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 City of Richmond

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 DATE: 1/2/2025

**TO THE RICHMOND CITY COUNCIL:**

The undersigned hereby appeals decision: By the Historic Preservation Commission \_\_\_\_\_  
 By the Planning Commission  \_\_\_\_\_  
 Denial  of: \_\_\_\_\_ Approval \_\_\_\_\_ of:  
 \_\_\_\_\_ Variance (V) \_\_\_\_\_ Tent Subd. Or Parcel Map (TM)  
 Conditional Use Permit (CUP) \_\_\_\_\_ Rezoning (RZ)  
 \_\_\_\_\_ Design Review Permit (DRP) \_\_\_\_\_ EIR Decision (EIR)  
 Other \_\_\_\_\_

**DESCRIBE ITEM AS PRINTED ON THE PLANNING COMMISSION or  
 HISTORIC PRESERVATION AGENDA:**

CPSA Emergency Housing (PLN23-360)

**STATE REASONS FOR APPEAL:**

Please see the attached sequence of event which is the basis of the CPSA appeal. We are requesting  
 a complete de nova review and approval of the CPSA conditional use permit.

**DELIVER OR MAIL TO:**

City Clerk  
 450 Civic Center Plaza, 3<sup>rd</sup> Floor  
 Richmond, CA 94804

**NAME** Lonnie Holmes

**ADDRESS** 207 37th Street, Richmond, CA 94805  
207 37th Street, Richmond, CA 94805

**TELEPHONE (HOME)** (510) 236-3388

**(WORK)** (415) 574-1213

## **Appeal of Richmond Planning Commission decision, 12/19/2024:**

### **General Statement As to the Appeal:**

The City of Richmond planning commission abused its discretion in denying the permit application and application for use at the subject location. Specifically, The City of Richmond considered impermissible factors including but not limited to hearsay evidence, inaccurate evidence, racially charged evidence, and other impermissible information. The requested permit, an application for use was created based upon a rational relationship to the objective of providing emergency housing. The City of Richmond solicited the help of the applicant's involvement in the Castro Encampment Program project but failed to secure the approval of corresponding departments within The City of Richmond causing subsequent challenges to the previously approved project. The applicant, CPSA in reliance upon The City of Richmond's approvals, entered into contractual obligations with third parties which will result in significant financial liability to the applicant.

There was no rational basis to deny the subject permit and requested application for use. The applicant made inquiries about some of the conditions and was immediately met with arbitrary and capricious reactions from the Richmond Planning Commission and a complete refusal to consider the request for information. Some of the conditions imposed were impossible to comply with and were completely unrelated to the subject project. Said conditions also placed an unreasonable and irrational burden upon the applicant to resolve Richmond's crime problem with the City of Richmond, and The State of California have been unable to resolve.

Applicant request a full de novo review and appeal of the decision of The City of Richmond Planning Department's and Planning Commission denial of CPSA's application and request for permit/permit application.

Applicant request a full de novo review and appeal of all conditions imposed upon the applicant by the City of Richmond Planning Department because many of the conditions do not relate to the operation of the subject temporary emergency housing project and place a undue burden upon the applicant. Additionally, the applicant believes that there is some racial discrimination involved because during the hearing, the planning department staff, and the Planning Commission allowed numerous members of the public to repeatedly refer to the applicants as "Niggers" and make statements such as "go back to Africa". It Is Believed That the City of Richmond Planning Department approved this conduct because no statements were made to curtail or prevent this conduct from occurring and it was openly allowed to occur during the public meeting.

Applicant appeals each, every and all of the adverse findings of the City of Richmond planning department and Planning Commission, because the entire process has been unfair to the applicant, CPSA. And in addition, the applicant was assisting the City of

Richmond in implementing its own program, (Castro Encampment Program). The applicant should be compensated significantly from The City of Richmond inducing it to expend monies for their program on behalf of the City of Richmond Castro Encampment Program, and for CUP fees charged by the City of Richmond Planning Department, and then inexplicably placing numerous new conditions upon continued operation of the subject building located at 207 37<sup>th</sup> Street, Richmond, Ca.

There was no legitimate reason to deny the subject permit and requested application and all information presented by the applicant was not properly considered.

Moreover, applicants' application, application for permit and application for use was simply not properly considered and misunderstood by the City of Richmond Planning Commission because it misconstrued inquiries regarding conditions as rejection of conditions sought to be imposed. The applicant never refused conditions and merely made inquiries. Inexplicably The Planning Department drafted the denial knowing it was their program the Planning Commission was ruling on, the denied petition reasoning that applicant refused certain conditions. Therefore, this is an appeal as to all actions of the Planning Department and the Planning Commission regarding the application.

Below is a timeline setting forth the significant events and basis of the subject appeal:

### **Timeline Of Significant Events And Further Basis For The Subject Appeal**

Timeliness of Appeal: Please Note That the City of Richmond Planning Department Was not open to the general public within the timeframe in which to file this appeal or to pay the subject fees and therefore this appeal is submitted online and will be resubmitted on January 2 when the city of Richmond begins operations again after the holidays. However this appeal is timely as the subject basis of the appeal has been emailed to The City of Richmond, Planning Department and City Council within the timeframe allocated for appeal of the subject denial of its application, application for use, and application for permit.

**The sequence of events that led CPSA having to pursue a Conditional Use Permit (CUP) from the City of Richmond's Planning Department, followed by responses submitted to the Richmond Planning Commission's last couple of meetings.**

In January 2023, CPSA was approached by the City of Richmond, and Ways to Love, a nonprofit contracted with the City of Richmond, who was charged with relocating unhoused resident from the Castro Encampment in Richmond California, this is why they contacted CPSA's facility availability located at 207 37<sup>th</sup> Street, Richmond, Ca. 94804. They stated they wanted to provide housing for individuals which included women with children at our facility.

CPSA acquired all the proper licensing, and insurance, and approvals to conduct business from the City of Richmond's Planning Department. Below is a chronology based on dates of what has transpired by text messages, in addition to emails substantiating the Castro Encampment Program was ran by the City of Richmond Planning Department, and their contractors, Ways to Love, and HCEB.

The City of Richmond's Planning Department nor their contractors have not taken any responsibility for their program housed at CPSA's facility, with the Richmond Planning Commission nor the community who has opposed the CPSA Conditional Use Permit, even though it was the City of Richmond's Housing Program ran under the City of Richmond's Planning Department Housing Program. The program was headed by Lina Velasquez, and Jesus Morales both City of Richmond employees, and their contractors Ways to Love, Vanessa Calloway, and Housing Consortium of the East Bay (HCEB), the housing navigators. The Castro Encampment residents were required to follow the rules set up by the Castro Encampment Program, they reported to Jesus Morales, City of Richmond employee, and their contractors Ways to Love, Vanessa Calloway, and Housing Consortium of the East Bay (HCEB). CPSA leased the rooms to the Castro Encampment Program residents as a condition for the program to use the CPSA facility. CPSA was instructed to provide the City of Richmond, Ways to Love, and HCEB with keys to the building, and access to the security cameras which was provided to the Castro Encampment Program collective, so they could monitor the residents. In fact, the collective entered the 207 37<sup>th</sup> facility to conduct regular meetings with the residents in the conference room.

During the City of Richmond's Planning Commission Meetings, none of the collective members took any responsibility for their program. In fact, the Planning Commission was misled by the City of Richmond that CPSA didn't have a business license to operate, which was not true, see the attached evidence. CPSA merely leased space to the Castro Encampment Programs Residents that were placed by the collective, we also assisted with donating food, clothing, and any other assistance we could provide, as well as making sure the facility was kept clean inside and outside. The program collective operators were provided with keys to the building so they could check on their program residents. We installed security cameras both inside and outside of the 207 37<sup>th</sup> Street facility at their request and provided them with the security camera system

password to review footage anytime they needed 24/7, it was also required as a part of leasing the space. HCEB provided payment for the leased rooms after getting approval from the City of Richmond Jesus Morales.

Please see below a sequence of events of significant dates, and supporting emails, and pictures for your information and to understand how CPSA has been harmed:

**January 23, 2023:** CPSA was first contacted by the City of Richmond Jesus Morales and Ways to Love Director, Vanessa Calloway a City of Richmond contractor, to show them the property of location at 207 37th Street.

**April 14, 2023,** we met with City of Richmond's Jesus Morales, Ways to Love Director, Vanessa Calloway, Francine Hari, from HCEB, their housing navigator at CPSA's 207 37<sup>th</sup> Street facility. They had Castro Encampment residents transported to the facility by a GRIP employee to do a walk through of the facility. The residents stated they liked the facility. CPSA was then asked to provide individual leases for each resident coming into the facility.

**April 21, 2023,** the City of Richmond, and Ways to Love was informed the utilities, PG&E, and EBMUD had been turned on at CPSA's 207 37<sup>th</sup> Street facility.

**April 25, 2023,** CPSA was contacted by Vanessa Calloway who asked if a resident could move in on April 26, 2023. CPSA explained that the locks for each room had not been installed yet.

**April 30, 2023,** CPSA paid an additional premium to add coverage to CPSA's 207 37<sup>th</sup> Street facility to cover Castro Encampment residents.

**May 3, 2023,** CPSA paid for a City of Richmond business license which was approved by the City of Richmond's Planning Department. The planner explained, CPSA we didn't need any other permits, according to zoning regulations. The license permitted up to 25 residents in the CPSA facility.

**May 3, 2023,** Castro Encampment residents moved in and signed lease agreements with CPSA. One of the residents who was convicted of a sex crime was not permitted to move in based on his background according to the City of Richmond, Jesus Morales, and Ways to Love, Vanessa Calloway. We then discarded the lease agreement for this individual. They then replaced him with another individual. Please be advised the lease agreement also included pets for residents who had pets.

**June 8, 2023,** Vanessa Calloway from Ways to Love was informed by CPSA, Amazon would not release the TV for the entertainment room the City of Richmond ordered until they spoke with her, or she could come and sign for the TV at the 207 37<sup>th</sup> Street facility.

**July 18, 2023,** CPSA was asked to be available for a Fire Inspection by the Richmond Fire Department. The Inspector came and conducted a walk through and stated there were no problems.

**July 19, 2023,** CPSA contact Way to Love Director Vanessa Calloway, and informed we were waiting for them to contact us, and inquire about what was going on with the Richmond Fire Inspection?

**July 22, 2023,** on Saturday a Richmond Fire Department representative came to the 207 37<sup>th</sup> Street facility unannounced and took pictures of the facility, no one knew why they came to take pictures.

**July 27, 2023,** we were informed by Ways to Love's Vanessa Calloway, the residents had to be moved out of the building based on the fact the building was not safe, however they never mentioned what the safety issue was. (Please see the attached email)

**July 27, 2023,** CPSA informed the residents they had to move per the City of Richmond Fire Department, and Ways to Love's Vanessa Calloway by August 1, 2023. Residents asked CPSA if we were evicting them, we informed them they needed to speak with City of Richmond's Jesus Morales or Vanessa Calloway from Ways to Love. CPSA was never informed of the reason at that point.

