

From: [Jonah Strauss](#)
To: [Bee, Maria](#)
Subject: Re: Haber & Ordinance
Date: Tuesday, January 17, 2017 10:14:15 PM

Hi Maria -

Each building has an archive, but more tenant participation will be needed to cull specifics. Let me know what you're looking for to get started.

1919 Market is pretty well-documented right now and is basically the poster child here - only Hotel Travelers comes close. 671 24th I have pretty much everything, though it is all related to the current owner (for how long?) Kim Marienthal, who is by anyone's yardstick a schmuck. 674 23rd will basically be the tenants' right of return contracts with the owner at the time, who was great - plus of course city records on the fire and rehab, which you have access to already. 2898 Glascok will be documentation of an illegal compound-wide rent increase, and how one tenant successfully fought it.

5801 Int'l I'm not sure where to begin, between the evictions and small time payouts and unpermitted construction. For that I'd suggest speaking directly to [REDACTED] by phone and ask how she'd like to communicate, as she thinks her phone is tapped, which is totally ridiculous. [REDACTED] is fairly delicate due to this situation and health problems, so tread lightly. It may take some kind persistence and an in-person meeting just with you and me and her. Trust is a huge thing with her and while I understand you have restraints on your communications with us, she will be much more open if you play some of the cards in your hand, or if you hand me some cards to play. Regardless, she has reams of paper, copious emails, and plenty of verbal details.

I will share my speech about Haber before Council tonight with you via Google Docs. It was well-received and the SRO conversion moratorium extension passed unanimously.

- Jonah

jonahstrauss@gmail.com
[REDACTED]

On Jan 17, 2017, at 4:44 PM, Bee, Maria <MBee@oaklandcityattorney.org> wrote:

Hi Jonah,
We are doing our investigation, gathering documents concerning each of the properties. Do you have a summary or outline of the documents you have compiled on the google doc?

Thanks,
Maria

From: Jonah Strauss [<mailto:jonahstrauss@gmail.com>]

Sent: Monday, January 09, 2017 10:29 PM
To: Bee, Maria
Cc: Lah, Andrew
Subject: Re: Haber & Ordinance

Hi Maria -

Here is who is coming - I am omitting last names as some folks are openly fighting and some are afraid for their housing.

[REDACTED]

[REDACTED] +1 TBD

[REDACTED]

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Here is a video Oakland Warehouse Coalition produced over the weekend, please watch it: <https://youtu.be/5Izo9YHe3eM>

See you at 10am.

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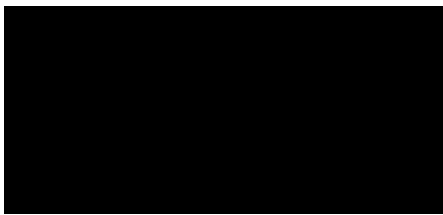
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Sent: Wednesday, December 21, 2016 11:21 AM
To: Ilgen, Richard
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rillgen@oaklandcityattorney.org
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Please let me know what you think of the ordinance and I will forward your comments to its writer.

Please give me a moment of your time this week, even if only by phone. I am fully available. Your input would be of great value.

By Shavonda's request, I am CCing her in order to facilitate scheduling. She was very welcoming to me on my unannounced visit today - thank you Shavonda.

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Jonah Strauss



From: [Jonah Strauss](#)
To: [Illgen, Richard](#)
Cc: [Bee, Maria](#)
Subject: Ordinance - submitted
Date: Saturday, December 24, 2016 12:44:34 AM

Hi Richard -

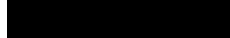
We submitted version 9 of our Emergency Tenant Protection Ordinance to the City Administrator today. It is here:

<https://goo.gl/uH8V8s>

There will be an addendum and minor corrections to follow.

- Jonah

jonahstrauss@gmail.com



From: [Jonah Strauss](#)
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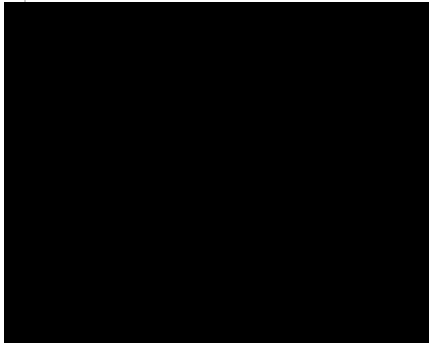
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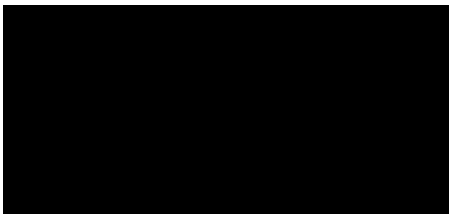
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Richard F. Illgen, Supervising Deputy City Attorney
Office of Oakland City Attorney Barbara J. Parker
One Frank H. Ogawa Plaza, 6th Floor
Oakland, CA 94612
rillgen@oaklandcityattorney.org

