

Petition to the Management of Donner Lofts

We, the undersigned tenants of Donner Lofts, live in fear of the security and safety issues in the building. **We do not feel safe in our homes or the common areas.** The policies that have permitted these conditions to develop must be remedied as soon as possible for the health and safety of tenants and contracted workers in the building. **Management has failed to enforce its own lease conditions designed to prevent repeated incidents,** and relies on public safety agencies to follow up after the fact rather than preventing incidents by excluding disruptive people from the Donner Lofts community. **Even the security contractors are afraid of working in this building.**

We demand that the policies that allowed these conditions to occur be remedied as follows:

- Hire an additional guard to have both a desk clerk/guard and a roving guard
- Install a protective barrier to prevent people from assaulting the desk clerk/guard
- Install enough security cameras for full coverage by the security system
- Provide on-call 24/7 emergency access to a manager along with the after-hours maintenance dispatch
- Install cameras or other security systems in the fire stairwells per the 2017 agreement with the City of San José
- Solve the problem with the intercom at the front gate so tenants aren't getting unwanted calls all night and tenants only buzz in their own guests
- Ensure that only guests of tenants are admitted to the building and there is no trespassing by people who are not invited
- Ensure that guests go to their host's apartment and are not wandering around the building
- Stop gaslighting tenants after incidents by insisting nothing happened after everyone sees multiple police, fire, or EMS vehicles at the property
- Repair and maintain the fire alarm system properly to prevent false alarms and ensure missing fire extinguishers are replaced promptly
- Maintain all the common areas in a clean condition, including the hallways by tenant doors, the lobby, stairwells, parking garages, and elevators
- Activate the community room, computer lab, exercise room, etc. for tenants now that we are not following pandemic rules
- Enforce the rules that only tenants can use the laundry room (and the computer lab and exercise room when those reopen)
- Enforce the rules about no smoking in apartments or on balconies (smokers must go 30 feet away from the building)
- Hold community accountability meetings scheduled at times and days accessible to a majority of the tenants, at a frequency agreed upon by the independent tenant union

I am signing this letter as a tenant of Donner Lofts who agrees with the demands presented above. I request that the management of Donner Lofts take immediate action to remedy these health, safety and service issues.

Grace Hayward

Name

Grace Hayward 420

Signature

Apt #

4/1/23

Date

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I am signing this letter as a tenant of Donner Lofts who agrees with the demands presented above. I request that the management of Donner Lofts take immediate action to remedy these health, safety and service issues.

Dominique Delgado Dominique Delgado 605 4/1/23
Name Signature Apt # Date

Hector Cort Hector Cort 206 4-1-23
Name Signature Apt # Date

Richard Garcia Richard Garcia 406 4/23
Name Signature Apt # Date

Shalanda Walter Shalanda Walter 210 4/1/23
Name Signature Apt # Date

Janel R. Janel R. 208 4-2-23
Name Signature Apt # Date

Christine Contreras Christine Contreras 220 4-2-23
Name Signature Apt # Date

Breanna P Breanna P 214 4-2-23
Name Signature Apt # Date

AM White AM White 320 4/2/2023
Name Signature Apt # Date

Char Hsieh Char Hsieh 83 4/2/23
Name Signature Apt # Date

NATASHA SAIMEE Natasha Saimee 303 4/2/23
Name Signature Apt # Date

JOSH WHITE Josh White 301 4/2/23
Name Signature Apt # Date

Derek S. Derek S. 506 4/2/23
Name Signature Apt # Date

Petición a la administración de Donner Lofts

Nosotros, los inquilinos abajo firmantes de Donner Lofts y los contratistas asociados, vivimos con miedo de los problemas de seguridad y protección en el edificio. No nos sentimos seguros en nuestras casas ni en las áreas comunes. Las políticas que han permitido que se desarrollen estas condiciones deben remediarse lo antes posible para la salud y seguridad de los inquilinos y trabajadores contratados en el edificio. **La administración no ha hecho cumplir sus propias condiciones de arrendamiento diseñadas para evitar incidentes repetidos** y depende de las agencias de seguridad pública para hacer un seguimiento después del hecho en lugar de prevenir incidentes al excluir a las personas disruptivas de la comunidad de Donner Lofts. **Incluso los contratistas de seguridad tienen miedo de trabajar en este edificio.**

Exigimos que las políticas que permitieron que se dieran estas condiciones sean subsanadas de la siguiente manera:

