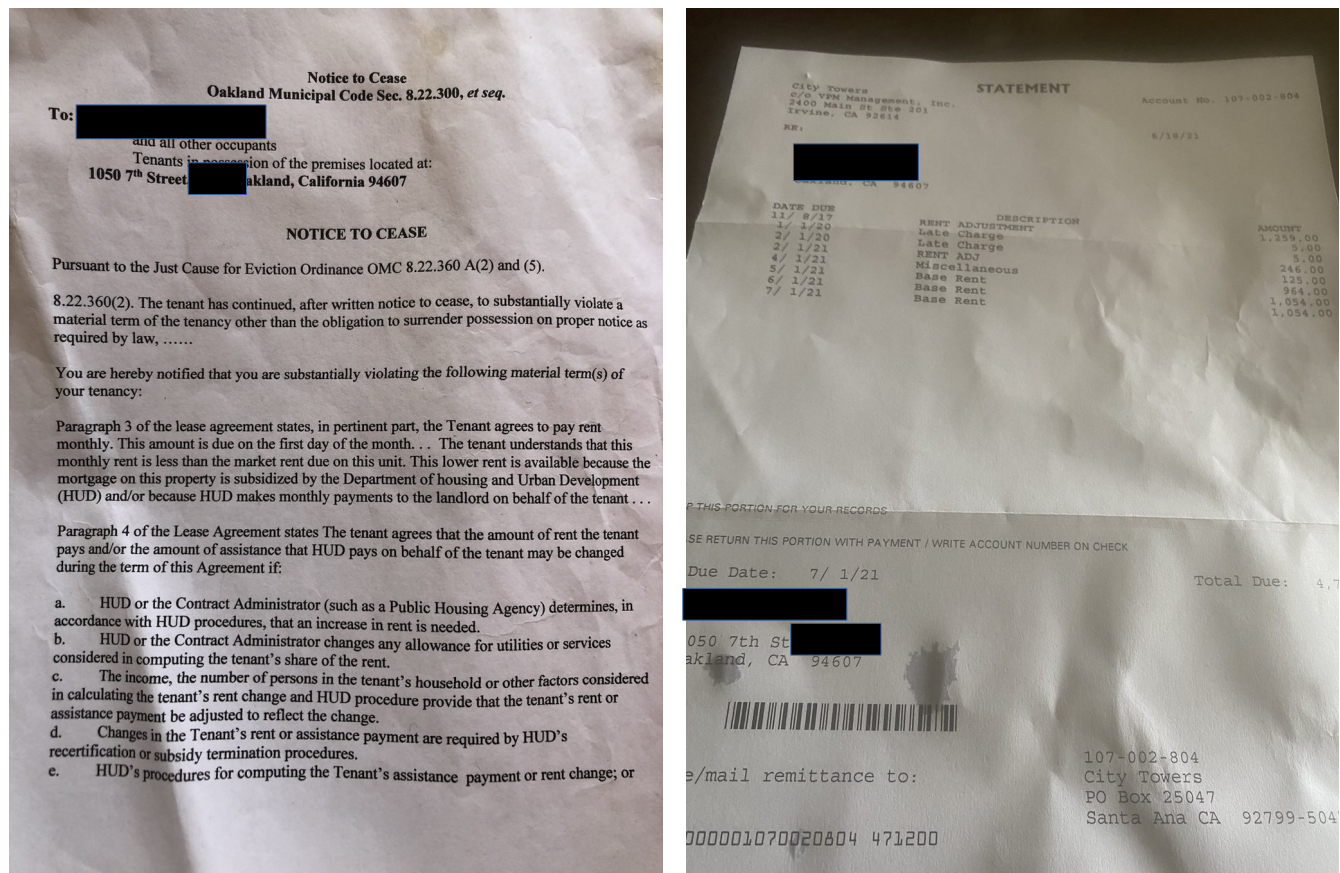


Figure 13: Notice to cease associated with back rent charges;
no evidence given for the outstanding accounts

The attorney named on these retaliatory legal documents is Charles Ramsey, a notorious eviction lawyer who has made thousands of dollars evicting low-income tenants all across the East Bay [4]. He has also risen through the ranks of local political offices, aided by campaign donations from entities who he later helped to secure lucrative government contracts [5]. We mention this fact not to “pile on” random criticisms but to demonstrate how City Towers management is only one node in an even deeper and more crooked ruling class network that ultimately functions to keep common people down in a variety of different ways.

Organizing efforts so far

Shortly after the fire broke out at City Towers building C in mid-February of 2022, organizers from the United Front Against Displacement (UFAD) began knocking door-to-door on the property trying to gather more information about the accident and its aftermath².

Besides the evident lack of response by the landlord following the fire (a few people got hotel vouchers for a night or two from the Red Cross, with everyone else left to fend for themselves with no form of compensation), the numerous issues detailed in the previous section were of immediate concern to nearly every tenant at City Towers in one way or another.

Sensing the opportunity to act on residents' particularly acute disgruntlement around the fire, one tenant worked with UFAD to write and circulate a petition with three main demands:

- 1. Maintenance should respond in a timely way to serious health and safety problems inside the units: including mold, mildew, rats, mice, and roaches. When people call with urgent concerns, someone needs to show up to fix them right. This includes the time we spent breathing in smoke and fumes after the most recent fire on the 6th floor of building C.*
- 2. Security and safety in common areas like the halls, stairwells, and elevators is a real issue. We need measures to be put in place to keep ourselves and our family members safe, like better lighting and diligent monitoring of the stairwells for loitering and drug use.*
- 3. Elderly and disabled people should not be located against their wishes on upper floors without an escape plan. This led to serious injuries in the fire in building C and continues to pose a high risk to people's lives in ALL THREE buildings.*

Some tenants also put forward the idea of holding meetings to allow for larger group discussion. The UFAD, and more recently a new City Towers Tenant Association (see subsection "Formation of new Tenant Association" below) in coordination, has been holding such meetings on a regular weekly basis since late February; sample flyers from earlier meetings are shown in Figure 14. Weekly meetings have been consistently productive in guiding the course of the organizing thus far at City Towers, since they allow for the synthesis of knowledge and ideas of multiple people. However, due to a variety of factors – fear of retaliation and pessimism about the prospects for real positive change primary among them – they have been fairly small in size, with a few tenants attending any given week. Rather than take this as an excuse to throw in the towel on the struggle, we have found other creative ways to engage with a larger number of tenants, and this dynamism has been crucial in moving things forward.

2 Coverage by the main media sources in the Bay Area about the fire was characteristically fleeting and superficial. However, deadly fires a few weeks prior in New York City subsidized housing ended up tracing back to chronic mismanagement [6], which strengthened suspicion on the part of the UFAD that similar dynamics might be at play in this situation in Oakland.

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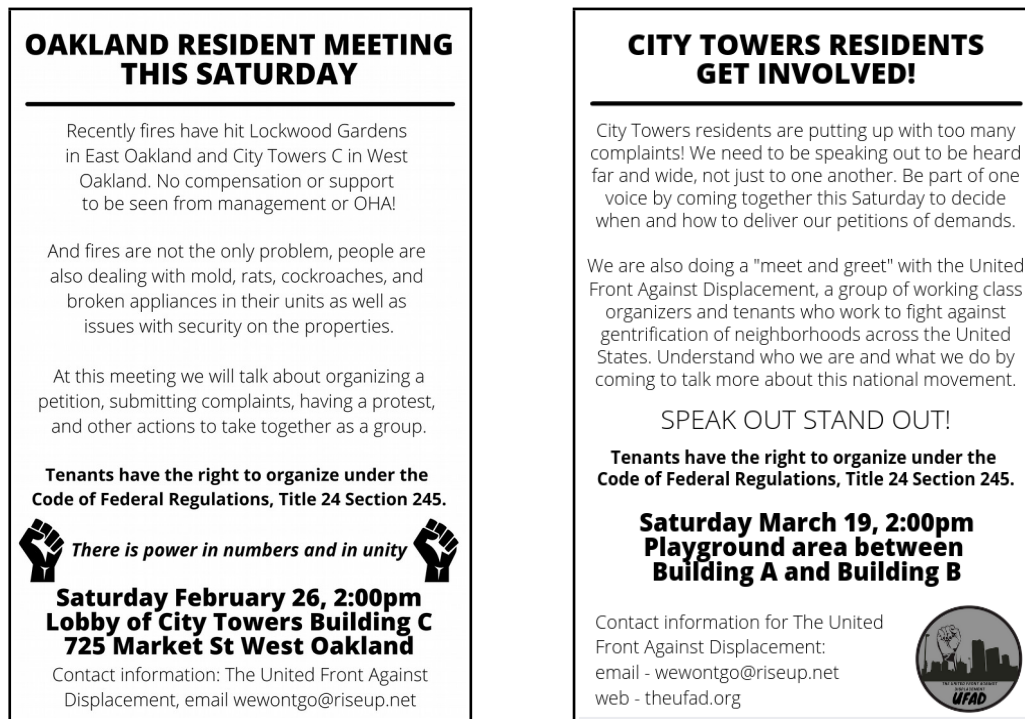


Figure 14: Sample flyers for meetings, posted on unit doors and around the buildings

For instance, over 90 tenants signed on to date in support of the above-mentioned petition which we delivered to various City of Oakland officials and the regional HUD office, as well as KDF Communities and VPM Management, and posted it outside the physical City Towers management office during a small rally on April 1, 2022. When the Oakland City Attorney's office responded on April 7 to the petition advising tenants to contact code enforcement and vector control, we moved quickly to collect and submit tenant testimonials. These statements – 20 in total so far – can be found in the appendix to this report. The approach of working as a group to send in testimonials, rather than leaving people to navigate confusing bureaucratic channels individually, is another example of a way we've found to involve more people in the overall movement even if they are not at every meeting.