Castro residents were trying to contact the Mayor's Office and the Richmond City Council members to complain and put a stop to the move. CPSA explained to the residents there was nothing we could do as we had lease agreements with everyone.

**July 28, 2023,** The Richmond Fire Department informed CPSA there was a problem with the building, however they never mentioned what the problem was, in fact, CPSA explained and sent a copy of CPSA's City of Richmond business license to the RFD representative and explained to them CPSA is a licensed shelter, approved by the Richmond Planning Department. CPSA further explained that the 207 37<sup>th</sup> Street facility has a CM3 classification which per regulation 15.04.201.010 CPSA could provide residential services for up to 25 residents, even though only had 10 unhoused families residing at the facility located at 207 37<sup>th</sup> Street from the Castro Encampment. Nothing else was required based on what the City of Richmond Planner stated. The Inspector was asked to provide CPSA with his report, based on the fact he stated there was a problem.

**July 31, 2023,** The RFD Inspector was asked to again provide CPSA with his report, even though we now know, the Richmond Planning Department staff person, Jesus Morales and Ways to Love Director already knew what was being planned. The Inspector stated he was just getting back to his office after I made repeated attempts to contact him. He stated he would send the report shortly after we spoke. The Inspector then replied he emailed his report to me; however, we never received it.

**August 1, 2023,** The RFD Inspector was asked to resend his report to CPSA again as it had not been received. CPSA did receive the report later on August 1, 2023.

**August 1, 2023,** the day the Castro Encampment residents were to move, they did not show up at the 207 37<sup>th</sup> Street facility.

**August 3, 2023**, the residents were informed they had to move out of the 207 37<sup>th</sup> Street facility or they would be kicked out of the program based on what Ways to Love, Vanessa Calloway stated.

**August 4, 2023**, The City of Richmond Planning Department, contractors, Ways to Love, and HCEB, along with the Richmond Police Department representative came to the 207 37<sup>th</sup> Street facility to as the Castro Residents were move out of the facility. The Castro residents who were not at the facility had their doors opened by a locksmith hired by the City of Richmond and it's contractors, SOS another nonprofit could move personal belonging of the residents to another location without the resident permission who were not present. The locksmith even broke some of the doors he could not open. The Richmond Police Department was on hand while all of this happened. After the Castro residents were moved out of the building, the Richmond Planning Department red and yellow tagged the 207 37<sup>th</sup> Street building. The building was then locked by City of Richmond Contractor Housing Consortium of the East Bay, also known as HCEB, the contracted housing navigators.

Please note there is video of the occurrences, and still photos attached to this appeal.

**August 7, 2023**, CPSA contacted Lina Velasquez the City of Richmond's Planning Director if we could coordinate to have the former residents remove their belongings by August 9, 2023, so CPSA could change the locks. Lina Velasquez was also asked who authorized a locksmith to come into the CPSA facility and physically open and destroy the doors of the residents we had lease agreements with? She never responded to the question. As a result of what transpired the City of Richmond's Planning Department has retaliated against CPSA based on the Castro Encampment residents refusal to leave, and subsequently being removed from the 207 37<sup>th</sup> Street facility.

**August 9, 2023**, Ways to Love Vanessa Calloway, and HCEB Francyne Hari came along with SOS to remove the remaining items for the Castro Residents.

**Note:** The programming for residents was done off site based on arrangements residents had set up with the City of Richmond's Housing Program, and their contracted nonprofits prior to the lease agreements being in place with CPSA. CPSA was told to report any issues to the collective.

The City of Richmond, Ways to Love, and HCEB had unfettered use of our facility to conducted group meeting every couple of weeks at 207 37<sup>th</sup> St location with the residents. The entities were provided with keys to enter the building whenever they wanted.

Once permanent housing was found for residents, Ways to Love, and HCEB would move them out of 207 37<sup>th</sup> and would subsequently request a new lease for another unhoused individuals from the Castro Encampment, and their pets.

CPSA is a Federal, State, and City of Richmond licensed nonprofit, that is fully insured. The building is located in a mixed-use area and operated within the General Standards of 15.04.610.180 which call for up to 25 beds located within a Mixed-Use zoning district. This was

made clear by the City of Richmond's Planning Department when we received our business license for this short-term emergency housing situation.

The Fire Department explained to CPSA during the fire inspection they had no knowledge of residents residing in the building located at 207 37<sup>th</sup>. CPSA explained to the Fire Department Inspector we had a Shelter license approved by the Richmond Planning Department and were legally operating.

CPSA has been victimized by what has happened. We have lost the use of our building, we have undergone abusive behavior by the neighbors, retaliation from the City of Richmond, not to mention the almost \$40,000 thousand dollars in fees to continue with the Conditional Use Permit process all because we were good humanitarians who just wanted to help the less fortunate.

As a small nonprofit, we did what we were supposed to do, registering our business, getting the proper insurance, investing in cameras, new appliances, utilities etc., we ended up being taken advantage.

CPSA has been treated patently unfair for trying to be good humanitarians by assisting the City of Richmond, Ca. with their homeless problem and program, yet the Richmond Planning Department and its cohorts have not taken any responsibility for what has happened, additionally, they have misled the Richmond Planning Commission as to whose program it was.

The requirement being imposed by the Richmond Planning Department amount to a taking of our facility, and retaliation based on them not informing the Richmond Planning Commission the Castro Encampment Program was a City of Richmond Program. They failed to take responsibility, along with their contractors, Ways to Love, and Housing Consortium of the East Bay, hired by the City of Richmond's Planning Department.

Thank you,  
Lonnie Holmes, MPA  
Executive Director, CPSA  
510-236-3388

12/19/24 CPSA [Hereinafter Applicant], hereby request that the following statement be read into the record in preparation for tonight's hearing and that it be included as an attachment and read into the record and becomes an official part of the City of Richmond planning commission meeting.

We further request that it be reflected in the minutes of the subject meeting.

Applicant further request a continuance of the hearing in consideration of the following:

▪ **APPLICANT DID NOT REFUSE CONDITIONS PROPOSED BY THE PLANNING DEPARTMENT**

**Contrary to the current staff report, and the statements made by Commissioner Jonathan Harrison during the hearing on November 7, 2024, Applicant never rejected the proposed conditions.**

The applicant merely requested modifications [ if feasible] and clarification regarding the scope of the conditions to better understand the proposals and proposed conditions.

The conditions were never rejected and making simple inquiries does not constitute a rejection of the proposed conditions.

Applicant therefore requests that the hearing be continued for reconsideration.

Applicant also request waiver of any and all appellate fees to appeal the matter to the Governing Body or City Council if the request for continuance is not granted.

- **APPLICANT WAS SOLICITED BY THE CITY OF RICHMOND TO ENGAGE IN THIS VENTURE ON THE CITY'S BEHALF AND TO BENEFIT THE CITY AND IS NOW BEING SUBSEQUENTLY TARGETED FOR DENIAL.**

Contrary to the assertions of the commission and the staff report, this project was approved by the City of Richmond and was a functioning entity/nonprofit organization acting directly under the authority of the City of Richmond.

In reliance upon this authority, entity/nonprofit organization and applicant expended significant nonprofit resources, engaged in subleases and contracts and is financially and contractually committed to several third parties resulting in significant financial exposure to CPSA. Denial of the application will result in a significant financial blow to the organization and expose it to several third party lawsuits.

Additionally, it should be noted that this program was originally The City of Richmond's program and will remain a program Conducted On Behalf Of the City of Richmond. Applicant is being treated unfairly and inaccurately portrayed as a rogue entity attempting to disrupt a neighborhood, when in fact, entity/CPSA was at all times acting on behalf of the city of Richmond.

▪ **BARRAGE OF HATEFUL RACIALLY CHARGED CONDUCT BY ATTENDEES AT THE SUBJECT MEETING IN WHICH NO ACTION WAS TAKEN BY THE CITY OF RICHMOND PLANNING COMMISSION**

**Applicant has been subjected to a barrage of hateful and discriminatory conduct by several members of the community including the use of blatant illegal racial slurs such as “Niggers”, and “Go Back to Africa” among other threats.**

Therefore, applicant believes that it has never been given a fair and impartial hearing. Applicant has due process rights including equal protection under the laws.

There is no demonstrative evidence of any criminal activity at the subject site, only speculation, and conjecture recited by a few loud and bolsters members of the community.

Richmond is a “**Drug Ridden City**” and this project is an opportunity to mitigate the impact of such substance abuse upon the City.

Nonetheless, Applicant is being treated unfairly because Applicant is being task with completely resolving the cities drug problem and ensuring that crime will not occur, when neither the US Government, the State of California nor the City of Richmond have been able to do so. CPSA should be given proper consideration by the planning commission to realize that CPSA is providing a service to the community to mitigate the City’s current drug problems and is not a disservice to the community, nor harmful to the city, in spite of hyperbole and diatribe from a few members of the community based entirely upon hearsay. As a public entity, the planning commission is obligated to do a further analysis as to whether this venture would be a root cause of increasing crime in the neighborhood.

Reliance upon hearsay is insufficient to establish a denial of the subject application. In fact, a more scientific and reasoned approach will reveal that CPSA is providing a service which will mitigate crime, drug use and substance abuse in the area, substantially benefiting the City of Richmond.

The racial comments referenced herein above and corresponding conduct were made and committed openly during the various meetings and no action was taken to curtail or prevent such conduct. Most egregiously, the comments, threats and hate speech was simply ignored by the planning commission.

Additionally, the conduct in question was prohibited by Resolution Number 106.16 adopted December 6, 2016 by the City of Richmond. The planning commission had a duty to take affirmative action to ensure that the applicants had a fair hearing, free of hate speech and attacks. Nonetheless, no action was taken.

Although free speech is protected, hate speech is not protected in a public meeting. See *Acosta v. City of Costa Mesa*, 718 F.3d 800 (9th Cir. 2013), and *Steinburg v. Chesterfield County Planning Comm'n*, 527 F.3d 377 (4th Cir. 2008), Officials presiding over such meetings have a duty and obligation to cut off speech which they reasonably perceive to be, or imminently to threaten, a disruption of the orderly and fair progress of the discussion, whether by virtue of its irrelevance, its duration, or its very tone and manner.

**Conclusion:** Applicant requested a continuance of the hearing for reconsideration of its application and an opportunity to meet with planning commission staff prior to the next meeting to resolve any concerns with the conditions, and to determine whether modifications of any of the conditions are appropriate.

CPSA Electronically Acknowledged and Signed.

Date: December 19, 2024.

**October 31, 2024**

**California Portsmouth Square Association (CPSA) Response to the Richmond Planning Department's Recommendations to the Richmond Planning Commission:**

The regulations and fees imposed by the City of Richmond's Planning Department, along with their contracted planners, are overly restrictive, effectively constituting a "taking" of our building. The U.S. Supreme Court has ruled against such actions in *Sheetz v. County of El Dorado*:

*Sheetz v. Cnty. of El Dorado*, 601 U.S. 267, 144 S. Ct. 893, 218 L. Ed. 2d 224, 2024 U.S. LEXIS 1574, 54 ELR

**U.S. Supreme Court Holds that Legislative Impact Fee Programs Can Constitute a Taking**

Local government entities, such as cities and counties, can no longer impose broad fee programs without adhering to the nexus and proportionality requirements established by the Supreme Court.