- Contratar a un guardia adicional para tener un empleado/guardia de escritorio y un guardia móvil.
- Instalar una barrera protectora para evitar que las personas asalten al empleado/guardia de escritorio.
- Instalar suficientes cámaras de seguridad para tener una cobertura completa por parte del sistema de seguridad.
- Proporcionar un acceso de emergencia disponible las 24 horas del día, los 7 días de la semana a un mánager junto con el envío de equipo de mantención fuera del horario laboral.
- Instalar cámaras u otros sistemas de seguridad en las escaleras contra incendios según el acuerdo de 2017 con la Ciudad de San José.
- Solucionar el problema con el intercomunicador en la puerta principal para que los inquilinos no reciban llamadas no deseadas toda la noche; y para que ellos solo puedan llamar a sus propios invitados.
- Asegurar de que solo los huéspedes de los inquilinos sean admitidos en el edificio y que no haya intrusiones de personas que no estén invitadas.
- Asegurar de que los huéspedes vayan al apartamento de su anfitrión y no deambulen por el edificio.
- Deje de fingir que no pasó nada después de que todos vean varios vehículos de policía, bomberos o vehículos de emergencia en la propiedad.
- Reparar y mantener el sistema de alarma contra incendios correctamente para evitar falsas alarmas y asegurarse de que los extintores que faltan se reemplacen rápidamente.
- Mantener todas las áreas comunes limpias, incluidos los pasillos junto a las puertas de los inquilinos, el vestíbulo, las escaleras, los estacionamientos y los ascensores.
- Activar la sala comunitaria, el laboratorio de computación, la sala de ejercicios, etc. para los inquilinos ahora que no estamos siguiendo las reglas de pandemia.
- Hacer cumplir las reglas de que solo los inquilinos pueden usar la lavandería (y el laboratorio de computación y la sala de ejercicios cuando vuelvan a abrir).
- Hacer cumplir las reglas sobre no fumar en apartamentos o en balcones (los fumadores deben alejarse 30 pies del edificio).
- Realizar las reuniones comunitarias de rendición de cuentas programadas a horas y días accesibles para la mayoría de los inquilinos, con una frecuencia acordada por el sindicato independiente de inquilinos.

Firmo esta carta como inquilino de Donner Lofts que está de acuerdo con las demandas presentadas anteriormente. Solicito que la gerencia tome medidas inmediatas para remediar estos problemas de salud, seguridad, y servicio.

Patricia Saporito
Nombre

P. Saporito
Firma

306
Apt #

04.04.23
Fecha

Petición a la administración de Donner Lofts

Firmo esta carta como inquilino de Donner Loft que está de acuerdo con las demandas presentadas anteriormente. Solicito que la gerencia tome medidas inmediatas para remediar estos problemas de salud, seguridad, y servicio.

<u>Roberto Gonzalez</u>	<u>Roberto Gonzalez</u>	<u>608</u>	<u>3-31-2023</u>
Nombre	Firma	Apt #	Fecha
<u>Jose Maria Lopez</u>	<u>Jose Maria Lopez</u>	<u>501</u>	<u>03/31/23</u>
Nombre	Firma	Apt #	Fecha
<u>Niya Van Eaton</u>	<u>Niya Van Eaton</u>	<u>514</u>	<u>3/31/23</u>
Nombre	Firma	Apt #	Fecha
<u>Alfred Guzman</u>	<u>Alfred Guzman</u>	<u>423</u>	<u>3/31/23</u>
Nombre	Firma	Apt #	Fecha
<u>Petra Gonzalez</u>	<u>Petra Gonzalez</u>	<u>504</u>	<u>3/21/23</u>
Nombre	Firma	Apt #	Fecha
<u>Roelmy Jacob</u>	<u>Roelmy Jacob</u>	<u>616</u>	<u>3-1-23</u>
Nombre	Firma	Apt #	Fecha
<u>Olivia Gimardo</u>	<u>Olivia Gimardo</u>	<u>629</u>	<u>4/01/23</u>
Nombre	Firma	Apt #	Fecha
<u>Doris Montoya</u>	<u>Doris Montoya</u>	<u>625</u>	<u>4-01-23</u>
Nombre	Firma	Apt #	Fecha
<u>Emilio Montoya</u>	<u>Emilio Montoya</u>	<u>625</u>	<u>4-01-23</u>
Nombre	Firma	Apt #	Fecha
<u>Emery Ranki</u>	<u>Emery Ranki</u>	<u>407</u>	<u>4-1-23</u>
Nombre	Firma	Apt #	Fecha
<u>Miriam Chavez</u>	<u>Miriam Chavez</u>	<u>529</u>	<u>4-2-23</u>
Nombre	Firma	Apt #	Fecha
<u>Aida C More</u>	<u>Aida C More</u>	<u>325</u>	<u>4-2-23</u>
Nombre	Firma	Apt #	Fecha