Response to petition – City of Oakland

Besides an email from the Oakland City Attorney's office (shown as part of the informational flyer in Figure 15 that we distributed at City Towers), no other City of Oakland officials directly replied to the City Towers tenant petition.

~~~ *Update: April 8, 2022* ~~~

## City Towers Petition Gets Response

The City Towers petition gathered **83 signatures and counting**, demanding:

1. **Maintenance should respond in a timely way** to serious health and safety problems inside the units: including mold, mildew, rats, mice, and roaches. When people call with urgent concerns, someone needs to show up to fix them right. This includes the time we spent breathing in smoke and fumes after the most recent fire on the 6th floor of building C.
2. **Security and safety in common areas like the halls, stairwells, and elevators is a real issue.** We need measures to be put in place to keep ourselves and our family members safe, like better lighting and diligent monitoring of the stairwells for loitering and drug use.
3. **Elderly and disabled people should not be located against their wishes on upper floors** without an escape plan. This led to serious injuries in the fire in building C and continues to pose a high risk to people's lives in ALL THREE buildings.

**This petition was submitted to:** VPM Management, KDF Communities, the Oakland Housing Authority, Mayor Libby Schaaf, City Councilmember Carroll Fife, and Oakland City Attorney Barbara J. Parker, whose office replied on April 7th, 2022.

**Email Response From Oakland City Attorney:**

Thank you for your email and attached petition. The City Attorney takes violation of tenants' rights and safety very seriously. Multiple City departments are currently investigating the February 2022 fire at City Towers. I would like to speak to tenants who are willing to share their experience with respect to the fire and other conditions at the property. Please encourage them to email me directly: [aphillips@oaklandcityattorney.org](mailto:aphillips@oaklandcityattorney.org)

After reviewing the attached petition, I recommend each aggrieved tenant take the following actions to ensure creation of a formal paper record of the potential City Code violation that will support the City's ongoing investigation and abatement efforts:

- Please report all rat, mice and cockroach infestations to Alameda County Vector Control by calling the office (510-567-6800) or by emailing [ehvector1@acgov.org](mailto:ehvector1@acgov.org).
- Please report all habitability issues (mold, mildew, water and utility shutoffs, elevator issues, repairs, fire escape access issues) to Oakland Code Enforcement by calling (510) 238-3381 or emailing [inspectioncounter@oaklandca.gov](mailto:inspectioncounter@oaklandca.gov).

It is important that individual tenants make these reports because these agencies require tenants to grant access to their units in order to conduct inspections to verify Code violations. We greatly appreciate each tenant's willingness to continue to report these issues to the appropriate department because these reports give us the tools to enforce Oakland's laws.

If you have any questions or concerns, please let me know.

## The Fight Does Not Stop Here

This response from the Oakland City Attorney is due to the organizing done at City Towers, and the voices of residents at City Towers speaking out against the terrible management by Don McShane and VPN. **Without this organizing, this response would not have happened, and if we stop organizing we will become invisible again.**

The issues of City Towers are deeper than rat and cockroach infestations, **they are issues of class and race.** Issues of poor people and black communities being oppressed for the benefit of the rich and powerful. They are issues shared by people in public housing across the Bay, and the country.

**Meetings: Saturday 2pm, Courtyard between A + B Buildings**

Figure 15: Info sheet informing City Towers tenants of response to their petition from City Attorney

Carroll Fife, the city council member who nominally represents residents in that part of Oakland, posted weeks later on Twitter (in response to a video depicting harassment of organizers by private security guards on the property [7]) saying, “YES!!! to tenant organizing!!! ... My office is available to speak about what is currently happening at City Towers. Please email [district3@oaklandca.gov](mailto:district3@oaklandca.gov)” [8]. When pressed on that platform to explain her silence around the petition which had been sent to that same email address, she wrote, “Please don’t leave this type of critical organizing to electronic correspondence ... you could have asked if my office is aware of and/or addressing the issues at city towers..because we are and we are” [9].

Justin Tombolesi, a staffer in Fife’s office, has promised one member of the City Towers Tenant Association multiple times to attend one of the weekly meetings to discuss how Fife’s office might address the illegal neglect and harassment tenants face daily at City Towers [Figure 16]. So far he has never shown up.

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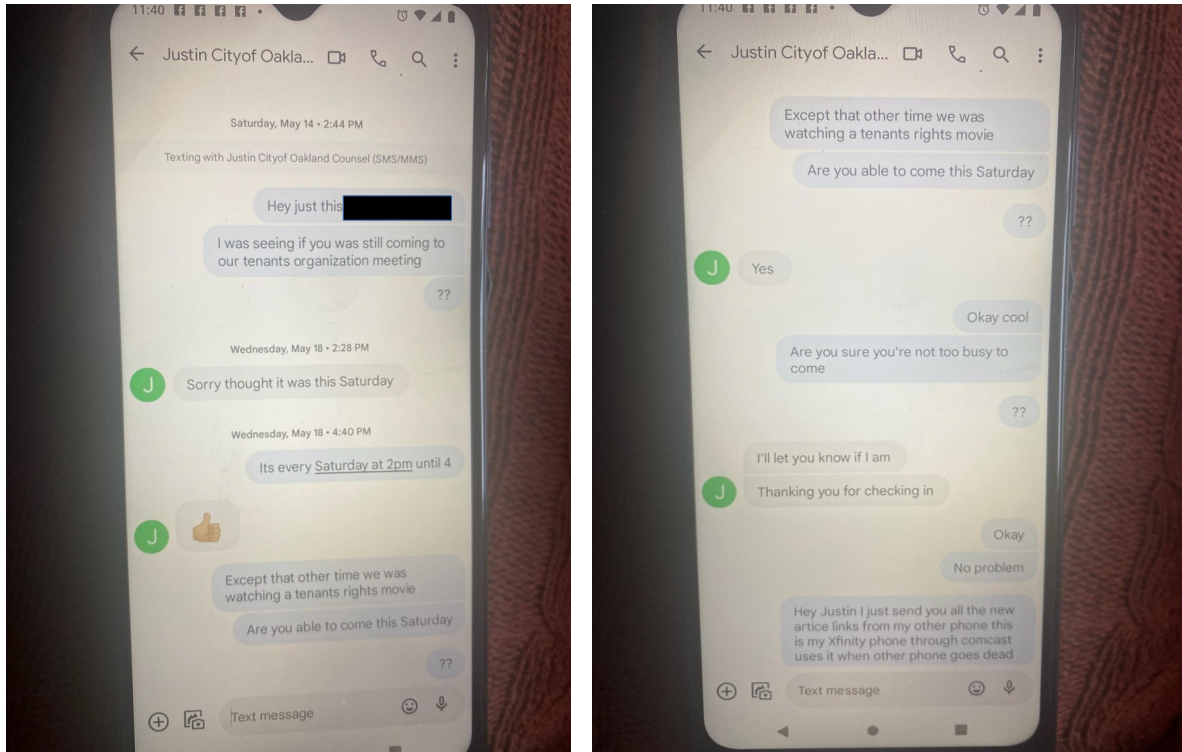


Figure 16: Text message correspondence between Justin Tombolesi and City Towers Tenant Association member

In her initial email, Alynia Phillips from the Oakland City Attorney’s office stated, “Multiple City departments are currently investigating the February 2022 fire at City Towers.” We asked on April 9 and again on April 25 whether the results from said inspections would be made public, to which her reply on April 25 was,

*“I am not personally aware of any general building inspection that is due to occur. If you have inquiries about building inspections, please direct them to the department conducting the inspection, whether it is OPD, OFD or Code Enforcement. The City Attorney's Office does not schedule, conduct or participate in inspections so I am unfortunately no help there!”*

So far the Oakland Fire Department has not responded to any of the multiple emails and phone calls we have sent requesting further information.

## **Response to petition – Property owner and manager**

Neither KDF Communities nor VPM Management directly replied to the City Towers tenant petition. However, it is obvious from what played out in the weeks after it was delivered that they were quite shaken even by these nascent efforts to get people thinking and talking together. The following sequence of events serves to back up that conclusion:

- April 1: Petition delivered to entities listed above and to City Towers office [Figure 17]
- April 7: Oakland City Attorney office replies to the petition; several members of the Oakland Fire Department are seen by tenants of building C (where the February fire occurred) performing inspections
- April 9: First tenant testimonial sent to City of Oakland code inspection, vector control, and City Attorney
- April 13: All tenants receive letters like the one shown in Figure 18. These letters state explicitly that unit inspections have been on hold for two full years “Due to COVID-19.” The letter is said to serve as a “Notice to enter dwelling...so that Unit Inspections and necessary repairs can be completed in your unit.” They also announce an “informational meeting” to take place at 10:30am on Wednesday, April 20
- April 14: City Towers notifies tenants in building A that “we are servicing [the building] with Pest Control Services” [Figure 19].