- **Background:** Historically, the U.S. Supreme Court has evaluated the constitutionality of permit exactions through a two-part test. In *Nollan v. California Coastal Commission* (1987), the first part of the test established that an "essential nexus" must exist between the permit condition imposed by a city and a "legitimate state interest."
- The second part, from *Dolan v. City of Tigard* (1994), requires that the imposed condition be "roughly proportional" to the development's impact. Shortly after, however, the California Supreme Court ruled in *Ehrlich v. City of Culver City* (1996) that these tests apply only to adjudicative permit exactions, not to general impact fees or schedules. The April 12, 2024, U.S. Supreme Court decision has now superseded this distinction in California.

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The Richmond Planning Department and its contracted planners are imposing additional regulations, beyond those mandated by state law, based on Richmond Police Department data, which they use to justify their recommendations to the Richmond Planning Commission.

1. **State Regulations:** Per California Code of Regulations, Title 22, §87865.1 on Staffing Ratios:
  - *Section 87865.1 - Staffing Ratios for Day and Night Care and Supervision:* (a) One direct care staff member must be on duty whenever residents are present. (b) During daytime hours, there must be one awake, on-duty direct care staff member for every ten residents.
2. **Federal Standards:** Federal Bureau of Prisons ratios in the *FY 2023 Summary Report* indicate that inmate-to-correctional officer ratios exceeded 15:1 in certain institutions.
3. **Police Data:** The Richmond Planning Department and its contracted planners have submitted conflicting police call data for the 300 feet surrounding our building at 207 37th Street during our operational period. Some reports show 1,100 calls, while others show around 600. The latest submission reflects a decrease from prior figures.

4. **Actual Service Calls:** Data provided by Richmond Police Chief French during CPSA's meeting indicates only six service calls between May 3, 2023, and August 3, 2023, while we had residents at 207 37th Street. (See attached) **6 calls** for services comparison incidents: **1.** 911 disconnect, **2.** brandishing, **3.** fight, **4.** mental patient, **5.** spousal battery, **6.** suspicious vehicle. **It also states zero incident reports, and zero arrest.**
  
5. **Regulatory Overreach:** Many of the Planning Department's recommendations are not related to building renovations but rather to the management of our operations. For example:
  - We are instructed on hiring requirements, beyond those mandated by state law.
  - We are asked to clean public streets.
  - We are told to address loitering strangers, a task even police cannot legally demand without probable cause, risking potential conflict or violence.
  - Planning staff are aware that an auto mechanic business occupies street parking outside our building, yet we are directed to have CPSA staff park exclusively in front of our building and not on the side of our building on Bissell.
6. **Violation of Property Rights:** These recommendations would prevent us from utilizing our property for its intended purpose, effectively constituting adverse possession of our property.
7. **Rights Violations:** During the initial public planning commission meeting for CPSA, we were subject to racial slurs, called "niggers" and told to "go back to Africa" without intervention from city staff or the commissioners. We formally request the names of these individuals and a transcript of the meeting.

CPSA is committed to working constructively with our community to address valid concerns. However, we cannot address neighbors' racial biases. While Richmond's Planning Department and its contract planners have held strategy meetings with neighbors and have not discussed concerns from neighbors they have not considered our concerns. Despite requests, our inquiries to engage the Richmond City Attorney have been ignored. As taxpayers, we have a right to conduct business without excessive and unnecessary barriers. These constraints as outlined in the April 12, 2024, U.S. Supreme Court decision cited, such broad regulations and fees represent a "taking."

Thank you,

Lonnie Holmes, MPA  
Executive Director, CPSA

# CITY OF RICHMOND

450 CIVIC CENTER PLAZA • RICHMOND, CA 94804 • (510) 620-6742



Print Date: May 03, 2023

Company Mailing Address:  
STARLIGHT HOME  
686 HUMBOLDT ST  
RICHMOND CA 94805

Business Address:  
CAL PORTSMOUTH SQUARE  
ASSOCIATION  
LONNIE HOLMES  
207 37TH ST

BUSINESS LICENSE NO: **40059216**

BUSINESS TYPE: CLASS EXEMPT

Prepared in accordance to the Administrative Policy and Procedures manual POLICY NUMBER: AP 516

ISSUE DATE **September 19, 2019** EXPIRATION DATE **December 31, 2023**

## BUSINESS LICENSE INVOICE

Description of Fees	Amount	Date Paid	Paid	Due
ZONE - ZONING COMPLIANCE - BUS LICENSE	59.00		0.00	59.00
				59.00
		Amount Paid.....		\$0
		Invoice Total.....		\$59.00

**PAID**

**MAY 03 2023**

**CITY OF RICHMOND  
FINANCE DEPARTMENT**

JN



Make your payment online at <https://etrakit.ci.richmond.ca.us>

For Information contact the City of Richmond Business License Office  
450 CIVIC CENTER PLAZA • RICHMOND, CA 94804 • (510) 620-6742  
[www.ci.richmond.ca.us](http://www.ci.richmond.ca.us)

**POLICY CHANGE**  
**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

COMPANY: Nonprofits Insurance Alliance of California

POLICY NUMBER: [REDACTED]

NAMED INSURED: California Portsmouth Square Association

POLICY CHANGE EFFECTIVE: 04/30/2023

COVERAGE PART AFFECTED: COMMERCIAL GENERAL LIABILITY

POLICY CHANGE#: 1

In consideration of an additional premium, the following location(s) are hereby added to the policy:

	<u>Class Code</u>	<u>Address</u>	<u>Premium Basis</u>	<u>Pro-Rated</u>	<u>Annual</u>
Loc #2	67017	207 37th St. Richmond, CA 94805	5,832	<b>\$494</b>	<b>\$889</b>

All other terms, limits and conditions remain the same.

ADDITIONAL PREMIUM:	\$494
RETURN PREMIUM:	\$0
<b>TOTAL PREMIUM:</b>	<b>\$494</b>

AUTHORIZED SIGNATURE

06/02/2023



# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: [REDACTED]  
Statement Date: 05/24/2023  
Due Date: 06/12/2023

## Service For:

CALIFORNIA PORTSMOUTH SQUARE ASSOCIATION  
Please see details page.

## Your Account Summary

Current PG&E Electric Delivery Charges	\$149.43
MCE Electric Generation Charges	97.12
Current Gas Charges	45.10

<b>Total Amount Due by 06/12/2023</b>	<b>\$291.65</b>
---------------------------------------	-----------------

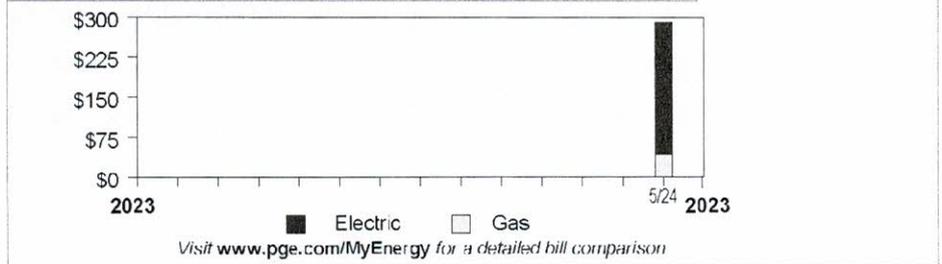
## Questions about your bill?

Business Specialist available:  
Mon-Fri: 7am to 6pm  
1-800-468-4743  
[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

## Ways To Pay

[www.pge.com/waystopay](http://www.pge.com/waystopay)

## Monthly Billing History



## Important Messages

Your charges on this page are separated into delivery charges from PG&E and generation or procurement charges from an energy provider other than PG&E. These two charges are for different services and are not duplicate charges.

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit [www.pge.com](http://www.pge.com) or call 1-800-743-5000.

Please return this portion with your payment. No staples or paper clips. Do not fold. Thank you.



Account Number:	Due Date:	Total Amount Due:	Amount Enclosed:
[REDACTED]	06/12/2023	\$291.65	\$ [REDACTED]

CALIFORNIA PORTSMOUTH SQUARE ASSOCIATION  
686 HUMBOLDT ST  
RICHMOND, CA 94805-1959

PG&E  
BOX 997300  
SACRAMENTO, CA 95899-7300



# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [REDACTED]

Statement Date: 05/24/2023

Due Date: 06/12/2023

## Important Phone Numbers - Monday-Friday 7 a.m.-7 p.m., Saturday 8 a.m.-5 p.m.

### Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000

#### TTY 7-1-1

Servicio al Cliente en Español (Spanish) 1-800-660-6789  
華語客戶服務 (Chinese) 1-800-893-9555

Dịch vụ khách tiếng Việt (Vietnamese) 1-800-298-8438  
Business Customer Service 1-800-468-4743

#### Rules and rates

You may be eligible for a lower rate. Find out about optional rates or view a complete list of rules and rates. visit [www.pge.com](http://www.pge.com) or call 1-800-743-5000.

**If you believe there is an error on your bill**, please call **1-800-743-5000** to speak with a representative. If you are not satisfied with our response, contact the California Public Utilities Commission (CPUC), Consumer Affairs Branch (CAB), 505 Van Ness Avenue, Room 2003, San Francisco, CA 94102, 1-800-649-7570 or 7-1-1 (8:30 AM to 4:30 PM, Monday through Friday) or by visiting [www.cpuc.ca.gov/complaints/](http://www.cpuc.ca.gov/complaints/).

To avoid having service turned off while you wait for the outcome of a complaint to the CPUC specifically regarding the accuracy of your bill, please contact CAB for assistance. If your case meets the eligibility criteria, CAB will provide you with instructions on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is under review to keep your service turned on.

**If you are not able to pay your bill**, call PG&E to discuss how we can help. You may qualify for reduced rates under PG&E's CARE program or other special programs and agencies may be available to assist you. You may qualify for PG&E's Energy Savings Assistance Program which is an energy efficiency program for income-qualified residential customers.

#### Important definitions

**Rotating outage blocks** are subject to change without advance notice due to operational conditions.

**Demand charge:** Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with equipment start-up. By spreading equipment start-ups over a longer period of time, you may be able to lower demand and reduce your demand charges.

**Time-of-use electric prices** are higher every day during afternoons and evenings, and lower at other times of the day. Prices also change by season, with higher prices in the summer and lower prices in the winter.

**Wildfire Fund Charge:** Charge on behalf of the State of California Department of Water Resources (DWR) to fund the California Wildfire Fund. For usage prior to October 1, 2020, this charge included costs related to the 2001 California energy crisis, also collected on behalf of the DWR. These charges belong to DWR, not PG&E.

**Power Charge Indifference Adjustment (PCIA):** The PCIA is a charge to ensure that both PG&E customers and those who have left PG&E service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by PG&E on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources. Visit [www.pge.com/cca](http://www.pge.com/cca).

