

May 27, 2024

Hi Margo

Thanks for sending us your questions after the Emergency Board Meeting on Thursday evening.

Thanks for sharing the 2022 version of the 1760 TA Bylaws, too!

We all agreed that it's important we all have clear communication, and putting it in writing is a great way to get us started!! Thanks for getting us rolling!

I'll address your concerns to the best of my ability and then I'll print and share this with our fellow 1760 TA Board members Michelle and Zia. They may have answers to stuff I don't know plus I want to be on the same page with everyone on the Board so we do not have any further division of intention.



Because this document contains links to information you can use for your advocacy, I'll text you and Zia and Michelle a link to a digital copy with active links.

~Angel

"Why are you so obsessed with CCSD?"

I'm happy to clarify for you what's up. *Here's The Easy Answer.*

Michelle, Zia, and myself have tried our best to get some clarity around CCSD, so here it is:

<div> Gmail</div> <div>Angel inTheBayArea <angelrittenburg@gmail.com></div> <div>Introduction</div> <div>Hale, Helen (MYR) <helen.hale@sfgov.org> Tue, May 28, 2024 at 7:45 AM To: Angel inTheBayArea <angelrittenburg@gmail.com> Cc: Stephanie Pappas <stephpappaspi@gmail.com></div> <div>Thanks for taking the time to check in with me, Angel. I appreciate your background and your sharing of your experiences. 1760 Bush did disaffiliate from CCSD after RAD conversion, but had been in the process of re-affiliation until the recent problems. I think one of the struggles with TAs is that the residents of a building are expected by HUD to hold accountable their elected TA board members. That works well when you have relationships that work, but when you have a group or even an individual who has specific ideas for their building or use of the funds then it can go a bit sideways. TAs are supposed to have checks and balances to manage this situation such as multiple signatures on the checking account, a majority vote at general meetings, a \$100 limit on expenses unless general membership vote not just TA, a quorum for the Board and at voting at their meetings (at least 3 officers) and elections of officers every 3 years or if folks resign or leave in the interim when below quorum.</div> <div>As you point out there are a number of things happening here that seem of concern. Unfortunately the City doesn't have oversight over TAs just the residents of each building, but I am happy to sit down with residents if needed and talk through the process as I know CCSD members would also be available.</div> <div>Helen</div> <div>Helen M. Hale Director of Housing Services Mayor's Office of Housing and Community Development City and County of San Francisco 1 South Van Ness Avenue - 5th Floor San Francisco, Ca. 94103 ph. (415) 701- 5566 fx. (415) 701- 5502 email: helen.hale@sfgov.org</div> <div>This email may contain privileged or confidential information. If you are not the intended recipient, please reply to this email to inform me of your receipt and then destroy all copies. Thanks.</div> <div>[Quoted text hidden]</div>	<div> Gmail</div> <div>Angel inTheBayArea <angelrittenburg@gmail.com></div> <div>Introduction</div> <div>Hale, Helen (MYR) <helen.hale@sfgov.org> Tue, May 28, 2024 at 9:28 AM To: Stephanie Pappas <stephpappaspi@gmail.com>, Angel inTheBayArea <angelrittenburg@gmail.com></div> <div>I heard from both CCSD and Margaret that 1760 Bush was affiliating with CCSD. Given that I am not part of CCSD nor a resident of 1760Bush my information would be via word of mouth.</div> <div>Helen</div> <div>Helen M. Hale Director of Housing Services Mayor's Office of Housing and Community Development City and County of San Francisco 1 South Van Ness Avenue - 5th Floor San Francisco, Ca. 94103 ph. (415) 701- 5566 fx. (415) 701- 5502 email: helen.hale@sfgov.org</div> <div>This email may contain privileged or confidential information. If you are not the intended recipient, please reply to this email to inform me of your receipt and then destroy all copies. Thanks.</div> <div>From: Stephanie Pappas <stephpappaspi@gmail.com> Sent: Tuesday, May 28, 2024 8:52 AM To: Angel inTheBayArea <angelrittenburg@gmail.com>; Hale, Helen (MYR) <helen.hale@sfgov.org> Subject: Re: Introduction</div> <div>[Quoted text hidden]</div>
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AND

Your original posting for Nominations & Elections had 2 mistakes that I asked you to correct, include the proper number of days – 14 like the “reprinted 2022” version – and then move on.

I never said I wanted to replace you as president.

The original letter did not include

- Had no Date of Posting
- Had no Signoff by any Officer

I have text messages to show my continuing effort to work with you Margo, not against you.

Zia text me that it wasn’t cool to share “private messages”. She is right, I shared messages related to Board business with Michelle and with Zia. You have a copy on your phone. Michelle said she gave you her printed copy. If any other copies make their way out, then I’m not the only one who had the ability to do that.

So, here is my response to your claim that “*the president is the authority of any governing body*”.

In very simple words, the [Supremacy Clause from Webster's Dictionary](#) defines that:

supremacy clause noun

su·prem·a·cy clause sə- 'pre-mə-sē-

often capitalized S&C

: a clause in Article VI of the U.S. Constitution that declares the constitution, laws, and treaties of the federal government to be the supreme law of the land to which judges in every state are bound regardless of state law to the contrary.

and, here is a link to the US Congress displaying what the exact wording in the Constitution is:

<https://constitution.congress.gov/constitution/article-6/#:~:text=All%20Debts%20contracted%20and%20Engagements,Constitution%2C%20as%20under%20the%20Confederation.>

and [CFR 24.964.130](#) in the Code of Federal Regulations spells out clearly what that window of notification is in SS 964.130.a.5

All voting members of the resident community must be given sufficient notice **(at least 30 days) for nomination and election**. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections. That means, you, CCSD, or even the Residents cannot change the notification period of a Tenant’s Association Nomination or Election to a 15-day notice. It must be a 30-day notice because it is HUD Law and that is a Federal Agency and its literally in the US Constitution.

We can pull security camera footage to validate the date and time of you or whoever posted these technically inaccurate nomination and election meetings in the building. We all know its less than 30 days.

This is an opportunity for you to “slow your roll” on the election, cooperate with the 1760 TA Board, and make the 1760 TA a model of compliance, and utilize this “blunder” as a way to survey residents about needs, etc and give us time to get books, minutes, and reports together.

You have this one last chance to accept the fact that the 1760 TA Board is willing to work with you as a democratic unit to plan, organize, prepare, and hold Nominations and Elections in a timely lawful manner with the cooperation of the full Board, OR

OR

You can continue along your current course of action with the understanding that:

- **You will be standing alone and apart from the 1760 TA Board as you deny senior and disabled low-income people their legally guaranteed and protected right to vote in a Tenants Association election.**
- Michelle, Zia, and myself cannot allow you to subject us individually or as a Board to the consequences of your continuing attempts to impede the Rights of the Tenants to hold a fair election as guaranteed by federal law under CFR 24, Subtitle B, Chapter IX, Part 964, Subpart B, 946.130, Paragraph a, Section 5.

Furthermore, I personally will do my best to prevent Michelle or Zia from unwillingly participating with you in these actions. Should they choose to join you in this effort, they will be subject to the same outcome as you.

If just 1 single tenant wants to sue 1760 TA because they didn't have the federally guaranteed 30 day's notice for the Nomination or Election, we as a Board are screwed. I can think of at least 6 tenants who might sue, and rumor has it 1 of those Tenants has already won a rights violation case at 1760 Bush. Im not going to defend your efforts to prevent anyone from excersising their right to vote.

With or without CCSD, 1760 TA has no 501.c.3 status, isn't a registered business and is operating without any liability insurance of any kind. [if we did have any of this, we would have signed a legal document with an insurance company]. That means you are putting Michelle, Zia, and myself in potential legal and financial trouble. There is no insurance to cover such an action.

Your response to this letter will indicate to us what your intentions are and help Michelle, Zia, and myself govern democratically, meet with the Tenants, and ensure there is a legitimate, legal, fair, and open transition of the Board so the needs of the Tenants are met.

Doxxing

At the Emergency Meeting you called, we defined what doxing is as: to publicly identify or publish private information about (someone) especially as a form of punishment or revenge.

We all agreed that definition was what “doxing” is.

You misunderstood my intention for sharing my legal name with you and that it was not an intentional act, but you have to understand that ignorance of the law is no excuse for you to try and justify your action. A simple “I’m sorry” would have been fine. Continuing to deny your misstep only validates your unwillingness to concede that you made a mistake.

Will you please stop trying to justify to the Board why you did it and just please try your best to not dox anyone again.

NOTE: Doxxing can lead to a prison sentence under certain circumstances. While doxxing itself is not always illegal, it can lead to other illegal activities. For example, if doxxing leads to harassment, cyberstalking, threats, identity theft, or provokes violent acts, these offenses can be prosecuted.

CCSD & 1760 TA Affiliation

We don’t understand how we are part of CCSD, but not part of CCSD.

The Tenants who voted to leave CCSD in 2015 do not represent the Tenants of 2024.

The notarized document you provided as proof 1760 TA disaffiliated with CCSD is not the valid notice required by CFR 24.245 or the original agreement between CCSD and 1760 TA. The process for disaffiliation was never completed by that 2015-2016 1760 TA Board.

- Provide 1760 TA meeting notes with Date, Time, # of Tenants present, Details of Motion to Disaffiliate, verification of Quorum, the Vote count (# of votes Aye, Nay, and None) &
- Provide the Approved minutes of the General Members’ previous meeting to vote, and a cover letter stating the Tenants’ intent to leave CCSD.

That’s two General Meetings and the HUD approved process.

The Tenants need to make an informed decision on Affiliation, not the Board, not the President.

This is a CFR 24 core element to the functioning of a Tenants Association under HUD.

Preventing the Tenants from making this decision is restricting a protected right of any or all Tenants to choose how they want to manage the Association.

CCSD and MM

Michelle and Zia and myself have all told you we were not at the meetings you reference in your letter. It’s a really bad look to blast your colorful account of what happened at those meetings to support you without knowing what really happened.

This is between you and CCSD.

If they remove you as President, that does not affect your status as 1760 TA President.

Michelle, Zia, and myself have told you a thousand times we want to work with you.

Q: Why do you think I – Angel - am against you?

“The President of any organization is the governing body. They should look it up.”

Well, I did. The Constitution clearly states “We the People of the United States, in Order to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defence, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Constitution for the United States of America.”

The foundation of all governance in the United States is a “check and balance”. The President of the organization known as the USA is not “the governing body” of the US government. You can look that up on this cool website put together by the United States Congress.

<https://constitution.congress.gov/constitution/>

The American Revolution was all about breaking the “top down” model of governing you claim is just. Other models like this are “monarchy”, “autocracy”, “dictatorship”, and “Third Reich”.

We have people from countries where people have died because they demanded equal representation under the law.

For a HUD Tenant’s Association, the Tenants are the governing body. The Officers are elected to represent Tenants and their interests, not the interests of any one officer. That’s in the CFR 24.

Your move Margo:

Angel