Phone: [510-238-6517](tel:510-238-6517)

Fax: [510-238-6500](tel:510-238-6500)

From: Jonah Strauss [<mailto:jonahstrauss@gmail.com>]

Sent: Wednesday, December 21, 2016 9:45 AM

To: Illgen, Richard

Cc: Early, Shavonda

Subject: Re: Haber & Ordinance

Hi Richard,

Attached you will find Draft 6 of the Ordinance; please disregard Draft 5.

Also please note that in my second paragraph below, I misspelled "discreetly."

Thank you for your time and I look forward to hearing from you or Shavonda today. Please let me know when we can meet or speak on the phone.

- Jonah

Jonah Strauss
[REDACTED]

On Tue, Dec 20, 2016 at 5:14 PM, Jonah Strauss

<jonahstrauss@gmail.com> wrote:

Hi Richard,

I wrote to you a few days ago about our buddy Danny Haber - who happened to be in Zoning today asking about development guidelines for a property he's working on at 24th and Filbert, while I was in Permits looking at the plans for my building at [REDACTED] that Kim Marienthal intends to convert to the wrong number of units according to Just Cause. And sell to Haber at some point along the way. Tim Low in the building department says his hands are tied (literally, he put his hands behind his back).

Anyways, despite the holiday and your upcoming retirement, I'd like to meet with you this week for two reasons. A) If you're working on something re:Haber and I'm working on a class action suit, we will want to coordinate efforts, discretely. B) Oakland Warehouse Coalition is very close to having an emergency tenant protection ordinance submitted to Council, and we would of course appreciate your input.

The ordinance is pretty close to done; we're on Draft 5, attached to this email. Laura Holtan (Kaplan) and Alex Marquese (Gibson-

McElhany) had some valuable input for us today, and support the measure. We've gone about getting input from all (yes, all) of the tenants' rights organizations in Oakland, and once Draft 6 is done I will be in charge of getting these organizations' support. That is happening tomorrow. Next steps are submitting to the Clerk on Thursday (which we would like Kaplan to do), and getting the Mayor on the ball with how to represent this publicly. I am already in contact with Michael Hunt from Libby's office about this. We feel this is an opportunity for Oakland to stand up and be a model city for tenant protections in the eyes of the international media, which are very much upon us at this time.

Please let me know what you think of the ordinance and I will forward your comments to its writer.

Please give me a moment of your time this week, even if only by phone. I am fully available. Your input would be of great value.

By Shavonda's request, I am CCing her in order to facilitate scheduling. She was very welcoming to me on my unannounced visit today - thank you Shavonda.

- Jonah

Jonah Strauss

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[v1.3]

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- Jonah

Jonah Strauss

From: [Jonah Strauss](#)
To: [Bee, Maria](#)
Subject: Re: Automatic reply: Haber & Ordinance
Date: Thursday, December 22, 2016 9:16:13 AM

Maria -

Just to follow up...

Confirmed, 58th & Int'l is owned by Jacobson's Coliseum Enterprises, managed by Canyon Pacific. Even the site manager lost her apartment in the building (one of two) that Coliseum forced tenants out of.

- Jonah

jonahstrauss@gmail.com


On Dec 22, 2016, at 1:15 AM, Bee, Maria <MBee@oaklandcityattorney.org> wrote:

I will be out of the office until Wednesday, December 28. I will respond to your email when I return to the office. If you have an urgent matter, please contact Andrew Lah, alah@oaklandcityattorney.org.

Thank you.

Thank you.

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From: [Bee, Maria](#)
To: [Jonah Strauss](#)
Subject: RE: Haber & Ordinance
Date: Tuesday, January 17, 2017 4:44:00 PM

Hi Jonah,

We are doing our investigation, gathering documents concerning each of the properties. Do you have a summary or outline of the documents you have compiled on the google doc?

Thanks,
Maria

From: Jonah Strauss [mailto:jonahstrauss@gmail.com]
Sent: Monday, January 09, 2017 10:29 PM
To: Bee, Maria
Cc: Lah, Andrew
Subject: Re: Haber & Ordinance

Hi Maria -

Here is who is coming - I am omitting last names as some folks are openly fighting and some are afraid for their housing.

[REDACTED]

[REDACTED] +1 TBD

[REDACTED]

[REDACTED]

1919 Market - [REDACTED]

Here is a video Oakland Warehouse Coalition produced over the weekend, please watch it: <https://youtu.be/5Izo9YHe3eM>

See you at 10am.

- Jonah

jonahstrauss@gmail.com

[REDACTED]

On Jan 9, 2017, at 2:44 PM, Bee, Maria <MBee@oaklandcityattorney.org> wrote:

Jonah,

Please let me know who will attend the meeting tomorrow so that I can ensure we have enough space.

Thanks.

From: Bee, Maria
Sent: Wednesday, December 28, 2016 12:16 PM
To: 'jonahstrauss@gmail.com'
Subject: RE: Haber & Ordinance

Hi Jonah,
Sounds good. Please let me know the names of the people who will be attending the meeting so I can share them with security in the lobby and reserve an appropriate conference room. Also, if you get the documents in advance of the meeting, please share them with us in google docs or whatever platform is convenient; it will make the meeting more productive.

Thanks,
Maria

From: Jonah Strauss [<mailto:jonahstrauss@gmail.com>]
Sent: Thursday, December 22, 2016 1:16 AM
To: Bee, Maria
Subject: Re: Haber & Ordinance

Hi Maria,

January 10th at 10am will work fine. I will gather some representatives from the buildings with whom I am in contact. I am asking people to compile evidence into one folder for each building. Google Drive is handy for such things, and everyone knows how to use it. If you have one that you'd like to use to receive documents et cetera, please invite me to it.

Property-wise we're talking about the following:

██████████ - was Jacobson, now Haber

██████████ - was David "Jux" Beck, then a couple of punks with money who couldn't get the project off the ground, now Haber

██ - that's me - Jacobson/Dean
Treadway -> Don Willett (not a bad guy) -> Kim Marienthal -> soon Haber

██ - now Jacobson - just spoke with a former tenant about this one today, 30-40 residents, mostly older longtime Oakland folks, being pressured by management company Allen Associates, manager Jim Lee

Last but not least, my understanding is that Jacobson now owns the large live/work project at 58th & International. I have a friend over there, half of the tenants were recently forced out. Waiting to confirm that he is the owner, but the process by which they dumped their tenants was clearly unethical and rapid. I know the property manager, who barely managed to keep her place.

I'm sure you know all about finding out who owns what at the Tax Assessor's

office, but I'll let you know if I hear of any others. I can gather folks from all of the above for that meeting on the 10th.

More links for Haber: <http://www.antievictionmap.com/danny-haber-and-alon-gutman/> ...also Yaniv Lushinsky is on the Negev team. And there was a redheaded guy with a beard, maybe 5'8", slender, with Haber at the zoning office yesterday, they were working together on the project on 24th between Filbert and Myrtle.

- Jonah

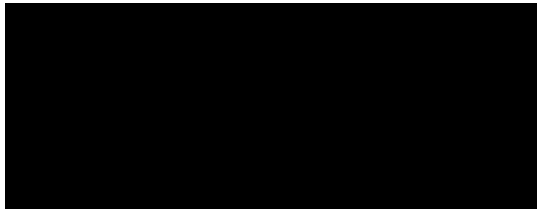
On Wed, Dec 21, 2016 at 4:51 PM, Bee, Maria

<MBee@oaklandcityattorney.org> wrote:

Hi Jonah,

I'd like to move forward setting up a meeting in January. Are you available on 1/10/17 at 10:00 am? In advance of the meeting, please let me know the names of the tenants who have information and, generally, the information they have to share.

I would like to do some research on the 4 properties you mentioned. Are they:



Thanks,
Maria

From: Jonah Strauss [mailto:jonahstrauss@gmail.com]

Sent: Wednesday, December 21, 2016 11:21 AM

To: Illgen, Richard

Cc: Early, Shavonda; Bee, Maria

Subject: Re: Haber & Ordinance

Thank you for your attention Richard!

Maria, I look forward to meeting with you. I am fully available this week.

- Jonah

jonahstrauss@gmail.com



On Dec 21, 2016, at 10:59 AM, Illgen, Richard

<RIllgen@oaklandcityattorney.org> wrote:

Jonah,

Thank you for your emails. I am sorry I could not get back to you sooner. I include Maria Bee in this email as she has taken over many of my responsibilities because of my impending departure. We will get back to you soon to discuss.

My best,
Richard

Richard F. Illgen, Supervising Deputy City Attorney
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[v1.3]

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- Jonah

Jonah Strauss



From: [Jonah Strauss](#)
To: [Bee, Maria](#)
Subject: Speech tonight
Date: Tuesday, January 17, 2017 10:17:46 PM
Attachments: [SROMoratorium.pdf](#)
[ATT00001.htm](#)

Attached

Hi. I'm Jonah Strauss, with Oakland Warehouse Coalition. We have the Ghost Ship Remembrance Day Resolution and Emergency Tenant Protection Ordinance coming before Council at the special meeting next Wednesday at 5pm, but today I am here to speak in solidarity with the tenants of Hotel Travelers.

Words can not express my support for the extension of the SRO conversion moratorium through December 2018. This is a crucial piece of legislation, because when the moratorium was first introduced on a 45-day emergency basis, it was the first major effort to effect Danny Haber's cruel and unusual business practices.

Since his purchase of the Travelers, Danny Haber has demonstrated that he will stop at nothing to remove tenants. He and his surrogate at the building, Dion Ross, worked tirelessly with ruthless and divisive eviction tactics to force out marginalized tenants. These folks are poor, they're senior citizens, and they're primarily people of color. Oakland Warehouse Coalition is proud to stand on their side of this ongoing class warfare.

Minor payouts and brief relocations were made in an effort to pick people off, which was in large part successful. In their precarious situations, many folks simply disappeared with a few thousand dollars in their pocket, which as we all know, does not allow for sustainable relocation in Oakland's current housing crisis.

While the Travelers was an abominable place to live prior to Danny Haber's purchase of the building, he has made it exponentially worse in the last year. His primary tactic for forcing the remaining tenants out has been to tear the building apart around them. Danny Haber fought a War of Attrition against the thirty residents of the Travelers, and he has all but won.

I spoke with the [REDACTED] yesterday, [REDACTED] [REDACTED] told me that his hot water runs alternately freezing and scalding, the building's electricity goes on and off at random, and major code violations both in his unit and common areas go routinely un-addressed. He has nerve pain and has to walk up many flights to his unit when the elevator goes out.

[REDACTED] is a cancer survivor, and is even worse off. He never had a private bathroom, but the bathroom on his floor is now inoperable, and he has to shower in the restroom used by the same construction workers who are making his day to day life miserable.

The mailboxes have now been moved to a locked room, and it is difficult for the tenants to get the checks that they rely on to survive, and follow up with City and State agencies in a timely manner. The building is routinely left unlocked, leaving these tenants vulnerable to vandalism.

The list goes on, but the most curious aspect of this situation is the Building Department's complicity in the process. Despite the 45-day moratorium and multiple code violation complaints brought to the City by the tenants, construction continues, and the permitting process has not stopped. Ed Labayog is the Specialty Combination Inspector assigned to the property, and I find it very interesting that immediately prior to his last visit, multiple code violations were suddenly fixed. As [REDACTED] says, "The putty was still wet," when Labayog visited.

The Negev is Danny Haber's development firm, which includes Google employee Alon Gutman, and lawyer Yaniv Lushinsky. The Negev's sole purpose in Oakland is to remove low-income housing stock and redevelop it for rent to high-income tech workers. This has been made clear by the Negev's past projects in San Francisco, their one successful conversion in West Oakland, and this is their intent with the Travelers Hotel, 1919 Market, and 674 23rd Street. Haber has intent to purchase the building that I lived and worked in for over a decade at [REDACTED], which caught fire on [REDACTED].

Using his connections to large-scale property owners such as Seth Jacobson and John Protopappas, Haber has swept through the Town with a mission. The Negev's behavior against tenants strongly resembles Israel's treatment of the Palestinian people, and as a fellow Jew I am deeply ashamed at how Haber, Gutman, and Lushinsky have trampled upon the Jewish code of ethics we hold so dear.

Haber is devoid of conscience and will stop at nothing to remove tenants. He is driven purely by money, and a team of investors have made him capable of major land acquisitions. I heard he walked out of a meeting with Mayor Schaaf with a smile on his face, and that he made a contribution to at least one current Council Member's re-election campaign.

What many people in the community are asking right now is: How bad does it have to get? How many low-income tenants need to get displaced before the City Attorney steps up and brings a suit against the Negev? Will the Alameda County District Attorney file against the Negev? Will the Building Department revoke Danny Haber's right to operate with impunity in Oakland? -----

----- And finally, will you, our elected representatives, go one step further than this moratorium and bring legislation designed to stop Haber in his tracks across ALL OF his projects, or is it up to the People of the City of Oakland to do it for you? ----- Thank you very much for your time.