**Wildfire Hardening Charge:** PG&E has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires, while reducing the total cost to its customers. Your bill for electric service includes a fixed recovery charge called the Wildfire Hardening Charge that has been approved by the CPUC to repay those bonds. The right to recover the Wildfire Hardening Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to PG&E. PG&E is collecting the Wildfire Hardening Charge on behalf of the Special Purpose Entity. For details visit: [www.pge.com/tariffs/assets/pdf/tariffbook/ELEC\\_PRELIM\\_JF.pdf](http://www.pge.com/tariffs/assets/pdf/tariffbook/ELEC_PRELIM_JF.pdf).

**Recovery Bond Charge/Credit:** Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. The Recovery Bond Charge (RBC) rate is currently \$0.00798 per kWh. PG&E has also contributed certain amounts to a trust fund which is used to provide a customer credit equal to \$0.00798 per kWh (Recovery Bond Credit). The right to recover the RBC has been transferred to one or more Special Purpose Entities that issued the bonds and does not belong to PG&E. PG&E is collecting that portion of the RBC on behalf of the Special Purpose Entities.

**Gas Public Purpose Program (PPP) Surcharge.** Used to fund state-mandated gas assistance programs for low-income customers, energy efficiency programs, and public-interest research and development.

Visit [www.pge.com/billexplanation](http://www.pge.com/billexplanation) for more definitions. To view most recent bill inserts including legal or mandated notices, visit [www.pge.com/billinserts](http://www.pge.com/billinserts).

**See the table reflecting "Your Electric Charges Breakdown" on the last page**

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2023 Pacific Gas and Electric Company. All rights reserved.

Please do not mark in box. For system use only.

#### Update My Information (English Only)

Please allow 1-2 billing cycles for changes to take effect

Account Number: [REDACTED]

Change my mailing address to: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Primary Phone \_\_\_\_\_ Primary Email \_\_\_\_\_

#### Ways To Pay

- **Online via web or mobile at [www.pge.com/waystopay](http://www.pge.com/waystopay)**
- **By mail:** Send your payment along with this payment stub in the envelope provided.
- **By debit card, Visa, MasterCard, American Express, or Discover:** Call 877-704-8470 at any time. (Our independent service provider charges a fee per transaction.)
- **At a PG&E payment center or local office:** To find a payment center or local office near you, please visit [www.pge.com](http://www.pge.com) or call 800-743-5000. Please bring a copy of your bill with you.



# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: [REDACTED]  
Statement Date: 05/24/2023  
Due Date: 06/12/2023

## Summary of your energy related services

	Meter Number	Usage	Amount
Service For: 207 37TH ST			
Service Agreement ID: [REDACTED]			
PG&E Electric Delivery Charges	[REDACTED]	608.880000 kWh	\$149.43
Service Agreement ID: [REDACTED]			
MCE Electric Generation Charges	[REDACTED]	608.900000 kWh	\$97.12
<b>Total</b>	[REDACTED]		<b>\$246.55</b>
Service For: 207 37TH ST			
Service Agreement ID: [REDACTED]			
Gas Charges	[REDACTED]	30.000000 Therms	\$45.10
<b>Total</b>	[REDACTED]		<b>\$45.10</b>



# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [REDACTED]

Statement Date: 05/24/2023

Due Date: 06/12/2023

## Details of PG&E Electric Delivery Charges

04/19/2023 - 05/16/2023 (28 billing days)

Service For: 207 37TH ST

Service Agreement ID: [REDACTED]

Rate Schedule: B1 Bus Low Use

### Service Information

Meter # 1005723884

Total Usage 608.880000 kWh

Serial V

Rotating Outage Block 50

### 04/19/2023 – 05/16/2023

Customer Charge	28 days @ \$0.82136	\$23.00
<b>Energy Charges</b>		
Peak	128.400000 kWh @ \$0.33840	43.45
Off Peak	373.440000 kWh @ \$0.32229	120.36
Super Off Peak	107.040000 kWh @ \$0.30587	32.74
Generation Credit		-85.63
Power Charge Indifference Adjustment		1.33
Franchise Fee Surcharge		0.65
Richmond Utility Users' Tax (10.000%)		13.53

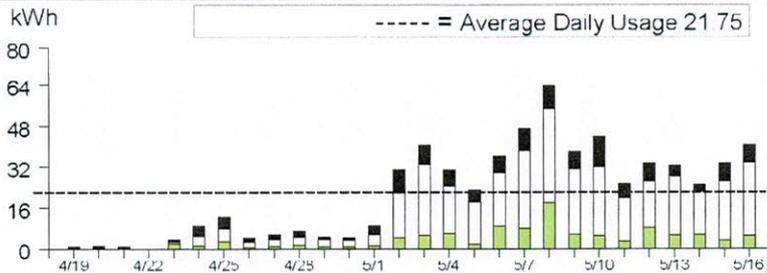
**Total PG&E Electric Delivery Charges \$149.43**

2012 Vintaged Power Charge Indifference Adjustment

### Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	N/A	21.75

### Electric Usage This Period: 608.880000 kWh, 28 billing days



	Usage	Energy Charges
<b>Peak<sup>1</sup></b>	21.08%	\$43.45
<b>Part Peak<sup>2</sup></b>	0.00%	\$0.00
<b>Off Peak<sup>3</sup></b>	61.33%	\$120.36
<b>Super Off Peak<sup>4</sup></b>	17.59%	\$32.74

<sup>1</sup>Peak: Year-round, Daily, 4:00pm-9:00pm  
<sup>2</sup>Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm  
<sup>3</sup>Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm  
 Winter, 10/1-2/28, Daily, 9:00pm-4:00pm  
 Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm  
<sup>4</sup>Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: [REDACTED]

Statement Date: 05/24/2023

Due Date: 06/12/2023

## Details of MCE Electric Generation Charges

04/19/2023 - 05/16/2023 (28 billing days)

Service For: 207 37TH ST

Service Agreement ID: [REDACTED]

04/19/2023 – 05/16/2023

Rate Schedule: B1

Off Peak Winter	373.440000	kWh @ \$0.13400	\$50.04
Peak Winter	128.400000	kWh @ \$0.15000	19.26
Super Off Peak Winter	107.040000	kWh @ \$0.11900	12.74
Deep Green	608.880000	kWh @ \$0.01000	6.09
		Net Charges	88.13

Local Utility Users Tax (10.000%)

8.81

Energy Commission Tax

0.18

**Total MCE Electric Generation Charges**

**\$97.12**

For questions regarding charges on this page, please contact:

MCE

1-888-632-3674

[info@mcecleanenergy.org](mailto:info@mcecleanenergy.org)

### Additional Messages

MCE is a not-for-profit, public agency that sources 60-100% renewable energy for your electricity supply.

MCE's generation charges replace what PG&E would otherwise charge you for electric generation. These charges are refunded to you in the 'Generation Credit' line on the 'Details of PG&E Electric Delivery Charges' page of your statement. PG&E continues to provide electric delivery and billing services. Gas services are not provided by MCE.

If you have any questions about MCE, please visit us online at [www.mceCleanEnergy.org](http://www.mceCleanEnergy.org), or visit our local offices at:

MCE

1125 Tamalpais Avenue  
San Rafael, CA 94901

or

MCE

2300 Clayton Road, Suite 1150  
Concord, CA 94520

We're happy to help!

MCE is committed to protecting our customer privacy. Learn more about our privacy policy at [mceCleanEnergy.org/privacy](http://mceCleanEnergy.org/privacy)



# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [REDACTED]  
Statement Date: 05/24/2023  
Due Date: 06/12/2023

## Details of Gas Charges

04/22/2023 - 05/17/2023 (26 billing days)

Service For: 207 37TH ST  
Service Agreement ID: [REDACTED]  
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

### 04/22/2023 – 04/30/2023

Customer Charge	9 days @ \$0.27048	\$2.43
Gas Charges		
First 4,000 Therms/month	10.384615Therms @ \$1.10213	11.45
Gas PPP Surcharge (\$0.08484 /Therm)		0.89
Richmond Utility Users' Tax (10.000%)		1.39

### 05/01/2023 – 05/17/2023

Customer Charge	17 days @ \$0.27048	\$4.60
Gas Charges		
First 4,000 Therms/month	19.615385Therms @ \$1.02918	20.19
Gas PPP Surcharge (\$0.08484 /Therm)		1.67
Richmond Utility Users' Tax (10.000%)		2.48

**Total Gas Charges \$45.10**

## Service Information

Meter #	60106471
Current Meter Reading	401
Prior Meter Reading	373
Difference	28
Multiplier	1.077719
Total Usage	30.000000 Therms
Serial	V

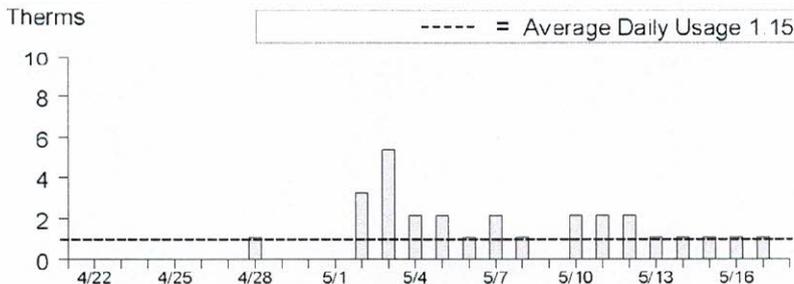
## Gas Procurement Costs (\$/Therm)

04/22/2023 - 04/30/2023	\$0.22468
05/01/2023 - 05/17/2023	\$0.15173

## Additional Messages

**Customer Charge** To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 05/17/2023, your highest average daily gas usage was 1.2 therms.

## Gas Usage This Period: 30.000000 Therms, 26 billing days





# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: [REDACTED]  
Statement Date: 05/24/2023  
Due Date: 06/12/2023

## Your Electric Charges Breakdown (from page 2)

Transmission	\$22.99
Distribution	90.95
Electric Public Purpose Programs	14.61
Nuclear Decommissioning	0.81
Wildfire Fund Charge	3.23
Recovery Bond Charge	4.86
Recovery Bond Credit	-4.86
Wildfire Hardening Charge	1.58
Competition Transition Charges (CTC)	0.18
Energy Cost Recovery Amount	-0.43
PCIA	1.33
Taxes and Other	14.18
<b>Total Electric Charges</b>	<b>\$149.43</b>



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Re: 207 37th Street

Message 155 of 879

From lonnieholmes@cpsalite.org
To Way Love
Cc Jesus\_Morales, Lina Velasco, Francyne Hari, Stephanie Lopez, malcantara@hceb.org, mwest@hceb.org, Michelle Milam

Hi Vanessa, thanks for being available this afternoon, or tomorrow morning for us to discuss further details, and the impact of changes you have indicated.

Best,

Lonnie

On 2023-04-14 17:56, Way Love wrote:

Hi Lonnie,

Thank you for allowing us to bring the Castro residents to view the location. We appreciate your time and effort in this process. I have included the Castro team who will be assisting in the process of getting residents moved in and conducting home visits and more.

