

To All Residents May 30, 2024

It has come to our attention that the recent nomination-themed meeting organized by Margo was not conducted in accordance with HUD/RAD required procedures and regulations. Michelle Dancer, Tenant Association Sergeant at Arms & Angel Rittenburg, Treasurer, we present the following reasons why this election is invalid:

1. **Flagrant disregard for the Brown Act and ensuring a Free & Fair Election (Article 6.3):**
 - Legally required 30-day notice was not provided. (See attached flier)
2. **No Verification of Residency Before Ballot Distribution (Article 6.4):**
 - Proper verification of residency was not conducted before distributing ballots.
 - HUD requires a **30-day notice**, not the 15-day notice that was given under 24 CFR § 964.420(b)
 - The 1760 Tenant Association President claims that HUD gave her an exception to this rule by “The HUD Help Desk. You can call them too”
3. **Lack of Independent Third Party (Article 6.3):**
 - The 1760 Tenant Association President is not an independent party and as a Nominee cannot serve as the Meeting Secretary. That is what a real Independent Third Party would do.
 - Leesa Bernhardt publicly admitted her team is not qualified to conduct Nominations or Elections
 - 1760 TA president posted the nominees, not Legal Moderators or Leesa Bernhardt or anyone not under the 1760 TA president's influence.
 - 1760 TA president provided AND HELD the 1 copy of the Bylaws for the meeting.
4. **Election Procedures and Standards (24CFR964.130)**
 - “The Resident Council shall use an independent third-party to oversee elections and recall procedures.”
5. **Inclusion of Nominees post-Meeting:**
 - Margo delivered a hand-written note explaining why Margo included two names after the meeting
6. **Board Composition Concerns:**
 - The board has been replaced with members Margo has chosen and who are aligned with her actions as president, potentially allowing unchecked control over decisions, including financial matters.
 - The election process and scheduling appears to have been structured to support an agenda unaligned with the needs of the residents at 1760 Bush Street.

Additionally, it is crucial to adhere to the following federal regulations under 24 CFR § 964.150(b):

- **Funding for Tenant Participation:** Public Housing Agencies must provide funding to support the activities of duly elected resident councils and ensure effective resident participation in decision-making processes.

Moreover, all board meetings must be open to tenants in compliance with 24 CFR § 964.420 to ensure transparency and allow residents to be fully informed and engaged in the decision-making process.

We request that Margo adhere to the established rules and regulations, including making all board meetings open to tenants and complying with federal guidelines to ensure fair and transparent elections. Failure to comply with these standards will necessitate further action.

Thank you for your attention to this matter.

Sincerely,

Michelle Dancer
Sergeant at Arms, 1760 Bush HUD/RAD Tenant Assoc.

Angel Rittenburg,
Treasurer, 1760 Bush HUD/RAD Tenant Assoc.

cc: John Stewart, Helen Hale, HUD and SFHA