Petición a la administración de Donner Lofts

Nosotros, los inquilinos abajo firmantes de Donner Lofts y los contratistas asociados, vivimos con miedo de los problemas de seguridad y protección en el edificio. **No nos sentimos seguros en nuestras casas ni en las áreas comunes.** Las políticas que han permitido que se desarrollen estas condiciones deben remediarse lo antes posible para la salud y seguridad de los inquilinos y trabajadores contratados en el edificio. **La administración no ha hecho cumplir sus propias condiciones de arrendamiento diseñadas para evitar incidentes repetidos** y depende de las agencias de seguridad pública para hacer un seguimiento después del hecho en lugar de prevenir incidentes al excluir a las personas disruptivas de la comunidad de Donner Lofts. **Incluso los contratistas de seguridad tienen miedo de trabajar en este edificio.**

Exigimos que las políticas que permitieron que se dieran estas condiciones sean subsanadas de la siguiente manera:

- Contratar guardias adicionales para que uno pueda quedarse en el área de recepcionista y el otro pueda recorrer el edificio.
- Instale una barrera protectora para prevenir agresiones a la recepcionista y guardia.
- Instale más cámaras de cobertura completa
- Instale cámaras y otros sistemas de seguridad en las escaleras de incendios según el acuerdo de 2017 con la Ciudad de San José.
- Requerir la presencia de la gerencia en el sitio las 24 horas del día, los 7 días de la semana, que responderá a las llamadas en caso de emergencias
- Solicite a todos los huéspedes visitando a un inquilino que se mostrar **su tarjeta de identificación** y el número del apartamento real que están visitando. Si van a otra parte, la guardia itinerante investigará.
- Deje de criticar a los inquilinos después de los incidentes insistiendo en que no pasó nada después de que todos vean varios vehículos de policía, bomberos o EMS en la propiedad.
- Reparar y mantener el sistema de alarma contra incendios correctamente para evitar alarmas falsas y asegurar que los extintores sean reemplazados inmediatamente cuando faltan.
- Celebrar reuniones comunitarias de rendición de cuentas programadas en horarios y días accesibles para la mayoría de los inquilinos, con la frecuencia acordada por el sindicato de inquilinos independiente.

Firmo esta carta como inquilino de Donner Lofts que está de acuerdo con las demandas presentadas anteriormente. Solicito que la gerencia tome medidas inmediatas para remediar estos problemas de salud, seguridad, y servicio.

Nombre



Firma

Apt #

321

Fecha

4/2/23

Petición a la administración de Donner Lofts

Firmo esta carta como inquilino de Donner Loft que está de acuerdo con las demandas presentadas anteriormente. Solicito que la gerencia tome medidas inmediatas para remediar estos problemas de salud, seguridad, y servicio.

<u>ROBERT, PEREZ</u>	<u>Robert Perez</u>	<u>316</u>	<u>4-2-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Jacqueline Silva</u>	<u>J.S.</u>	<u>620</u>	<u>4-2-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Maria Cervantes</u>	<u>J.S.</u>	<u>628</u>	<u>4-2-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Stephanie Deluri</u>	<u>S.D.</u>	<u>503</u>	<u>4-2-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>MIKEY</u>	<u>MIKEY</u>	<u>315</u>	<u>4-2-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>ANGIE</u>	<u>ANGIE</u>	<u>503</u>	<u>4-2-23</u>	duplicate
Nombre	Firma	Apt #	Fecha	
<u>Socorro Martinez</u>	<u>S.M.</u>	<u>607</u>	<u>4-2-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Daniel Espinoza</u>	<u>Daniel Espinoza</u>	<u>405</u>	<u>4/2/23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Daniel Turner</u>	<u>Daniel Turner</u>	<u>429</u>	<u>4/3/23</u>	
Nombre	Firma	Apt #	Fecha	
<u>RICHARD JORDAN</u>	<u>R.J.</u>	<u>403</u>	<u>4-3-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Franklin Hernandez</u>	<u>F.H.</u>	<u>426</u>	<u>4-3-23</u>	
Nombre	Firma	Apt #	Fecha	
<u>Angelina Lopez</u>	<u>A.L.</u>	<u>321</u>	<u>(408)335-5610</u>	
Nombre	Firma	Apt #	Fecha	

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We demand that the policies that allowed these conditions to occur be remedied as follows:

- Hire an additional guard to have both a desk clerk/guard and a roving guard
- Install a protective barrier to prevent people from assaulting the desk clerk/guard
- Install enough security cameras for full coverage by the security system
- Provide on-call 24/7 emergency access to a manager along with the after-hours maintenance dispatch
- Install cameras or other security systems in the fire stairwells per the 2017 agreement with the City of San José
- Solve the problem with the intercom at the front gate so tenants aren't getting unwanted calls all night and tenants only buzz in their own guests
- Ensure that only guests of tenants are admitted to the building and there is no trespassing by people who are not invited
- Ensure that guests go to their host's apartment and are not wandering around the building
- Stop gaslighting tenants after incidents by insisting nothing happened after everyone sees multiple police, fire, or EMS vehicles at the property
- Repair and maintain the fire alarm system properly to prevent false alarms and ensure missing fire extinguishers are replaced promptly
- Maintain all the common areas in a clean condition, including the hallways by tenant doors, the lobby, stairwells, parking garages, and elevators
- Activate the community room, computer lab, exercise room, etc. for tenants now that we are not following pandemic rules
- Enforce the rules that only tenants can use the laundry room (and the computer lab and exercise room when those reopen)
- Hold community accountability meetings scheduled at times and days accessible to a majority of the tenants, at a frequency agreed upon by the independent tenant union
- *Enforce the non-smoking units rules (smoke outdoors, 30' from building)*

I am signing this letter as a tenant of Donner Lofts who agrees with the demands presented above. I request that the management of Donner Lofts take immediate action to remedy these health, safety and service issues.

Kathryn Hedges
Name

Kathryn A. Hedges
Signature

516
Apt #

3/28/23
Date

Petition to the Management of Donner Lofts

I am signing this letter as a tenant of Donner Lofts who agrees with the demands presented above. I request that the management of Donner Lofts take immediate action to remedy these health, safety and service issues.

<u>HOAN G</u>	<u>[Signature]</u>	<u>621</u>	<u>3-28-2023</u>
Name	Signature	Apt #	Date
<u>Ken Mandy</u>	<u>[Signature]</u>	<u>602</u>	<u>3/28/2023</u>
Name	Signature	Apt #	Date
<u>Michael Nikitas</u>	<u>[Signature]</u>	<u>425</u>	<u>3/28/23</u>
Name	Signature	Apt #	Date
<u>Maritza Agosti</u>	<u>Maritza Agosti</u>	<u>302</u>	<u>3/28/23</u>
Name	Signature	Apt #	Date
<u>Lynda Huyah</u>	<u>[Signature]</u>	<u>221</u>	<u>3/28/23</u>
Name	Signature	Apt #	Date
<u>Angel Jaime</u>	<u>[Signature]</u>	<u>513</u>	<u>3/28/23</u>
Name	Signature	Apt #	Date
<u>Ashley Perkins</u>	<u>[Signature]</u>	<u>604</u>	<u>3/29/23</u>
Name	Signature	Apt #	Date
<u>Lisa Gonzales</u>	<u>[Signature]</u>	<u>518</u>	<u>3/29/23</u>
Name	Signature	Apt #	Date
<u>Michael Nikitas</u>	<u>[Signature]</u>	<u>425</u>	<u>3/29/23</u>
Name	Signature	Apt #	Date
<u>Eric Calkley</u>	<u>[Signature]</u>	<u>523</u>	<u>3/31/23</u>
Name	Signature	Apt #	Date
<u>Paulo Paul Onteno</u>	<u>[Signature]</u>	<u>618</u>	<u>3/31/2023</u>
Name	Signature	Apt #	Date
<u>[Signature]</u>	<u>[Signature]</u>	<u>617</u>	<u>3/31/2023</u>
Name	Signature	Apt #	Date

Petition to the Management of Donner Lofts

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- Enforce the rules about no smoking in apartments or on balconies (smokers must go 30 feet away from the building)
- Hold community accountability meetings scheduled at times and days accessible to a majority of the tenants, at a frequency agreed upon by the independent tenant union

I am signing this letter as a tenant of Donner Lofts who agrees with the demands presented above. I request that the management of Donner Lofts take immediate action to remedy these health, safety and service issues.

JAY MASON
Name

Jay Mason
Signature

417
Apt #

4-2-23
Date

Petition to the Management of Donner Lofts

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- Solve the problem with the intercom at the front gate so tenants aren't getting unwanted calls all night and tenants only buzz in their own guests
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- Hold community accountability meetings scheduled at times and days accessible to a majority of the tenants, at a frequency agreed upon by the independent tenant union

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<u>Andrew Whitley</u>	<u>AW</u>	<u>201</u>	<u>4-2-23</u>
Name	Signature	Apt #	Date

<u>Brianna Braux</u>	<u>B Braux</u>	<u>204</u>	<u>4-3-23</u>
Name	Signature	Apt #	Date

<u>Tracy Nikitas</u>	<u>T Nikitas</u>	<u>425</u>	<u>4-5-23</u>
Name	Signature	Apt #	Date

<u>Erika Maldonado</u>	<u>E Maldonado</u>	<u>607</u>	<u>4/5/23</u>
Name	Signature	Apt #	Date

_____	_____	_____	_____
Name	Signature	Apt #	Date

_____	_____	_____	_____
Name	Signature	Apt #	Date