Based on the viewing, the residents showed interest in the larger rooms but not the smaller ones. However, we cannot determine if those who were not present would be interested. As an alternative, we proposed the possibility of renting the smaller rooms as storage units. Nonetheless, the storage rate would have to be substantially lower than the room rate.

Our goal is to accommodate at least seven residents in the space by May 1st. We understand that minor cosmetic work may be necessary, but we expect it to be completed by May 20th.

Here is a summary of the terms we have discussed:

- \* Each room will be equipped with a lock and key
\* Each room will be occupied by only one resident unless it's a couple.
\* Each resident at the 207 locations will have their lease agreement.
\* The lease agreement will specify that this housing is temporary and for emergency purposes only.
\* We are not agreeing to a "Master Lease."
\* The Castro Program will provide furniture for each resident, which they will take with them once they have secured permanent housing.
\* The facility will provide counseling services for drug, alcohol, and mental health by licensed MFT on scheduled days.
\* Vocational training and direct job placement by Men & Women of Valor on scheduled days.
\* Food Bank deliveries will be scheduled.
\* On-site mobile Barber services will be available on scheduled

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**RE: Master Keys**

Message 104 of 879

From **Lonnie Holmes**  
To **Way Love**, **Joanne Tang**  
Cc **Stephanie Lopez**, **Francyne Hari**,  
**malcantara@hceb.org**, **Alonzo Ellis**,  
**Jesus\_Morales**, **Lina Velasco**

Hi Vanessa, based on the lease agreement as a landlord with individual leases with each tenant, you will need to ask each tenant for a copy of their key.

Thanks,

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Way Love <way2love@way2loveinc.org>  
Date: 5/23/23 8: 11 AM (GMT-08: 00)  
To: lonnieholmes@cpsalite.org, Joanne Tang <JoanneTang@cpsalite.org>  
Cc: Stephanie Lopez <slopez@hceb.org>, Francyne Hari <Fhari@hceb.org>, malcantara@hceb.org, Alonzo Ellis <aellis@hceb.org>, Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>, Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>  
Subject: Master Keys

Good morning,

Is it possible for us to have a master key to the building and to each of the rooms?

Best,

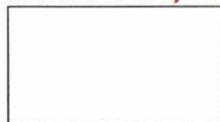
Vanessa Calloway

**Vanessa A. Calloway**

**Way 2 Love Inc.**

**Executive Director/Founder**

**There's a Way to Love That is Right!!!**



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RE: Security Camera Ac...

Message 47 of 879

From: Lonnie Holmes
To: Joanne Tang
Cc: Way Love, Francyne Hari, Stephanie Lopez, Jesus Morales, Alonzo Ellis, Marichelle Alcantara

Thanks for sending out the information to everyone!

Lonnie

Hi All

Security Cameras have been installed.

APP Needed to download: Night Owl Protect
User Name: admin207
Password: Richmond207

Any question, please let me know.

Thank you,

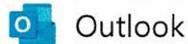
Joanne Tang
Co-Founder and Vice-President
California Portsmouth Square Association
686 Humboldt Street
Richmond CA 94805
JoanneTang@CPSALite.org
CPSALite.org
(415)788-1883(Mobile)
(510)236-3388(Office)

Sent from my T-Mobile 5G Device

----- Original message -----

From: Joanne Tang <joannetang@cpsalite.org>
Date: 6/20/23 2: 49 PM (GMT-08: 00)
To: Lonnie Holmes <LonnieHolmes@cpsalite.org>
Cc: Way Love <way2love@way2loveinc.org>, Francyne Hari <Fhari@hceb.org>, Stephanie Lopez <slopez@hceb.org>, Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Alonzo Ellis <aellis@hceb.org>, Marichelle Alcantara <malcantara@hceb.org>
Subject: Security Camera Access Update

On 2023-06-06 11: 37, Lonnie Holmes wrote:
> Greetings everyone, fyi, please decimate this Job Fair information to clients.
>
> Thank you!
>
> Lonnie
>
> Sent from my T-Mobile 5G Device
>
> ----- Original message -----



---

**Re: End of Contract**

---

**From** Way Love <way2love@way2loveinc.org>

**Date** Thu 7/27/2023 2:09 PM

**To** Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

**Cc** Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Francyne Hari <Fhari@hceb.org>; Robert Preston <Robert.Preston@cchealth.org>; 'dlounds@hceb.org' <dlounds@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>; Dante Wiley <dante\_wiley@ci.richmond.ca.us>

Hi Inspector Wiley,

I hope this email finds you well. I recently had a conversation with Mr. Holmes, who mentioned that you are currently conducting a more detailed investigation into the situation we discussed earlier today. I wanted to reach out to you to confirm the accuracy of the information you provided me earlier this morning.

As you are aware, based on your findings, we are in the process of making arrangements to relocate the 9 residents currently residing at 207 South 37th Street for their safety. This process requires a significant amount of collaboration and coordination, so it is essential for us to have the most accurate and up-to-date information from your inspection.

I kindly request you to respond as soon as possible with any additional details or clarifications you might have. Your timely response will greatly assist us in taking the necessary steps to ensure the well-being of the affected residents.

Thank you for your cooperation.

Best regards,

Vanessa Calloway

**Vanessa A. Calloway**

**Way 2 Love Inc.**

**Executive Director/Founder**

[www.way2love.org](http://www.way2love.org)

**510-827-9859**

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**transmission in error, please destroy the original transmission and its attachments without reading or saving in any manner.**

---

**From:** Way Love <way2love@way2loveinc.org>

**Sent:** Thursday, July 27, 2023 12:51 PM

**To:** lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>; Joanne Tang <JoanneTang@cpsalite.org>

**Cc:** Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>;

Francyne Hari <Fhari@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Robert Preston

<Robert.Preston@cchealth.org>; Denise Mills <Denise.Mills@cchealth.org>; Tanya Ruscigno

<tanya.ruscigno@cchealth.org>; Chaeana Williams <cwilliams@hceb.org>; 'dlounds@hceb.org'

<dlounds@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>

**Subject:** End of Contract

Dear Lonnie and Joanne,

I hope this message finds you well. It is with a heavy heart that I have to convey some unfortunate news. The safety conditions at 207 South 37th have been deemed unsatisfactory by the Fire Inspector, and as a result, the Fire Department has requested the removal of all residents for their safety.

The Fire Department will be providing you with the final Fire Inspection report.

Our top priority now is to ensure the safety and well-being of the residents. We have made arrangements to relocate all nine residents tomorrow and will take utmost care to ensure that all of their belongings are properly handled and removed by mid-week next week.

Please let us know if you have any questions or need further information. We understand the seriousness of this situation and will work diligently to address it and provide support to the affected residents.

Thank you for your understanding.

Best regards,

**Vanessa A. Calloway**

**Way 2 Love Inc.**

**Executive Director/Founder**

[www.way2love.org](http://www.way2love.org)

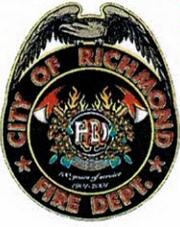
**510-827-9859**

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**CITY OF RICHMOND FIRE DEPARTMENT**  
 440 CIVIC CENTER PLAZA, RICHMOND, CA 94804  
<http://www.ci.richmond.ca.us/fireprevention>  
 (510) 307-8031 FAX (510)307-8048

## FIRE SAFETY REPORT

### MASTER LIST INFORMATION

PERMIT NUMBER:	
STATION:	APN: 516-210-020-9
BUSINESS NO.:	LICENSE NO.:
CONTACT:	PHONE:

**Report #: FD23-000017**

<b>BUSINESS NAME:</b> 207 37th Street	<b>SITE ADDRESS:</b> 207 37TH ST	<b>CITY:</b> RICHMOND	<b>STATE:</b> CA	<b>ZIP:</b> 94805	<b>PHONE:</b>
<b>BUSINESS OWNER:</b>	<b>MAILING ADDRESS:</b>	<b>CITY:</b>	<b>STATE:</b>	<b>ZIP:</b>	<b>PHONE:</b>
<b>BUSINESS OWNER EMAIL:</b>					
<b>LEGAL PROPERTY OWNER:</b> TANG JOANNE JOEY	<b>MAILING ADDRESS:</b> 915 MADRID ST	<b>CITY:</b> SAN	<b>STATE:</b> CA	<b>ZIP:</b> 94112	<b>PHONE:</b>

Fire Protection System:	<input type="checkbox"/> 5 Year Test	<input type="checkbox"/> Auto-Sprinklers	<input type="checkbox"/> Partial System	<input type="checkbox"/> Wet	<input type="checkbox"/> Dry
Fire Alarm:	<input type="checkbox"/> Local	<input type="checkbox"/> Central Station	<input type="checkbox"/> Heat Detection	<input type="checkbox"/> Smoke Detection	<input type="checkbox"/> Manual pull stations
	<input type="checkbox"/> Knox Box	<input type="checkbox"/> Hood & Duct	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Fire Extinguishers Inside	

DATE	HOURS	PERMITTED OCCUPANCY FEE GROUP USE/ACTIVITY	INSPECTION RESULT	INSPECTOR	FOLLOW-UP
7-24-23	1.00	COMPLIANCE	FAIL	DANTE WILEY	

TYPE OF BUSINESS:

TYPE OF ACTIVITY:	<input checked="" type="checkbox"/> CFC	<input checked="" type="checkbox"/> CFC REINSPECTION	<input checked="" type="checkbox"/> SPECIAL PERMIT	<input checked="" type="checkbox"/> COMPLAINT	<input checked="" type="checkbox"/> FIRE INVEST
	<input checked="" type="checkbox"/> PUB. ED.	<input checked="" type="checkbox"/> CO. INSP.			

The following violation(s) of the California Fire Code were revealed during an inspection of the caption property. You are hereby directed to comply with each item indicated with a  immediately upon receipt of this notice, or show cause why you should not be required to do so. An inspection will be conducted to insure compliance. Subsequent inspections conducted to insure compliance may result in re-inspection fees being charged to your business. The facility is responsible for correcting the violation(s).

**CODE SECTION      DESCRIPTION OF VIOLATION**

**RMC Code:**

<b>Count 1</b>	
<input checked="" type="checkbox"/> CFC 1003.6 Means of	The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the required width of a means of egress except projections permitted by this chapter. The required capacity of a means of egress system shall not be diminished along the path of egress travel.
<b>Count 2</b>	
<input checked="" type="checkbox"/> FIRE Miscellaneous	RMC  Miscellaneous
<b>Count 3</b>	
<input checked="" type="checkbox"/> FIRE Repairs Hole(s)	RMC  Repair Hole(s) in Wall
<b>Count 4</b>	
<input checked="" type="checkbox"/> FIRE Security Bar	RMC  Security Bars

**Exit - Exiting:**

Inspector/Company Officer DANTE WILEY	Signature	Date of Inspection 07-24-2023	Signature of Contact Person	Date
Follow up date	Photo(s) Taken <input checked="" type="checkbox"/>		Result Status FAIL	Closed Date

Report number: FD23-000017

Page 1 of 8

The following violation(s) of the California Fire Code were revealed during an inspection of the caption property. You are hereby directed to comply with each item indicated with a  immediately upon receipt of this notice, or show cause why you should not be required to do so. An inspection will be conducted to insure compliance. Subsequent inspections conducted to insure compliance may result in re-inspection fees being charged to your business. The facility is responsible for correcting the violation(s).