- April 19: Another letter is posted on all doors to reschedule the management’s “informational meeting” to April 27 [Figure 20]. However no notices were ever posted in common areas of the buildings such as lobbies or elevators
- April 26: City Towers Tenant Association member hangs up flyers around all buildings reminding neighbors to attend the meeting to voice their grievances [Figure 21]
- April 27: About a dozen tenants show up to the “informational meeting” where three security guards are present, along with the property manager Don McShane and regional manager Rose Palmer (both employees of VPM Management). No meeting ever occurs; Don and Rose field individual grievances, presumably in order to keep attendees from calling them out collectively
- May 6: The same letter from April 14 with dates and locations changed is posted on all doors of building B [Figure 22].
- May 27: A similar letter from April 14 with dates and locations changed is posted on all doors of building C [Figure 23].



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Figure 17: (Left to right) Flyer promoting petition delivery rally; petition sheets posted outside City Towers management office

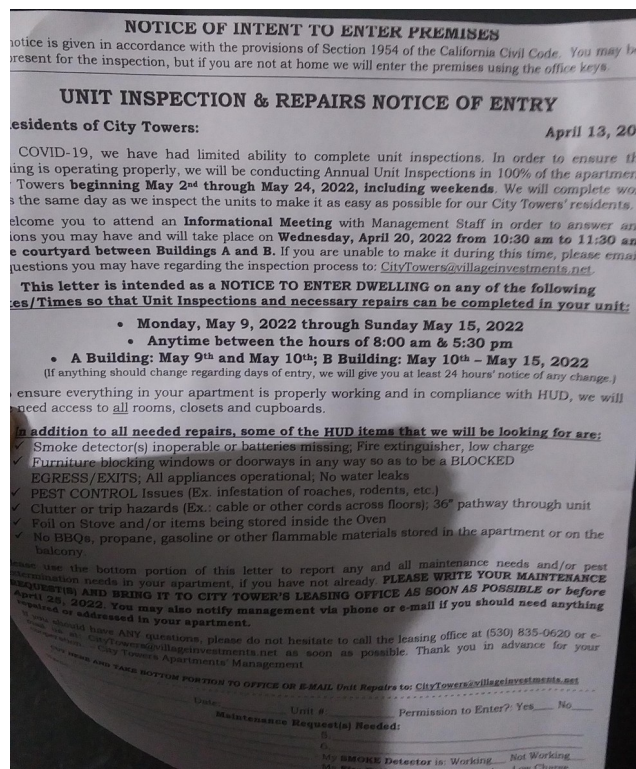


Figure 18: First round of letters delivered to all residents announcing inspections and repairs following petition delivery

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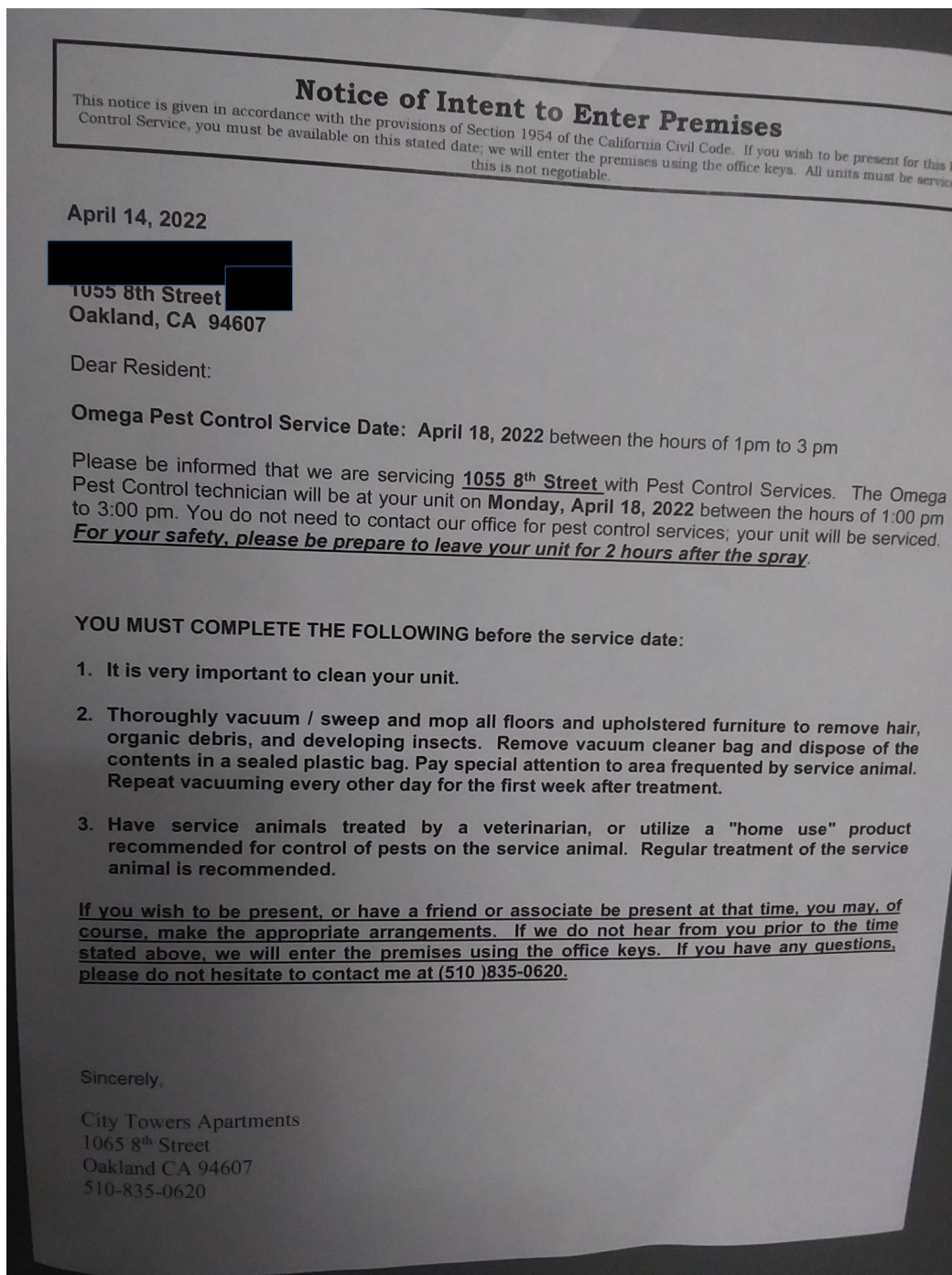


Figure 19: Building A – notice of pest control visit



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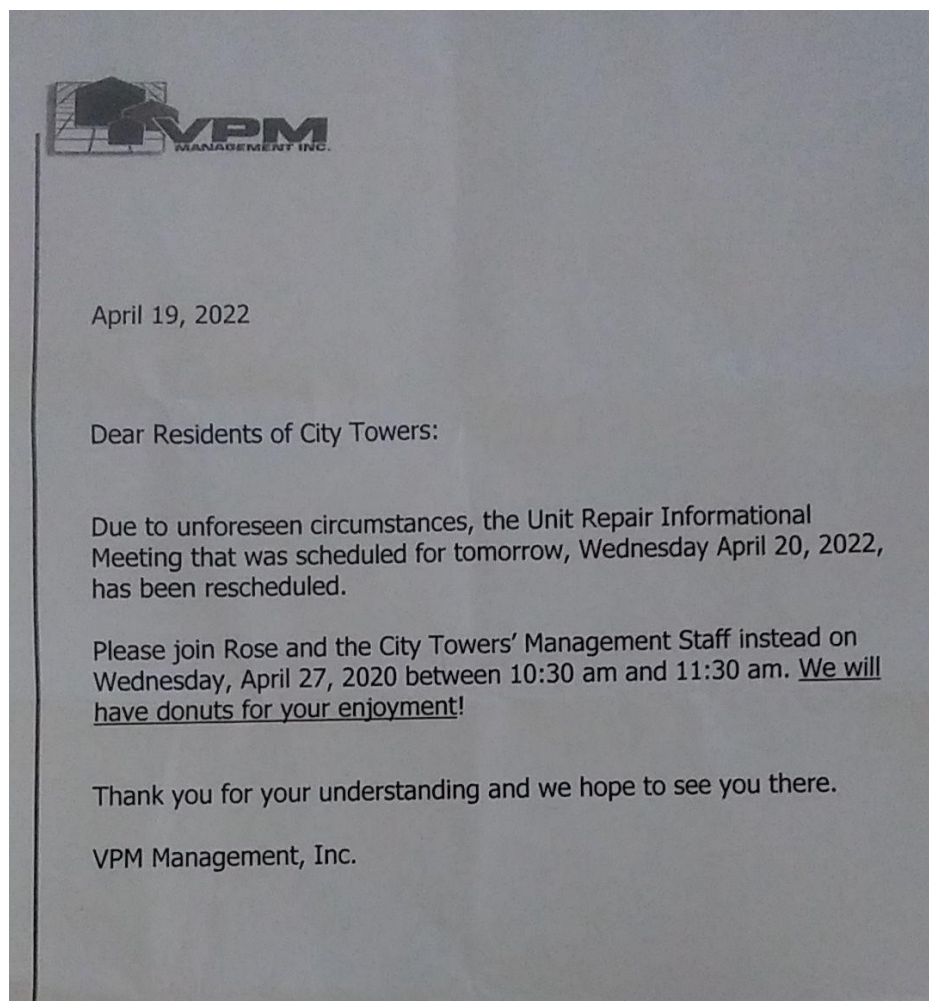


Figure 20: Letter posted day before City Towers management “informational meeting” to reschedule said meeting to the following week

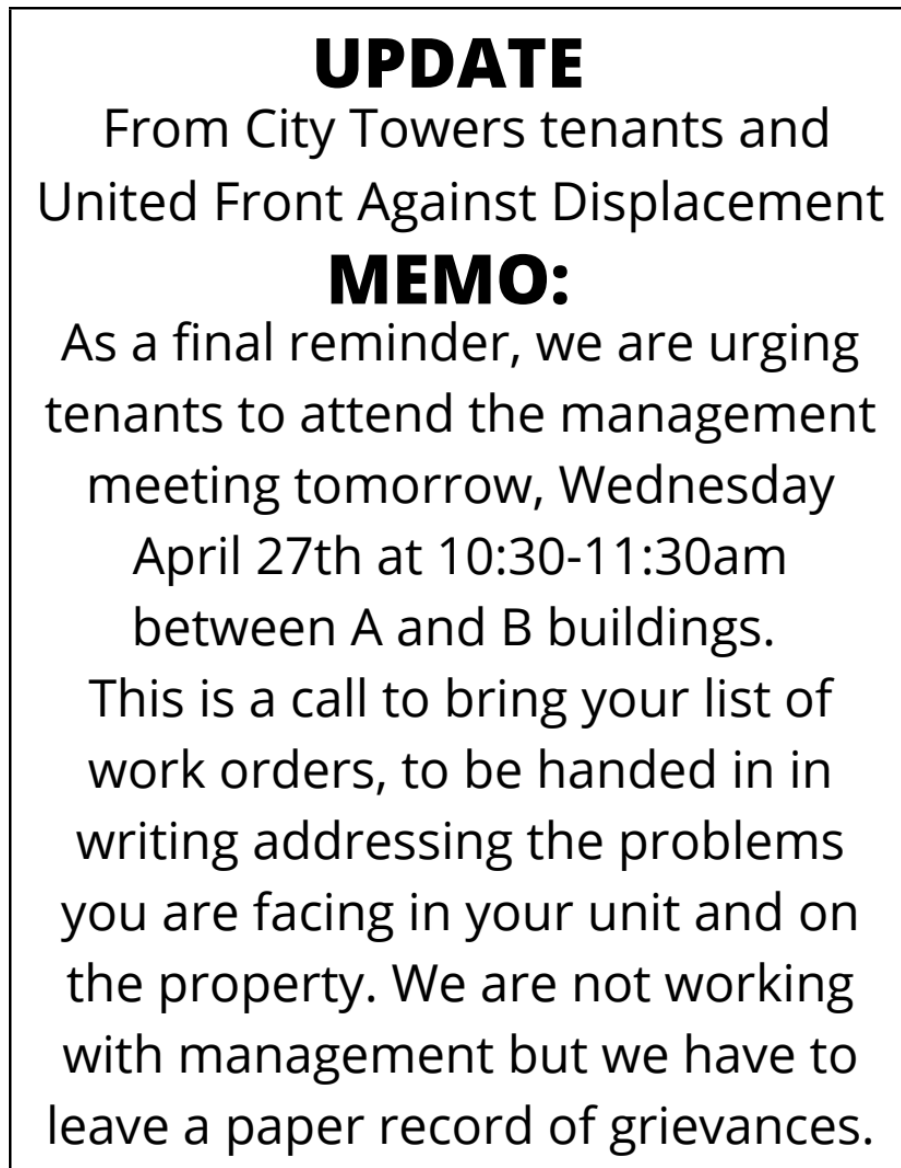


Figure 21: Flyers posted by City Towers Tenant Association to remind about the management's  
"informational meeting"

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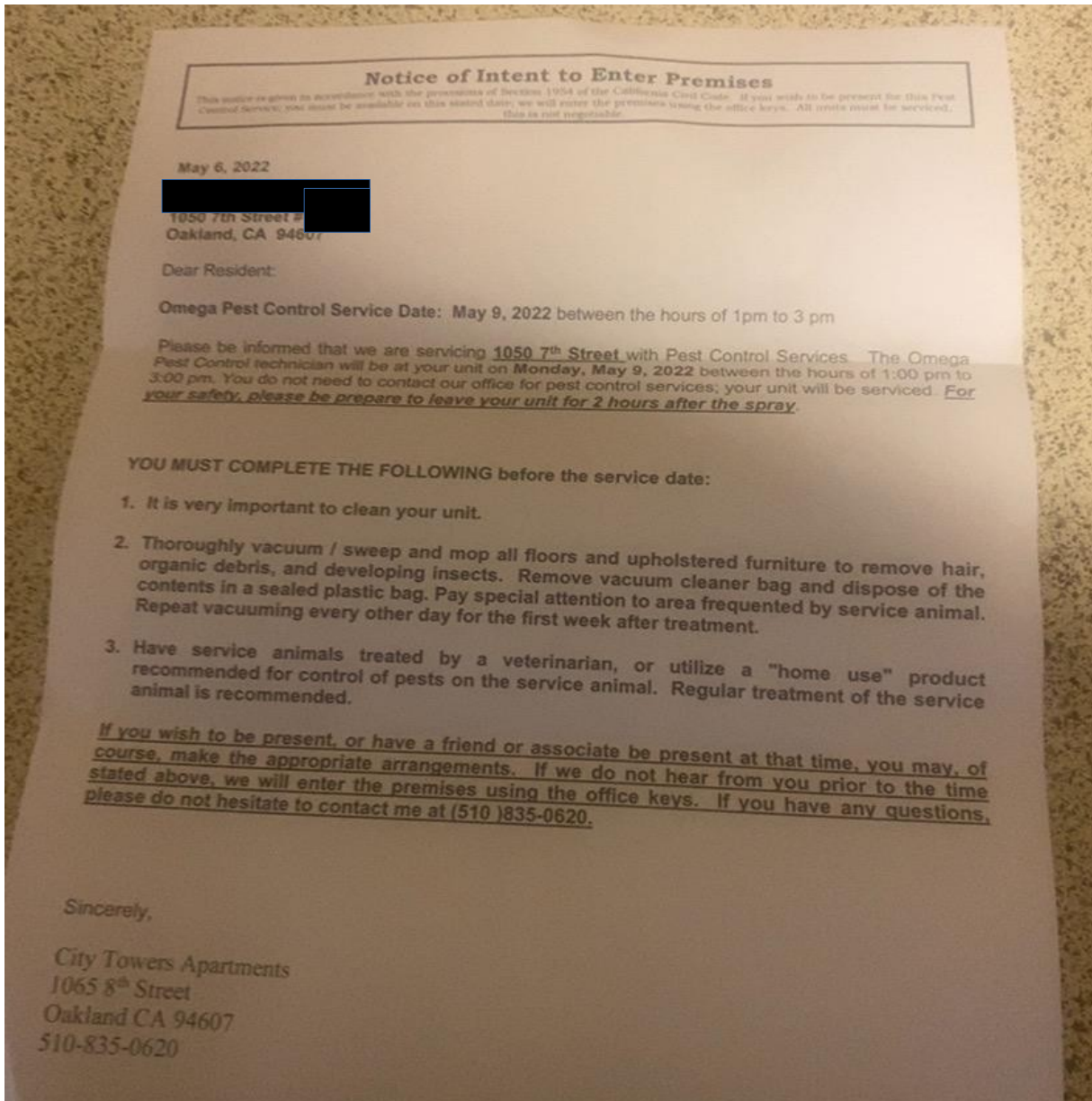


Figure 22: Building B – notice of pest control visit



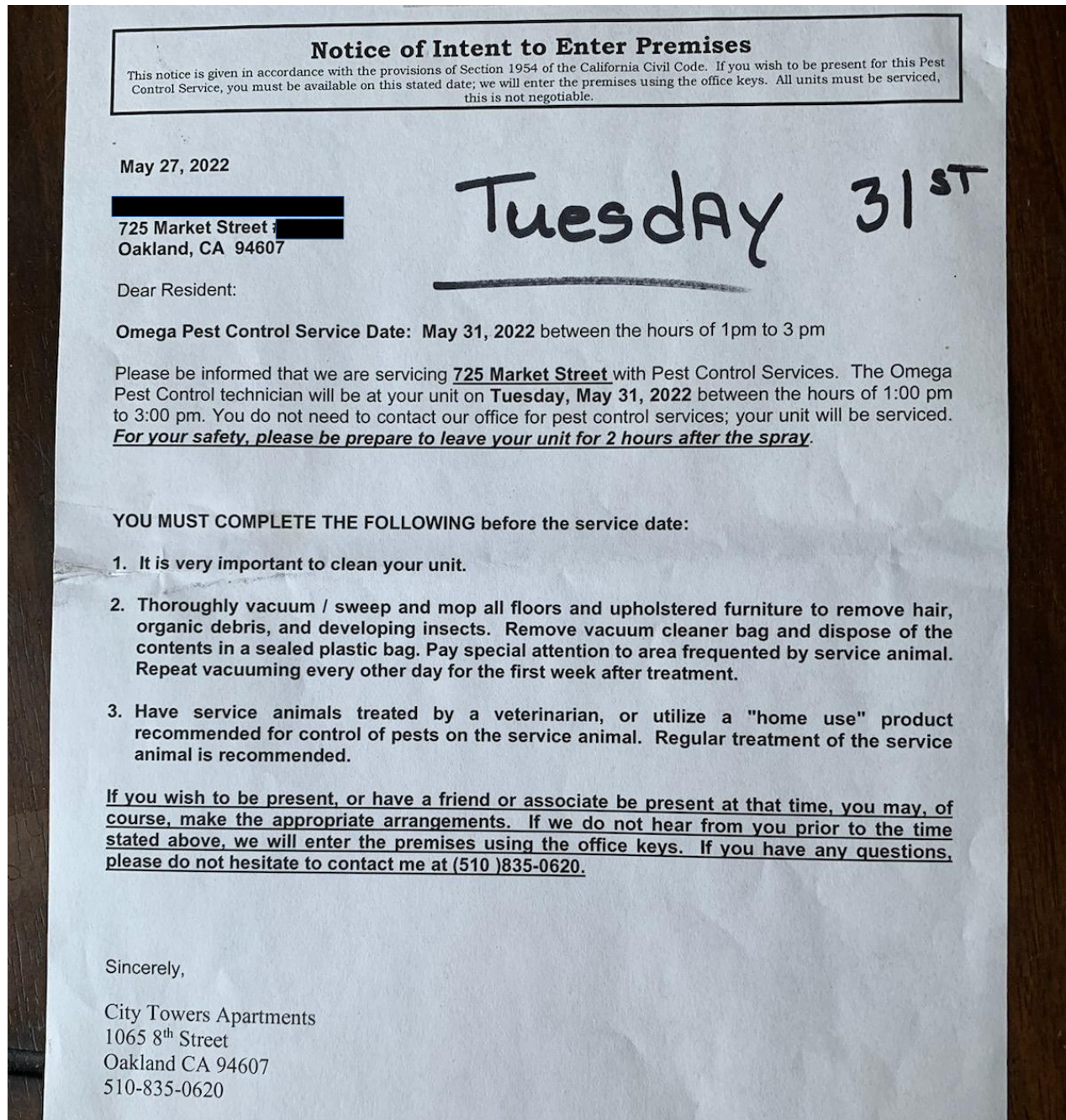


Figure 23: Building C – notice of pest control visit

## Formation of new Tenant Association

The old Tenant Association at City Towers works hand-in-glove with property management in exchange for meager favors like a separate office space and privileges to sell food at a mark up to residents. At the very first tenant meeting UFAD members attempted to organize through input and engagement from multiple residents in the C building, the 7-year “president” of the old Tenant Association, Tanom Dominique, showed up with six security guards and forced the meeting to relocate outside. He yelled verbal insults at attendees when they refused to disband entirely. At the “informational meeting” held by VPM Management on April 27 (see timeline in previous subsection), he did not voice any complaints on behalf of tenants to Don McShane or Rose Palmer; he rather stood alongside McShane for the majority of the time [Figure 24].



Figure 24: (Left to right) “President” of old City Towers Tenant Association (leftmost) working with management’s hired security guards to disband first tenant meeting with UFAD organizers on February 26 2022; Standing next to City Towers property manager Don McShane at “informational meeting” on April 27 2022

If these incidents did not provide sufficient proof of his negative role in the tenant struggle, Dominique later called security guards on a City Towers resident who showed up to a publicly-advertised “tenant



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meeting” of the old Tenant Association to deliver a founding statement for the new Tenant Association signed by nine other people. Three people including Dominique were in the old Tenant Association’s office watching a basketball game on a big-screen television at the time, and refused to take the paper. A heated discussion about the failures of the old Tenant Association ensued, and that tenant received a Notice to Cease a few weeks later for “[being] so disorderly as to destroy the peace and quiet of other tenants at the property” [Figure 25].

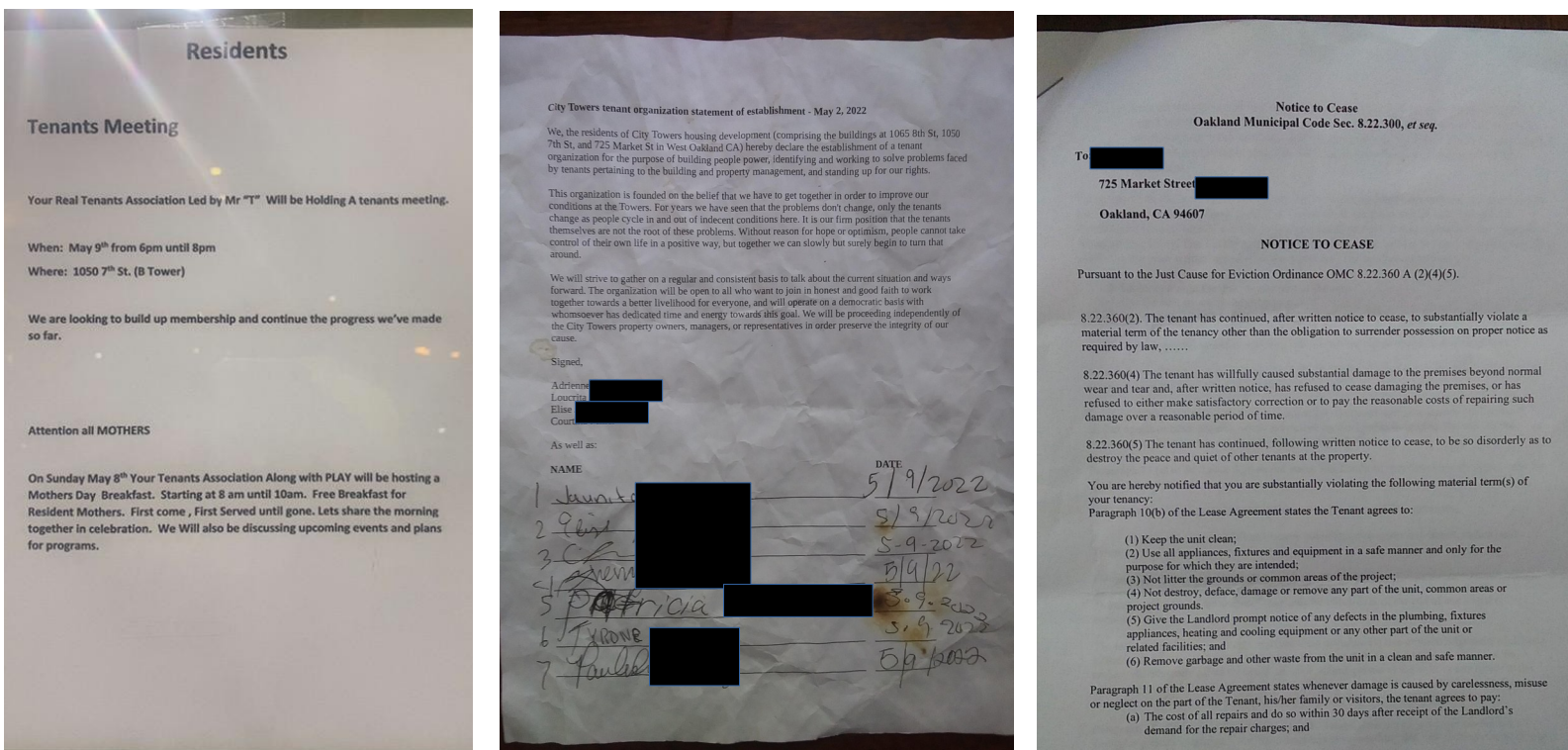


Figure 25: (Left to right) Notice posted in City Towers buildings for tenant meeting with the old Tenant Association; Statement of formation of new Tenant Association that one City Towers resident attempted to deliver to Dominique at the publicly-advertised May 9 meeting (physical copy presented on the day in question was signed by an additional seven tenants); Notice to Cease delivered to said resident on June 1 for interrupting said May 9 meeting

Landlords are not the only section of society that exploits tenants, and City Towers is not the only instance in HUD housing where so-called “tenant” organizations act as shills for corrupt managers, to the marginal benefit of a small number of token residents [11, 12]. It is no trivial matter to keep up a principled fight by and for the people as a whole. But when it’s obvious to everyone that people in positions of leadership have totally abandoned that task, there’s a need to chart a different course forward. In this case at City Towers, circumstances demanded the formation of a new Tenant Association that could think and act independently of management. Unless otherwise specified in this document, any reference to the “Tenant Association” implies the new Tenant Association.

## Most recent inspections and repairs

Since April 1 2022 (when the City Towers resident petition was delivered), 21 cases have been opened through City of Oakland Code Enforcement based on resident statements (these statements, as well as a complete list of the Code Enforcement cases, are provided in the appendix). In this section we compare the City of Oakland inspection findings with HUD’s standards for its own units, and provide some case studies which demonstrate the shortcomings and limitations of the repairs property management conducted.

## HUD standards versus reality

HUD states on its Real Estate Assessment Center (REAC) webpage that, for multifamily housing developments like City Towers, “HUD conducts physical inspections based on set standards to make sure your housing is decent, safe, and sanitary” [13]. However, City of Oakland inspection reports provide objective evidence that HUD’s mechanisms for enforcing its own standards have failed outright at City Towers. To be sure, examples of corruption and incompetence in HUD housing abound [14, 15], so this failure is not unique or even very surprising. Nevertheless, a thorough analysis is warranted.

In the table below, we cross-reference reported municipal code violations in the publicly-available inspection reports, REAC deficiency definitions [16], and HUD’s Section 8 Housing Quality Standards (HQS) as defined in 24 CFR § 982.401 [17]<sup>3</sup>.

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3 According to HUD’s Multifamily Assistance & Section 8 Database [18], City Towers is a “Section 8 Property Disposition” development, meaning HUD previously sold the property to a private owner. The codes in 24 CFR § 982.401 apply to the Section 8 Housing Choice Voucher program (which includes project-based vouchers). Though the legal distinctions are obscure and difficult to navigate, at the end of the day, the contrast still stands between living standards HUD nominally upholds and those its tenants encounter every day.



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| <b>City of Oakland cited violation</b>                                         | <b>Corresponding HUD REAC deficiency</b>                                                          | <b>Corresponding HUD HQS standard</b> |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------|
| Inoperable light fixture at kitchen area                                       | Lighting – Missing/Inoperable (Unit)                                                              | (f)(2)(ii)                            |
| Plumbing leak at toilet                                                        | Plumbing – Leaking Faucet/Pipes (Bathroom – Unit)                                                 | (b)(2)(i)                             |
| Clogged bathroom sink                                                          | Plumbing – Clogged Drains (Bathroom – Unit)                                                       | (b)(2)(ii)                            |
| Inoperable vent located at bathroom area                                       | Ventilation/Exhaust System – Inoperable (Bathroom – Unit)                                         | (h)(2)(iii)                           |
| Damage front door (missing door knob)                                          | Damaged Hardware/Locks (Doors – Unit)                                                             | (d)(2)(iv)                            |
| Damage ceiling at bathroom area (water intrusion)                              | Mold/Mildew/Water Stains/Water Damage (Ceiling – Unit)                                            | (g)(2)(i)                             |
| Mildew/mold located living room carpet                                         | Mold/Mildew/Water Stains/Water Damage (Floors – Unit)                                             | (h)(1)                                |
| Damage closet door at hallway area                                             | Damaged Frames/Threshold/Lintels/Trim (Doors – Unit)                                              | N/A                                   |
| Surface mold/mildew located at bathroom ceiling                                | Mold/Mildew/Water Stains/Water Damage (Ceiling – Unit)                                            | (h)(1)                                |
| Mold and moisture                                                              | Mold/Mildew/Water Stains/Water Damage (Walls – Unit)                                              | (h)(1)                                |
| Missing light cover at hallway area                                            | N/A                                                                                               | N/A                                   |
| Inoperable heater located at living room                                       | Inoperable (HVAC – Unit)                                                                          | (e)(2)(i)                             |
| Bathroom tub damage                                                            | Shower/Tub – Damaged/Missing (Bathroom – Unit)                                                    | (b)(2)(iii)                           |
| Closet door at hallway area damage                                             | Damaged Frames/Threshold/Lintels/Trim (Doors – Unit)                                              | N/A                                   |
| Inoperable outlets at bedroom area                                             | N/A                                                                                               | (f)(2)(iii)                           |
| Lack of bathroom vent                                                          | Ventilation/Exhaust System – Inoperable (Bathroom – Unit)                                         | (h)(2)(iii)                           |
| Cover is needed for heater at living room area                                 | Convection/Radiant Heat System Covers Missing/Damaged (HVAC – Unit)                               | (e)(2)(i)                             |
| Electrical panel not labeled                                                   | N/A                                                                                               | N/A                                   |
| Broken shelving at kitchen sink area                                           | Cabinets – Missing/Damaged (Kitchen – Unit)                                                       | (c)(2)(iii)                           |
| Electrical panel needs labels                                                  | N/A                                                                                               | N/A                                   |
| Light cover needed at hallway light                                            | N/A                                                                                               | N/A                                   |
| Damaged flooring at living room hallway and bathroom area                      | Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors – Unit)                                | (g)(2)(i)                             |
| Damaged plumbing faucet, fixture, and down spout at tub, sink at bathroom area | Lavatory Sink – Damaged/Missing (Bathroom – Unit), Shower/Tub – Damaged/Missing (Bathroom – Unit) | (b)(2)(iii)                           |
| Damage (water intrusion) ceiling at kitchen and living room area               | Mold/Mildew/Water Stains/Water Damage (Ceiling – Unit)                                            | (g)(2)(i)                             |
| Damaged doors and windows located at hallway and bedroom                       | Damaged Frames/Threshold/Lintels/Trim (Doors – Unit), Windows (Unit)                              | (h)(2)(iv)                            |

## Dispatches from City Towers: The ongoing situation and recent developments

We see quite clearly that City Towers ownership and management is breaking both local and federal codes on a daily basis by neglecting basic upkeep and maintenance of their property. Several anecdotal accounts from City Towers tenants about their interactions with the Code Enforcement inspector, Terrell Picot, cast doubt on the ability of the municipal bureaucracy to rectify this situation:

- Picot told one resident during a follow-up unit inspection that he was only there to “make [City Towers management] do the bare minimum”
- He verbally told another resident it was her fault that her apartment had mold, leading her to believe she could be retaliated against, despite listing mold as a violation against City Towers on her inspection report
- When a member of the Tenant Association called him to inquire about opening a case for her unit, he replied, “Have you spoken to management first? Before we start a case you have to speak to management.” He also told her, “Don [McShane] knows me very well.”
- For one resident whose light coverings, counter tops, and electrical panel were replaced by City Towers but who was left with an inoperable bathroom vent, peeling floor panels, broken heater valve, and water leaking through her front wall, Picot informed her during a follow-up inspection, “Well, they’re trying,” and tried to close out her case as resolved

These interactions raise our suspicion of conflicts of interest within Oakland Code Enforcement, the very body that is nominally supposed to hold landlords accountable for illegal housing conditions.

## Case studies of repairs

As a result of political pressure from tenants and financial pressure from the City of Oakland (via fines for not bringing units up to code), City Towers management has been conducting some repairs in people’s units since early May 2022. Given that the previous baseline was essentially nothing (as evidenced in the letter in Figure 18), this demonstrates that collective action can move the status quo in a positive direction.

However, an honest evaluation of the situation before, during, and after the repairs were carried out reveals that the bulk of the work towards decent housing conditions for City Towers residents still lies ahead of us. Here, we present a few representative case studies.

### **CASE 1 – AB (building A)**

AB has a thick layer of mold on his kitchen wall and a hole in the paneling under his kitchen sink that building maintenance workers left open over a year ago without ever returning to fix it.

The repair crew came into AB’s unit in May 2022 and didn’t fix either of these problems, but they did repair a broken light switch. Before and after photos are shown in Figure 26.

## Dispatches from City Towers: The ongoing situation and recent developments



Figure 26: Damages in AB's unit before (top row) and after (bottom row) the inspection and repair campaign promised by management in the letter in Figure 18.

### CASE 2 – DL (building B)

Since she moved into her unit several years ago, the exhaust fan in DL's (windowless) bathroom has never worked. This is a common complaint across all three buildings, and the City of Oakland Code Enforcement inspector told multiple tenants at City Towers that the fixture they thought to be a ventilation fan was actually a heater.

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Workers came to DL's unit, fixed a doorknob, put WD-40 on the windows, and replaced her toilet seat. They also took her closet doors off and took them away and didn't come back. They did not fix her bathroom vent or a bedroom door that had been damaged by a previous abusive partner [Figure 27].



Figure 27: (Left to right) Bathroom vent in DL's unit left inoperable and covered in dust and grime during repair campaign; bedroom door still half broken off and not replaced by repair workers

### **CASE 3 – LJ (building B)**

A City Towers office staff person and a maintenance worker showed up, without prior warning besides the letter in Figure 18, at 8:30am on a Saturday to “inspect” LJ's unit and repair her closet door.

However, a sizable bulge in the wall paint in her bathroom was left unaddressed [Figure 28].





Figure 28: Bulge in bathroom wall before (left) and after (right) repairs at LJ's unit

#### **CASE 4 – EJ (building C)**

Since EJ opened a case with Oakland Code Enforcement, City Towers was given an ultimatum to amend the cited violations within 25 business days or pay a fine. Over the last weekend before the scheduled re-inspection, multiple workers showed up without prior warning to make repairs.

The results were mixed. Although they addressed some serious surface-level problems like rotting kitchen cabinetry [Figure 29], the work was very rushed. The kitchen cabinets were switched out without cleaning the dirt and mildew underneath. And the workers painted heater covers without taking them off. Upon later examination, they had left behind years-old mousetraps (with a dead mouse on one) and mouse holes in the walls behind the heater [Figure 30].





Figure 29: Kitchen cabinets before (left), during (middle) and after (right) repairs of kitchen cabinetry at EJ's unit. Note dirt, grime, and corrosion left on wall beneath the replacement unit.



Figure 30: Mouse debris still present behind heating unit that was repainted without disassembly

## **Pest control follow-through**

As noted in the timeline under “Response to petition – Property owner and manager,” All three buildings received notices informing residents that a pest control company would be servicing their units at a set date and time [Figures 19, 22, 23].

During door-to-door as well as phone outreach by UFAD members following the posting of those notices, a dozen different tenants confirmed that no pest control personnel had showed up that week to their units as promised.

One resident in the Tenant Association who lives in building C saw the pest control company leaving the premises on May 31 (the scheduled day of services) without having come to his unit, and called the management office to ask why they didn’t. Management informed this tenant that he “was not on the list” for pest control services. Three other tenants of building C (all of whom had reported vermin problems to the city vector control) later confirmed to UFAD during phone call outreach that they had not heard from pest control since the notices were posted.

Therefore, besides the single resident who independently called the management office, there is currently no evidence that pest control came to anyone’s unit at City Towers as had been promised.

## **Bigger picture: KDF, VPM, subsidized housing in the US**

*Note: Much of this section has been adapted from “Fire at City Towers: Random Tragedy or Par for the Course? Part 3: The Corporations behind City Towers” on the United Front Against Displacement website [19].*

City Towers is owned by KDF Communities, a real estate investment firm based in Newport Beach, CA and specializing in low-income housing. Over the past 26 years, their portfolio has included over 6,000 “affordable” rental units in over 50 different buildings in California, Washington, and Colorado [20]. Although KDF touts its “commitment to providing social services to [its] residents” [21], a brief survey of the conditions in the properties it owns immediately shows that its primary role in society is to profit from the exploitation of tenants. This is accomplished in part by paying no money to fund basic maintenance of the units it owns. However, we have to keep the bigger picture in mind, as well. KDF wouldn’t be able to do what it does without (as proclaimed on its own website) leveraging connections with “the largest and best-known lenders and investors in the industry including Bank of America, JER Hudson, Centerline, Citibank, East/West Bank, GMAC, Union Bank, US Bank, and Wells Fargo” [22] to buy and sell properties on favorable terms, and to navigate the arcane tax codes and housing subsidy laws to its benefit.

KDF isn’t the only for-profit company that has a financial stake in things staying bad at City Towers. One of their “industry partners” is VPM Management, a distinct entity that handles day-to-day affairs on site. The abuses by these companies don’t stop in West Oakland: several properties in San Jose that



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are owned by KDF and managed by VPM have also been plagued by toxic mold, deadly fires, extended water shutoffs, neglected laundry facilities, bedbugs and roaches, and illegal rent increases [23-25].

It's important to understand how the situation at City Towers fits in with the larger picture of the federal government's elimination of public housing across the country. The government justifies these privatizations by saying they are "eradicating severely distressed public housing" [26] or addressing the billions of dollars of "backlog of public housing capital needs" [27]. However, we see proof at City Towers that government-subsidized housing under private management by no means eliminates severe distress in housing conditions for poor and working people.

Furthermore, the government is still spending plenty of money keeping these developments running – it's just that now the money goes to a private corporation. VPM Management and KDF Communities get paid full market rate for every unit, as defined by the Department of Housing and Urban Development [28], through a combination of resident rent (a minority of the total amount) and government subsidies. And yet the elevators at the Towers are broken, the stairwells smell like piss, and most of the units have severe habitability issues.

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## Appendix

### City Towers tenant testimonials

The following statements were sent by members of the UFAD and the City Towers Tenant Association to the Oakland City Attorney's office and, where applicable, building code enforcement and vector control. The statements as delivered included tenant names and contact information for the appropriate departments to be able to follow up; here we have redacted that information for privacy.

#### Statement #1

My house is not in living condition. But it became serious when the leak that they allowed to continue. They kept telling me they were coming out to look at it, but behind my back they were calling security.

My apartment living conditions became serious as a health hazard, uninhabitable, dangerous to my health after allowing a work order reporting a ceiling leak to go unaddressed. My landlord said I should have renter's insurance. He said the damages were due to me as a tenant not having renters insurance. A friend of mine called the renters insurance people and they said they would have never been able to cover anything regarding this property (only furniture and silverware and stuff). Don [McShane, property manager] kept leading me on saying "Oh we're gonna come around, fix the problem," and meanwhile it kept leaking. I went and talked to my upstairs neighbor and he said he would try to only use one side of the sink but it didn't help. At first I thought it was my son spraying water around, but then he told me, "Mom it's the ceiling that's leaking."

It was three times that I called. They never came until September the 8th [AKA months later].

#### Statement #2

I've been at city towers since 2013. I have multiple issues with my unit including a broken sink fixture, a broken ac/heater system and a broken garbage disposal switch. Right now, there is a huge hole under

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my sink that was made by maintenance over a year ago. I have made numerous requests for repairs, but maintenance and management have ignored my requests.

I've also been living with a lot of mold (picture attached) in my kitchen, but management has not come by to inspect or remove it.

I use a motorized scooter and it is difficult to move around my studio. I told management that I needed to be moved to a one bedroom five years ago and I'm still waiting for a transfer. My studio is located on the 8th floor which is a health and safety issue. The two elevators are constantly breaking down, sometimes at the same exact time. I have missed two doctors appointments because the elevators were broken. If there is an emergency in the building I would have to go down 8 flights of stairs.

### **Statement #3**

I am a resident of City Towers. Like many of my neighbors, my building and unit have been severely neglected by management. Management has ignored my work orders and has refused to do any basic maintenance to my unit. This includes when I alerted them about mold in my unit, to which they responded by painting over it.

I have made multiple attempts to speak with the property management, Don McShane, about the hazardous conditions in my unit, but this has led to severe retaliation. For months, I have been dealing with bullying and harassment from management and security. Recently, Don has attempted to get a restraining order against me in an effort to evict me, but the case got thrown out because his allegations were illegitimate.

### **Statement #4**

My chief complaints are:

Lack of pest control, and as a result not being able to throw out my garbage.

My bathroom fan not working: I've lived here for 6 years and it never worked so I never broke it. It's California law to have it able to go a certain speed, and it doesn't. So of course there's gonna be mold.

Our outlets don't work, so technically HUD shouldn't even be paying for my bed. But the inspector comes, doesn't even look at things closely and passes the unit.

[Property management] keeps telling me, "the building is old" as an excuse for all the damages, but it doesn't matter if it's old, you are supposed to keep it up. That's your job.

### **Statement #5**

Everyday I been in my unit I find mice. I had like 2-3 mice just this morning. Last year around Thanksgiving time my puppy got bit by a mouse on the stomach...the vet told me it was gonna be over \$1000 dollars for all the surgery and shots for my puppy.

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They [management] still not doing what they supposed to do and I pay my rent. Nobody's listening to us residents talking about what's happening in our apartments.

### **Statement #6**

I've been here 8 years and my windows have mold. Now the mold is affecting me so bad and it's messing with my sleeping disorder. So I have to get one of those machines, and that came from the mold. There's all kinds of issues. I have issues with the roaches.

There's no structure at all here. I was afraid to report these issues because they might get on me and decide to maybe evict me or some shit like that because that's what Don does. He targets people.

### **Statement #7**

I have black mold in my bathroom on my ceilings and we're told not to clean our ceilings because of asbestos. I've put in work orders, but they haven't been done. When I follow up with management about about the work orders I've put in, they say they cant find them in the system. I think they are trying to make me fail inspection so they can put me out. He [Don] has worked with me before, but I believe he just wants to evict me without getting a lawyer involved.

I've lived in city towers for over 14 years. My garbage disposal has been broken for almost 2 years. Also the vent doesn't work here so there is no circulation. What is the point of having a vent if there's no circulation? My vent is basically just for decoration. There are less roaches now, but they still come out of the vents And there are no ceiling lights. I've been here 8 years and they've never cleaned the carpet. I get on my hands and knees scrubbing the carpet, but legally they're supposed to clean it. My daughter has asthma.

I feel scared to report because it might fallback on me. Which leads things to get worse because I'm scared that I'll get in trouble.

### **Statement #8**

Upon that fire here at City Towers in the C building. I was home, the fire alarm went off, which it always goes off, but that doesn't mean there's a fire. People will come in and out and trigger the alarms and everything. But on that particular day I actually smelled smoke, and that on the balcony. When I opened the front door to see where it was coming from, it was pure smoke on the floor. So at that time I began knocking door to door trying to get my neighbors to come out. By that time, I enter the stair well and apparently the smoke came up from the sixth floor. So everyone was in a panic, there's no lights in the stairwell so you couldn't see. People were bumping into each, people were panicking. And then when you got closer to around the fourth floor, the smoke was zero visibility. You couldn't see, you couldn't breath. And to top it off, you had the Oakland fire department coming into the building with hoses and they couldn't see. "Move! Move! Get out of the way." It was just chaotic. So I think when I got down to the first floor, between two and one, I had two more steps to go and I gave up. Mind you, I'm coming from the tenth floor. And it was just horrible. I got out, but I also had to take a trip to Kaiser



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Permanente here in Oakland and that's when I was pronounced with the smoke inhalation. It caused such a chaos. The elevators we're out of service. The stairwell was black, it was dark. It was just a nightmare

It cost me money that I didn't have because I had to get a room. It was mole that turned into a mountain, because it was a big inconvenience. Like I said, Ten flights of stairs and you're still breathing in smoke. We've had these giant condoms blowing in the hallways. It's still a nightmare. And today is April 12, 2022 and we're still on fire watch. The Red Cross didn't accommodate everyone, they accommodated only everyone on that floor. And smoke travels, everyone knows smoke travels. And I'm still living the nightmare.

We just regained hot water today. Today's the twelfth, and this was friday. It was cold water! Who does that? Who doesn't shower or bathe. You have children, elderly, the disabled. Who does that? This is unreal. It's horrible. You go to the parking lot and this side is dark, this side over here is always lit up.

And then you have security. They're not always on duty.

Nothing is being done. Nothing is being done. How long are we supposed to go in these conditions? I don't understand it. Not everyone can just pack and continue on. Im sure if we all had choices we would be living in other places. But it is what it is.

### **Statement #9**

We have a problem with the roaches. We have a problem with paint coming off the counters. We have a problem with the stinky hallways. We have problems with the stinky garbage shoots. I can't go out my door because sometimes I get so sick in the morning time that I have to wait until the smell dies down. Or I have wait until they come to clean up the situation. On the weekends it's so nasty around here; there'll be garbage overflowing into the hallways. They have pee in them. They never come and do anything on the weekends. They should have back up maintenance because they know how this building is.

So I wish you guys could help do something about this and clear up this situation, because I'm on the verge of moving to Reno because it stinks so bad up in here.

### **Statement #10**

My oven light doesn't go off, my hall light doesn't come on at all. My bathroom knob Is off, I've been putting in work orders. My sink doesn't go down at all, and it's been like this for almost a month. My balcony doesn't have a handle. My bathroom tub needs to be painted, it's horrible. They did half a job, they started painting the bathroom walls, but not the tub.

We have mold in the vents above the tub. The heater in my room is all the way off the wall. That has to be a fire hazard. The heater in the living is all the way off the wall. The heater doesn't even work. They put up this new thermostat, but that doesn't work, so what was the point of putting that up? You can't

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even control the heat from the thermostat. My carpets has needed to be done. I've been telling them about that. I've been living here for almost ten years,

I've lived in that building, this building. They have roaches, infested. My balcony doesn't open. They did put blinds on the window, but the whole house is falling apart. And I keep putting in work orders over and over and over and over. And nobody comes. Maintenance came the other day just to say they would be back this week and they never came back. The plugs don't work.

My daughter died here November 19, 2006 and they have yet to fix the windows. Or put any stoppers on the window, or make the window to where they don't open all the way. I'm still on the 8th floor.

My son keeps getting jumped at school and has guns pulled on him in front of the building. I've been requesting to move from this unit into another unit of city towers because I know they have multiple umbrellas of units. I need somebody to help me move out of here into another unit, not even on these grounds in west Oakland. They keep telling me they can't do anything. And that's crazy. I've already lost a baby here. I don't want to lose another baby because you guys can't help us.

The elevators are always pissy. They just leave feces. I don't think it's tenants, I think it's outsiders. Don already told me that security is just for management.

### **Statement #11**

I've had mice, I've called them it about it, they took forever to get things done about it. I've called them about fixing a lot of things and they have either yet to fix it or took forever to fix it.

I have mold in my bathroom, it took them almost 2 months to come handle that. I've been calling about the leak in my bathroom, they haven't done that yet. And there's switches and other things that need to be replaced. My carpets need to be done, but still nobody has fixed it.

### **Statement #12**

A complaint I have is about the financial business part of it, the way they do the rent. For example currently if you pay your rent they put it towards a charge that's old, like if you have an unpaid month in 2013 they put it towards that instead of for this month. I have receipts and everything saying I've paid but they're saying I'm still behind.

Security is an issue. They too rough and give off police vibes, too aggressive to the people who live here.

The mold. That's a big issue. The fans in my bathroom are all dusty and don't work.

Management in general -- he [Don] is terrible. He doesn't follow up with anything. I have nails sticking up out of my carpet and my kids are crawling around all over it, I've been telling them for years about this and they say they're coming and then never show up.

### **Statement #13**

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It seems like the walls are not closed up how they supposed to be. It flooded from the people upstairs three times and it sounded like it was raining inside. All the stuff in my house got damaged, and they [management] said they couldn't do nothing about it. The manager's gonna say to me: "It's really to that point where you can't just hang it outside?" How am I supposed to hang everything in my house outside? This was around Christmas, so my son's presents were in there too.

The blind panels come down when the wind blows, and they wanna charge us \$3 per panel.

They turn off the water here so much...last December it happened and about 10 other times before that.

The elevators break down like every day. I don't know why they'd put people in wheelchairs all the way at the top.

### **Statement #14**

I've been having a lot of issues with them. They've been increasing my rent and not fixing anything in my house. In my old apartment, also at City Towers, I had mold and mildew. And it caused me to develop asthma and on top of that, living here has been a hazard for me all the way around. People sleeping in stairwells and in the lobby making me uncomfortable when I get off work to come home. I don't feel comfortable coming home with the homeless and the drug addicts coming in and out the building. And in my opinion, I feel like the building should be torn down and they should move us out and give us section 8.

My tub is peeling, I've been telling them about it. They tell me I can't see them working because of the chemicals.

And people piss in the elevator, there will be feces sometimes.

### **Statement #15**

The bathrooms don't have fans, the doors don't have strips and my patio and my windows shake so bad that it scares my kids and I have put towels in there so the windows don't shake. They feel like they're going to break. I still have the old windows, the screens, and the windows do open so far because a little girl did fall out the window.

It's just a lot of stuff. And the mold is starting to come into my room because of when it rains. That black stuff is just all around and I can try to get it but it just won't come off. There's black stuff all around my window sill.

Every inspection they have, I pass my inspection. So my house be clean. It's just the stuff they don't do that they need to do to keep it up. It's really bad man. And I've been here 13 years, but where else can you go when you don't pay PGE. That's a big difference.

They need to remodel, but the elevator man told me they'll tear this building before they give us new elevators. So these elevators have been here since the seventies.

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It's embarrassing to have my older kids bring my grand babies come over and they have to see all that piss in the stairwell. It's embarrassing, it really is. I'll be like "I'll go to your house, don't come to my house."

Where is the rent money going to? They'll say "it's the tenants, it's the tenants", but they aren't doing anything to it.

### **Statement #16**

It's quiet, nobody's bothering nobody and the view is beautiful. We've been here for 2.5 years. The elevators are dirty, they're always full of pee. One of them is always not working, and the other one will be too slow. And then nothing else.

The stairwells will sometimes be dirty, but most of the time no ones really there. The windows, when it's like windy or something, it always makes noise. And then the sink... We tried to call the office to fix the sink. The little handle thing, it's broken. And nobody has come to fix it. The bathtub paint came off, we don't know why it's coming off. And that's pretty much it.

### **Statement #17**

There is mildew on my bathroom wall that needs to be removed or painted over, my bathroom tiles need to be replaced because they have completely come off, and the bathtub needs to be painted over because it is peeling.

### **Statement #18**

My apartment had the door stopper removed, and it was not replaced. There is mold in almost every window and several of my window screens are torn. The wall in bedroom is separated from the concrete and lets in cold air. Most of my windows are also loose, and the one in my living room is completely broken. The makes them rattle when there is wind outside. My bathroom wall is peeling with mildew. The socket in my bathroom does not work, and I cannot lock my living room porch door.

### **Statement #19**

Our elevators don't work. We still can't get on the elevators on this floor, we have to go downstairs in order to get on the elevators. My doors have been broke, my room door has been broken off for the last three years. With my domestic violence case, management said they didn't want to move me because they didn't want me to have somebody else come "F their units up" and things like that.

When I called, they took three days come about my tub. My tub ran hot water for three days. It took them that long to come fix it. My light in my kitchen was leaking for so long that I, I have a lamp in there now. It was leaking so long and it finally went out up above. I have two little kids and that's dangerous. We were waking up to puddles from my room all the way to my front door. That came from the sink in my bathroom after it flooded up by itself. And this is right after they put it back on the wall. They had taken the sink off the wall and it took them a month and a half to fix it. When I called and I



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had my social worker call about it, a day later I got an eviction notice. They said that I tried to reconstruct their bathroom. I don't know how.

And then my toilets been flooding since I basically moved here. My carpet is bad, they're not trying to do anything about my carpet. My door knob was off for a while in my bathroom and in my kitchen. That's actually how my kitchen door broke off my finger. And my window has been cracked and I have no blinds. It's everything. They still haven't done the closet door, my closet door is gone.

### Statement #20

The elevators don't work. They never work. It's always pissy and I have small children. It's not right. There's mice. There's roaches. The spiders here are out of control; they're big spiders like I've never seen. My drawers are broken. My garbage disposal don't work. The heater is tripping. My windows aren't even sealed right. And I think that's everything.

## City of Oakland Code Enforcement reports

The following table lists cases opened by Oakland Code Enforcement for individual City Towers units after the tenant petition was sent in on April 1. We include links to the Accela Citizen Access database (a full Notice of Violation report is posted for cases where an inspection was carried out).

| Last 4 digits of case # | Link to database                                                                                                                                                                                                                                                                                                                                                                                                      | Case opening date |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 2549                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=51566&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=51566&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | May 12            |
| 2548                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=51565&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=51565&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | May 12            |
| 2499                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=51098&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=51098&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | May 9             |
| 2313                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=49962&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=49962&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | May 2             |
| 2175                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=44770&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=44770&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 25          |
| 2146                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=15592&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=15592&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 22          |
| 2102                    | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;ca">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;ca</a>                                                                                                                                                     | April 20          |

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|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|      | <a href="#">pID2=00000&amp;capID3=15175&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a>                                                                                                                                                                                                                                                                                                                            |          |
| 2083 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14958&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14958&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 19 |
| 2028 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14630&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14630&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 15 |
| 2029 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14631&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14631&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 15 |
| 2037 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14683&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14683&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 15 |
| 2038 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14684&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14684&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 15 |
| 1992 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14462&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14462&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 14 |
| 1993 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14464&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14464&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 14 |
| 1994 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14467&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14467&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 14 |
| 1995 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14468&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14468&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 14 |
| 1997 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14478&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14478&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 14 |
| 1998 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14480&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14480&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 14 |
| 1949 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14074&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=14074&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 12 |
| 1914 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=13402&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=13402&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 11 |
| 1916 | <a href="https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=13402&amp;agencyCode=OAKLAND&amp;IsToShowInspection=">https://aca-prod.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Enforcement&amp;TabName=Enforcement&amp;capID1=22CAP&amp;capID2=00000&amp;capID3=13402&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> | April 11 |

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|  | <a href="#">000&amp;capID3=13407&amp;agencyCode=OAKLAND&amp;IsToShowInspection=</a> |  |
|--|-------------------------------------------------------------------------------------|--|