

HELP OAKLAND TENANT FAMILIES SEEK JUSTICE FROM A MULTI-MILLIONAIRE SLUM LANDLORD: “HAPPY HOMES”



475 ALCATRAZ: WATER DAMAGE, EXPOSED WALL STUDS, AND MUSHROOMS! ↑

**COME SUPPORT OUR TENANT PICKET!
BRING MUSIC & NOISEMAKERS:**

**SAT, JAN. 30th 11am-12noon
AT HAPPY HOMES PARTNERS' OFFICE
2941 TELEGRAPH AVE @ ASHBY**

**AND PLEASE CALL/EMAIL “HAPPY HOMES”
ASK THEM TO RELOCATE THE MORALES FAMILY NOW!
info.hhpartners@gmail.com
510.204.9922 Office and 510.655.3253 Bing Udinsky
DON'T WORRY-THEY WON'T ANSWER THE PHONE, LEAVE A VM!**

Organized by

●CAMPAIGN FOR RENTERS RIGHTS●
HELPING OAKLAND TENANT FAMILIES ORGANIZE SINCE 1999
●ENDORSED BY BAY AREA SOCIALIST ALTERNATIVE●

~OUR STORY~

The living conditions at 475 Alcatraz Avenue in Oakland—a property owned & managed by Happy Homes Partners, also known as Bing & Jerald Udinsky—are both dangerous and appalling. Multiple units have **mold, water leaks/flooding, exposed walls & concrete floors, carbon monoxide/gas leaks, and more.** Happy Homes has consistently ignored tenant requests to repair units and clean common areas, knowingly exposing their tenants to unsafe conditions. Despite this state of ill-repair, Happy Homes has continued to hike rents annually, as well as evict existing tenants and replace them with higher-income individuals who are willing to pay exorbitantly high rents—until the problems in their units start, after which they are essentially “forced out” of the unit by the bad conditions. Happy Homes then comes in and performs purely cosmetic interior repairs, and re-rents the apartment at new (even higher) “market rates.” The next tenant comes in, and the cycle starts all over again. This is Happy Homes’ business model!

The **Morales family**, tenants of 475 Alcatraz since 2011, have faced particularly deplorable conditions; there is peeling paint, **water leaks & mold** throughout their apartment, they currently have **no working heater**, and **they are unable to use their bedrooms** because the flooring & wall was stripped down due to water flooding, so they sleep in their living room. They recently discovered that their **oven was leaking massive amounts of carbon monoxide.** They **have been threatened with eviction** for standing up for fair housing! Two months ago, Happy Homes agreed to pay the Morales family a small sum for their suffering over the last 4 years if they move out of their apartment by February 15th. The Morales family plans to use the settlement money to relocate to a safe, clean apartment; however, Happy Homes’ insurance company says it may take up to another 6 weeks to pay the settlement. **In the meantime, the Morales family are trapped in sub-standard & hazardous housing**, and facing eviction if they don’t leave on February 15th, despite the fact that they have not received their compensation!!

As concerned members of the community, we must demand that Happy Homes IMMEDIATELY take the following actions:

- **Completely repair ALL the units at 475 Alcatraz, and authentically repair the underlying structural problems**
- **Stop all evictions, and until the building is repaired, put a moratorium on the annual increases allowed by the city**
- **Provide the promised payment to the Morales family and return their deposit so that they are able to relocate!**

**FOR QUESTIONS & MORE INFO CALL:
CAMPAIGN FOR RENTERS RIGHTS
510.457.1846 Leave a VM**