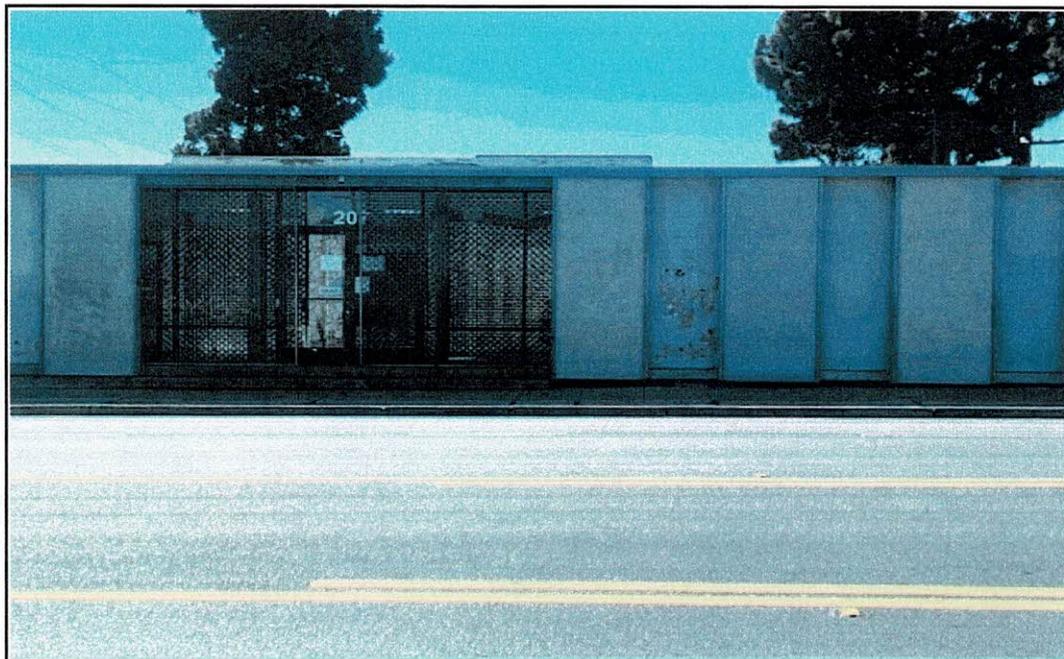
<u>CODE SECTION</u>	<u>DESCRIPTION OF VIOLATION</u>
Count 5	
<input checked="" type="checkbox"/> CFC1018.2.2 Exit	Exterior exit doors shall lead directly to the exit discharge or public way
Count 6	
<input checked="" type="checkbox"/> CFC1028.2	Remove obstructions from exits, aisles, corridors, and stairways

**COMMENTS**

## ATTACHED INSPECTION PHOTOS

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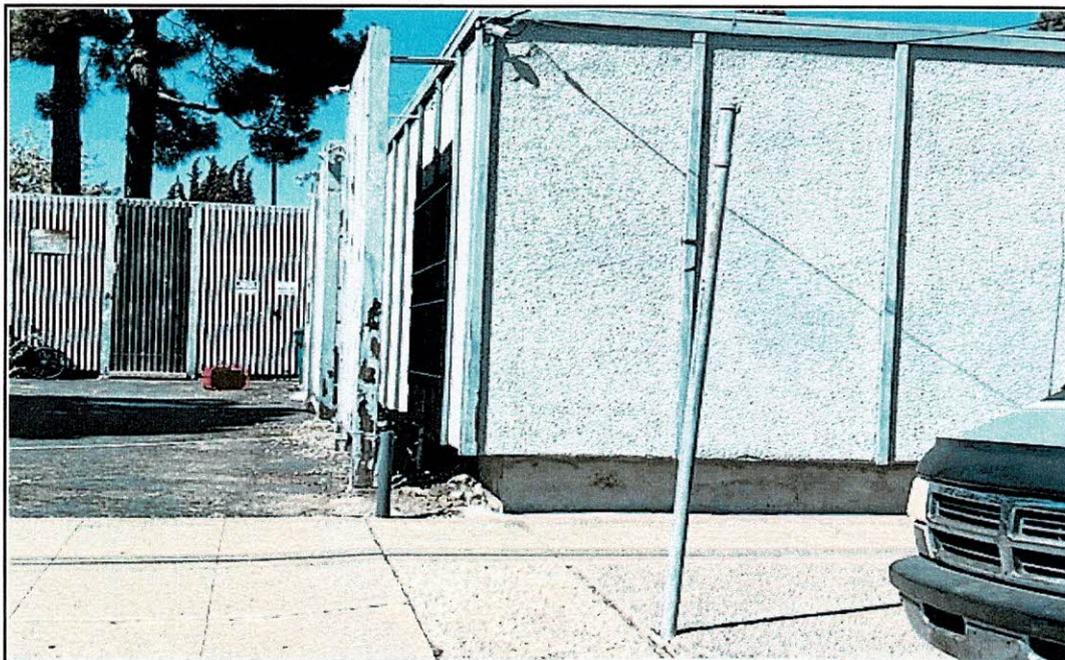
Front door with commercial gate partially closed.jpg



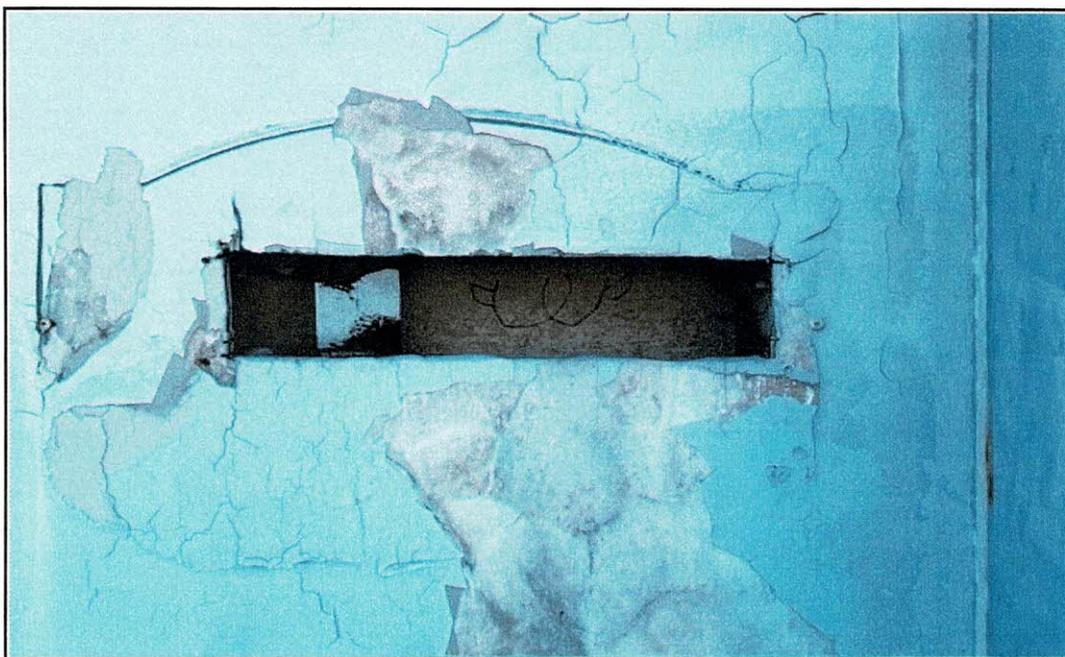
Rear of 207 37th Street.jpg



Security Bars without emergency latch.jpg



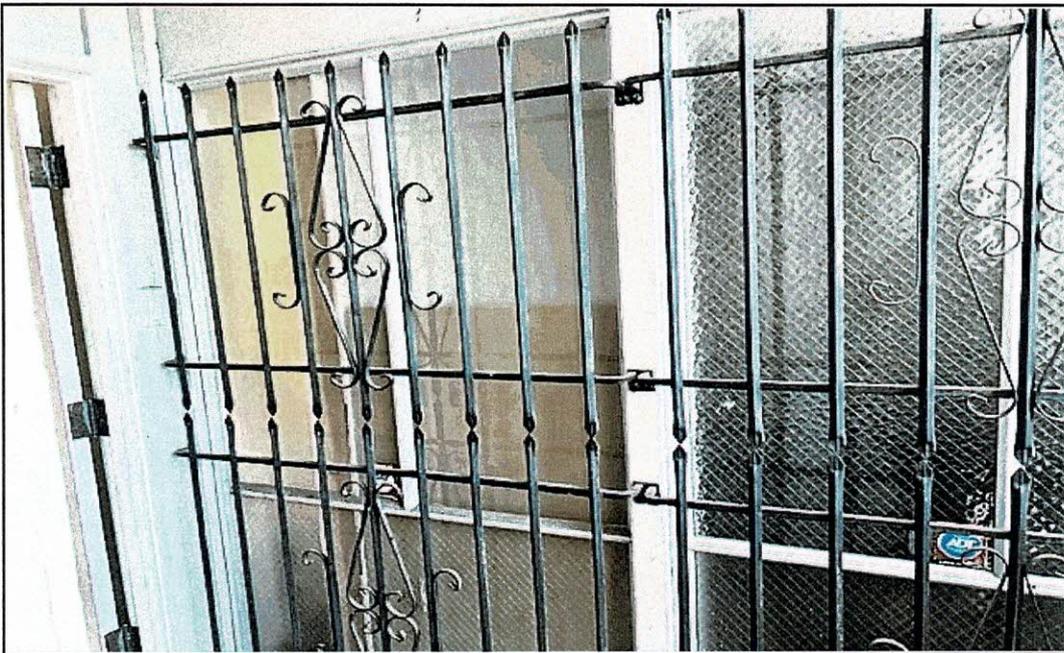
Maintain firewall.jpg



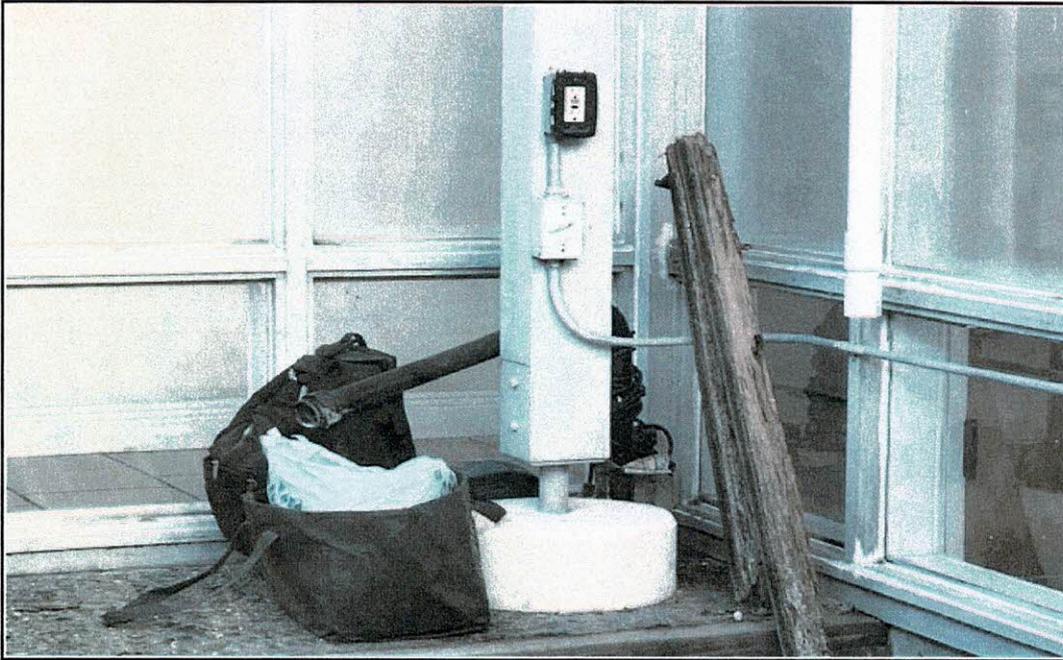
Provide Exit Signage.jpg



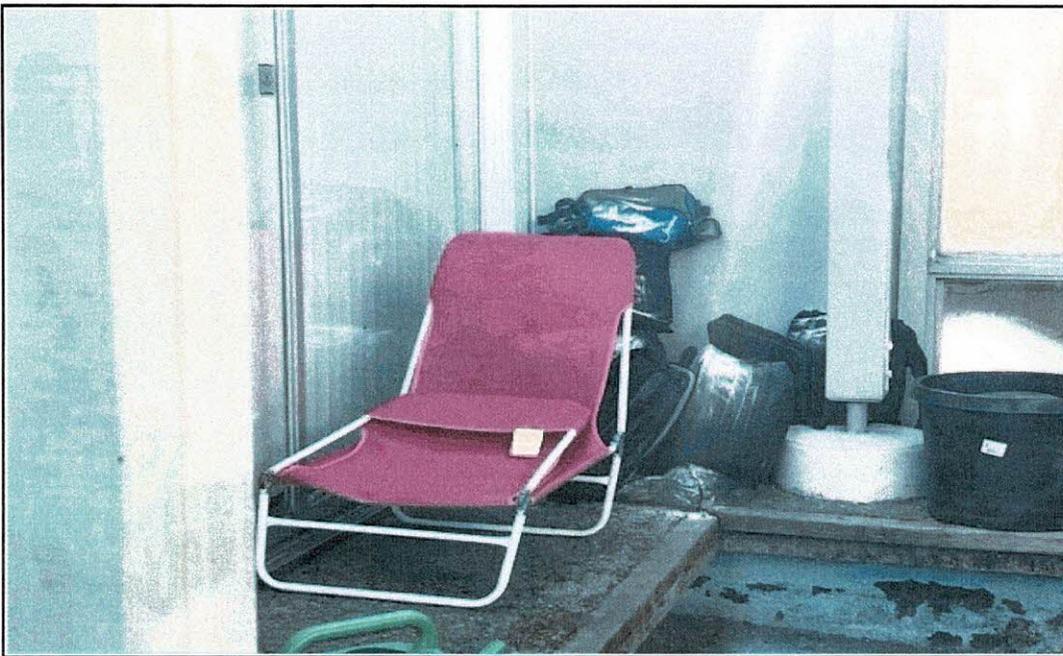
Provide Security bars with an emergency release.jpg



Remove Debris 1.jpg



Remove Debris 2.jpg



Remove Debris.jpg



Security Bars without emergency latch 1.jpg



Unprotected Exit Corridor.jpg

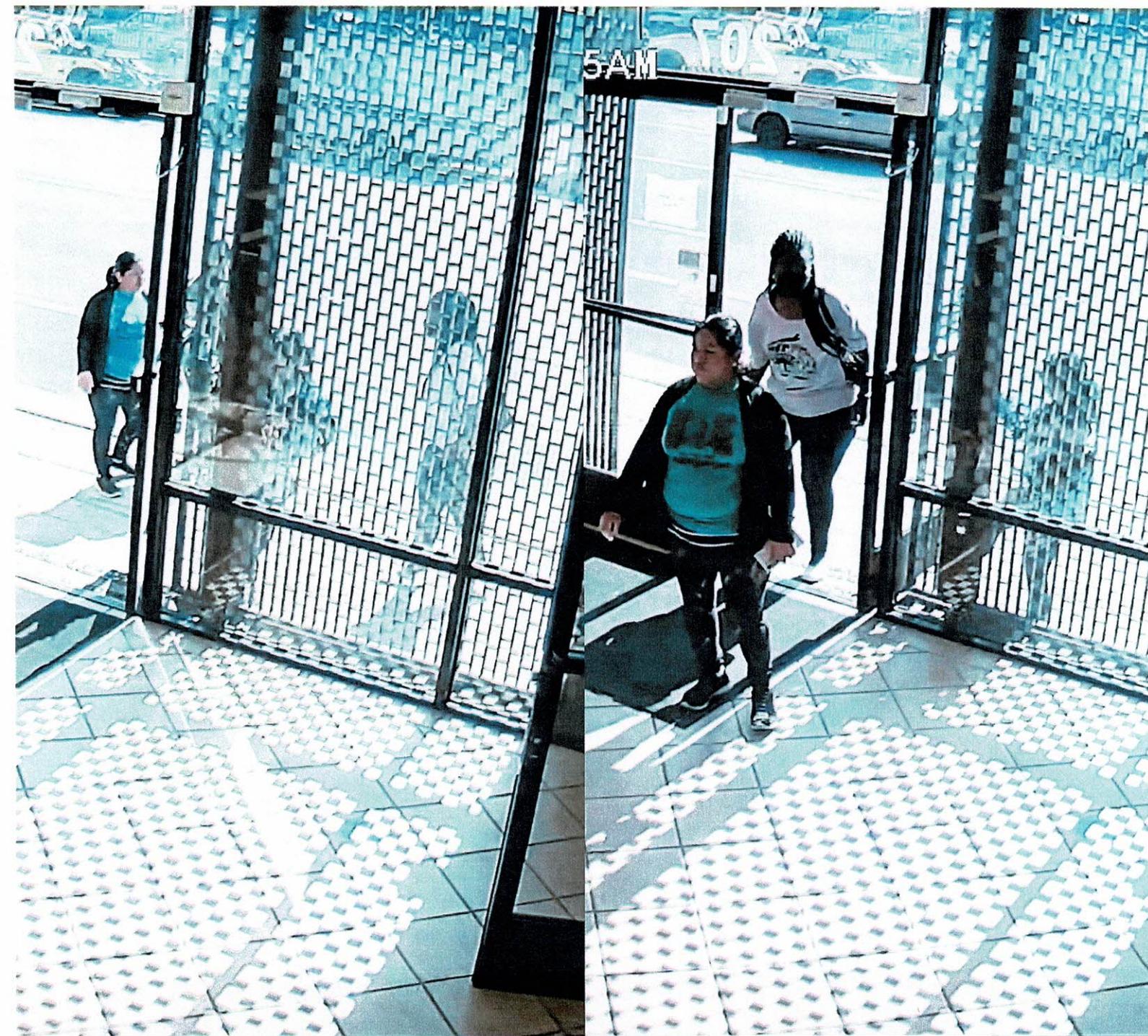


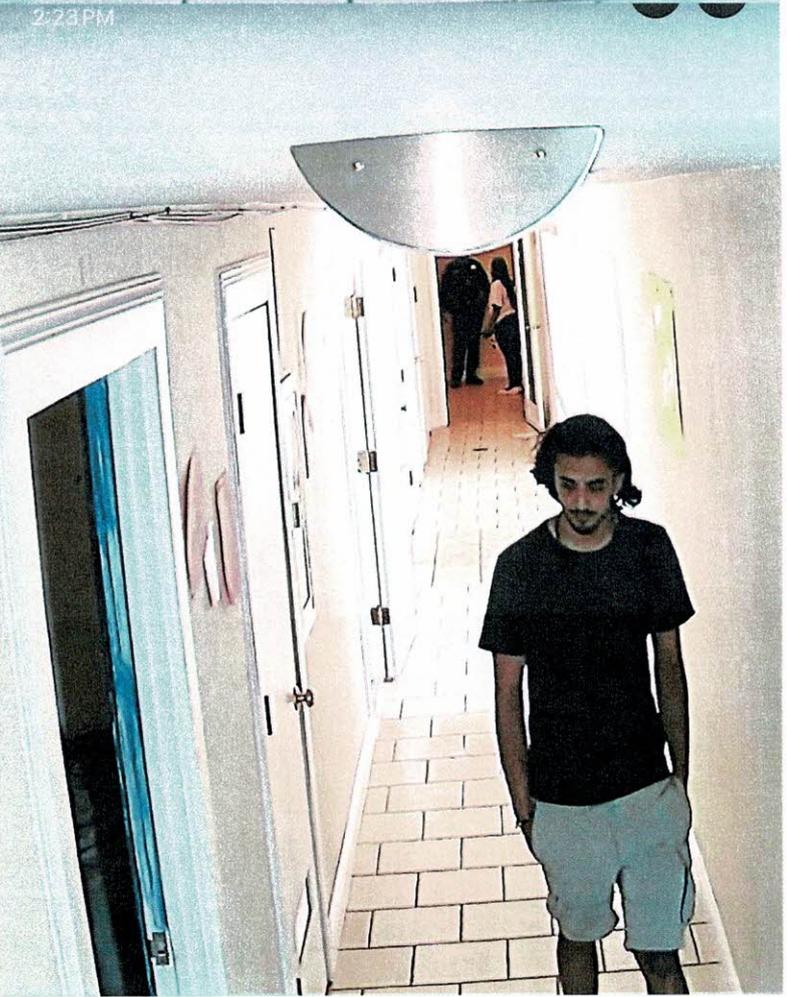
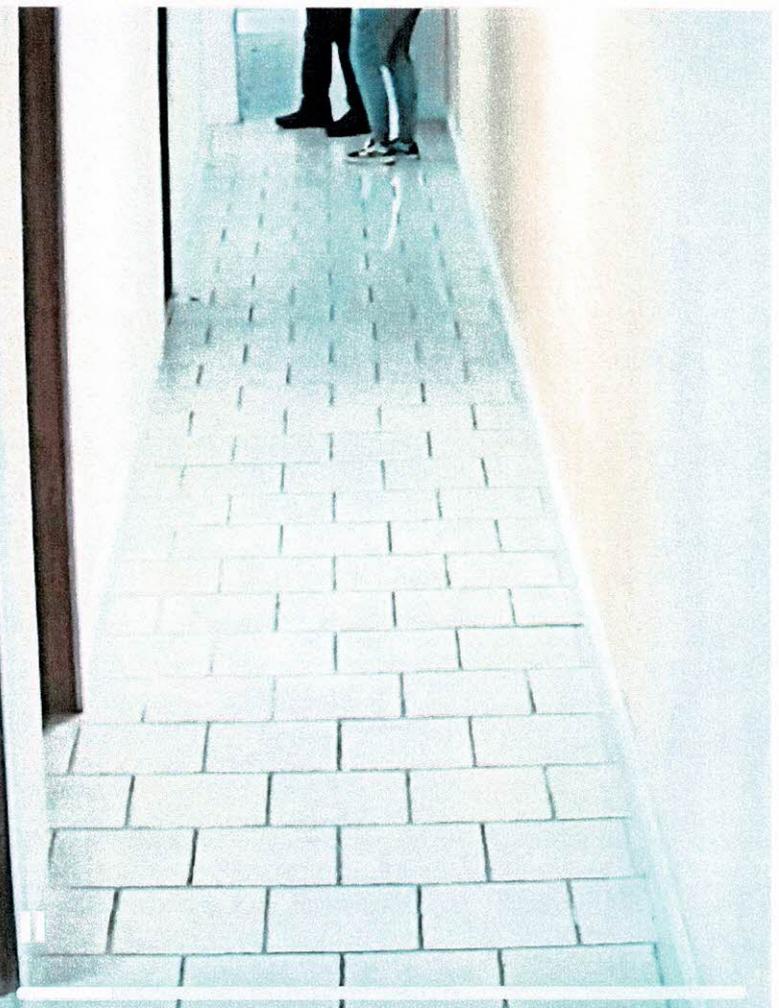
1, 2023

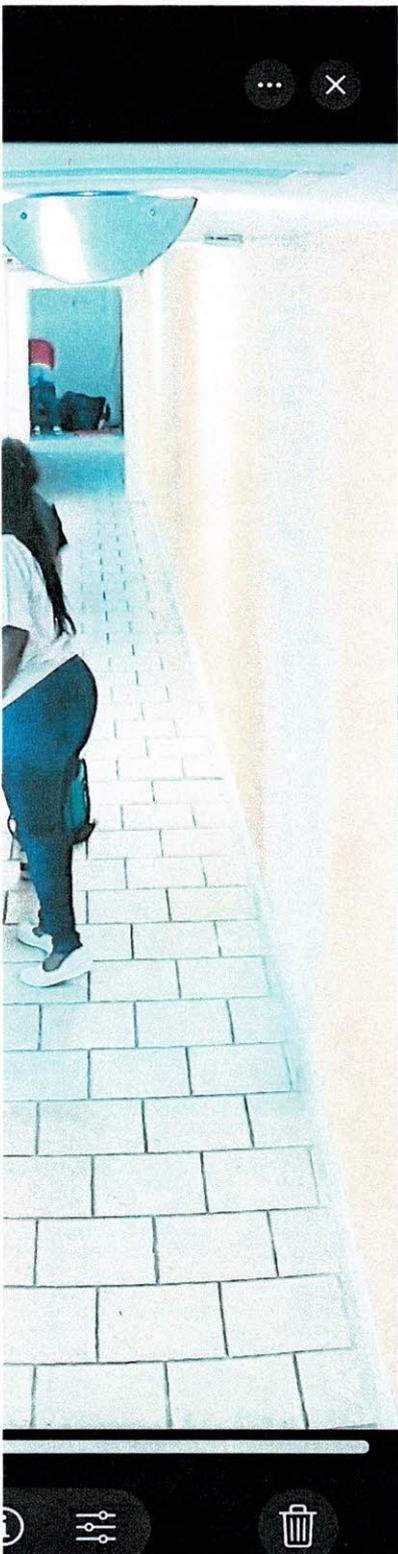


August 4, 2023

9:39 AM







August 4, 2023

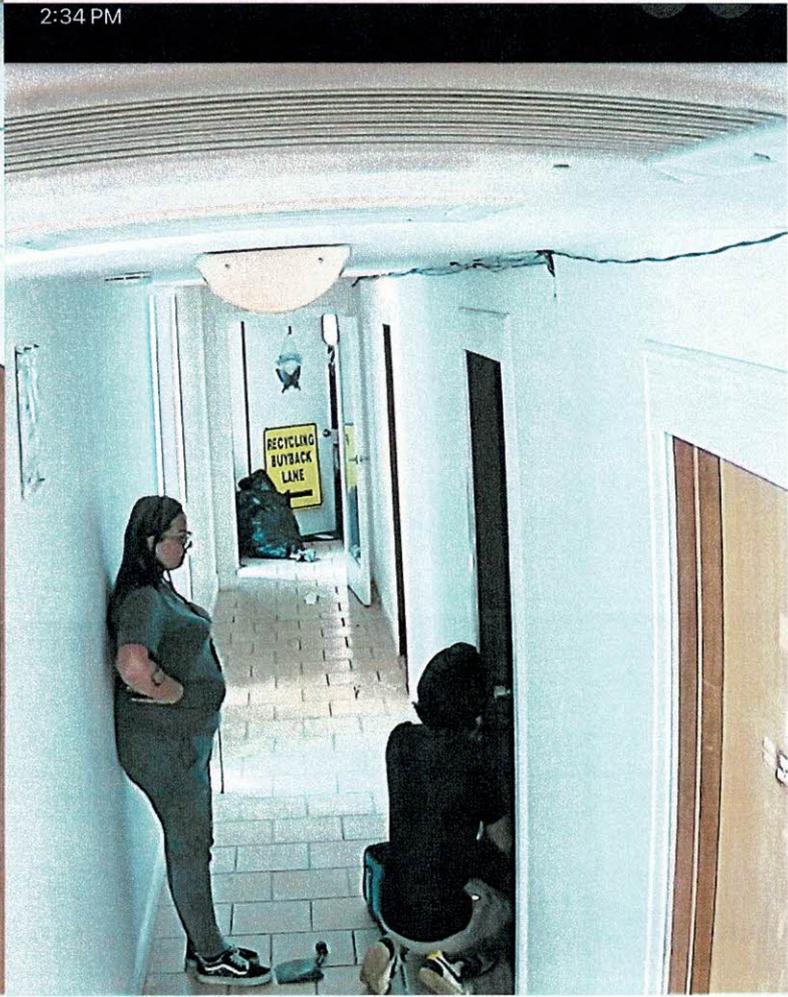
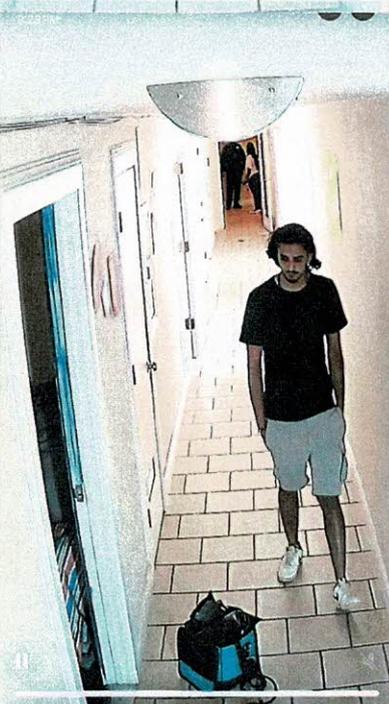
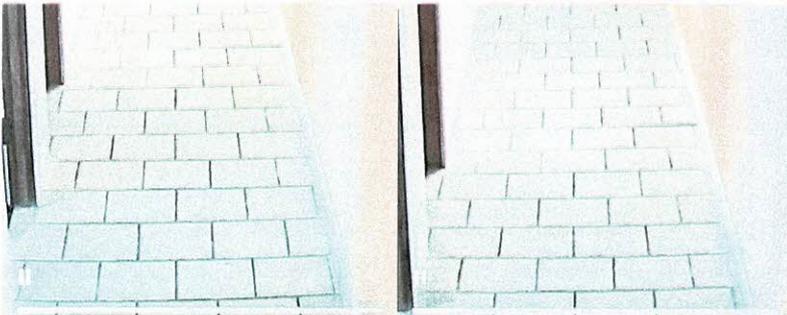
9:44 AM

... X

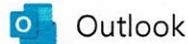
August 4, 2023

2:20 PM









---

**Re: PLN23-360 - Richmond PD CPTED Report**

---

**From** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

**Date** Fri 8/23/2024 6:52 AM

**To** Lonnie Holmes <lonnieholmes@cpsalite.org>

**Cc** Hector Rojas <Hector\_Rojas@ci.richmond.ca.us>; Greg VanMechelen <greg@vanmechelenarchitects.com>; Virginia Morgan <vmorgan@migcom.com>; Kristopher Tong <ktong@richmondcpd.net>; Joanne Tang <joannetang@cpsalite.org>

Lonnie,

The City, Way2love, HCEB and SOS did not run your facility. You came to the City telling us you had a licensed facility and offered to lease rooms to our clients and also provide on-site services. The leases were directly with the program participants and your organization. We later had to remove our program participants when the Fire Marshal alerted us to the fact that while you had a business license you did not legally covert the office building into sleeping rooms.

Hector the leases will have the name of the operator. I believe Lonnie has provided us copies via email. Jesús would also have copies.

Lina

Sent from my iPhone

> On Aug 22, 2024, at 11:32 PM, lonnieholmes@cpsalite.org wrote:

>

> This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

>

>

> Hi Hector,

>

> Apologies for the delayed response, we have been busy as you know; I  
> will provide you a brief synopsis of what transpired with our  
> involvement with this Castro Encampment project. The project in question  
> was managed and directed by the following entities:

>

> Jesus M. Morales, Housing Manager  
> City of Richmond | Housing Division  
> 450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804  
> Jesus\_Morales@ci.richmond.ca.us  
> Phone: 510-620-6649

>

> and the City of Richmond contractors,

About

joannetang@cpsalite.org

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Sent

Junk

Trash

Archive

Deleted Messages

**RE: Security Camera Ac...**

Message 47 of 879

From: **Lonnie Holmes**  
To: **Joanne Tang**  
Cc: **Way Love**, **Francyne Hari**, **Stephanie Lopez**,  
**Jesus Morales**, **Alonzo Ellis**,  
**Marichelle Alicantara**

Thanks for sending out 2023-06-20 11:40

Lonnie

Hi All

Security Cameras have been installed.

APP Needed to download: Night Owl Protect

User Name: [REDACTED]

Password: [REDACTED]

Any question, please let me know.

Thank you,

Joanne Tang  
Co-Founder and Vice-President  
California Portsmouth Square Association  
588 Humboldt Street  
Richmond CA 94805  
joannetang@CPSAlite.org  
CPSAlite.org  
(415) 780-1888 (Mobile)  
(510) 215-3188 (Office)

Sent from my T-Mobile 5G Device

----- Original message -----

From: Joanne Tang <joannetang@cpsalite.org>  
Date: 6/20/23 2:49 PM (GMT-08:00)  
To: Lonnie Holmes <LonnieHolmes@cpsalite.org>  
Cc: Way Love <way2love@way2loveinc.org>, Francyne Hari <Fhari@hceb.org>, Stephanie Lopez <slopez@hceb.org>, Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Alonzo Ellis <aellis@hceb.org>, Marichelle Alicantara <malcantara@hceb.org>  
Subject: Security Camera Access Update

On 2023-06-06 11:37, