

6511 Rainier Tenants Association
6511 Rainier Ave S
Seattle, WA 98118

October 13, 2015

Carl Haglund
Columbia City Condos
1019 California Lane SW
Seattle, WA 98116

To Mr. Haglund:

We, the members of the 6511 Rainier Tenants Association and the Tenants Union, received notice of your press release and are pleased that our organizing efforts have led to this response. However, we would like to ensure that you deliver on the concessions that you have made.

The 6511 Rainier Tenants Association demands:

1. That we be refunded the already-collected October rent payments by October 17th. You have not directly spoken to us about this and we ask that you contact us to discuss the logistics of the process.
2. That necessary repairs be continued in a timely manner and that Columbia City Condos commits to assuming the costs for those repairs. The Department of Planning and Development (DPD) has found 225 housing code violations on the property and has given you until November 7th to correct them. We expect that these repairs be thorough and complete.
3. That you follow through on your pledge to not raise rent until the repairs required to meet inspection are completed.
4. That tenant Osman Osman be sent an invoice showing that he is no longer being unfairly charged for repairs carried out by Columbia City Condos in September.
5. That our rental histories remain unharmed. We have been uniformly responsible tenants and it would be inaccurate to portray us as anything but.
6. That Columbia City Condos apply for a tenant relocation assistance license through the DPD. We contend that your intent throughout this process has been to force us from our apartments in order to avoid paying for relocation assistance.

We found many of the points raised in your press release to be patently untrue and would like to address a few of them here.

When you came to tour the building in mid-June before making your purchase, one tenant stated that "there is a lot of work to be done." You responded by saying "I know what I am

doing.” From the time of purchase until recently, the only repairs carried out came following another tenant’s request; that tenant was swiftly and unfairly charged, leaving others frightened to submit such requests. The repairs currently taking place came only after extensive media coverage and inspections made by the DPD. We believe that, when you issued a large rent increase only 3 days after purchasing the property in late July, you had no intentions of bringing improvements to us, the current tenants. Instead, we believe that you were orchestrating an economic eviction so as to circumvent relocation assistance. Your presenting a tenant with a lease addendum explicitly stating that the tenant would not be eligible for relocation assistance further confirms our analysis of the situation.

Your letter does not address the fact that your interactions with us have been marked by disrespect and intimidation. You and your management have made multiple disparaging comments about our status as immigrants. You have attempted to illegally force our community out by demanding that we sign a year-long lease or leave (a violation of the Just Cause Eviction Ordinance). You have served one tenant, who refused to pay a rent increase after it was deemed invalid by DPD due to lack of notification time, with an improperly carried-out eviction notice. Your abusive policies and the combative ways in which you have interacted with us have led us to miss work and school as well as to live with huge amounts of stress and instability.

We will continue to fight for what is just and for policies that protect others in our city from economic evictions

Sincerely,

Sahro Farah
President, 6511 Rainier Tenants Association

Osman Osman
Vice President, 6511 Rainier Tenants Association

Liz Etta
Executive Director, Tenants Union of Washington

Hana Alicic
Community Organizer, Tenants Union of Washington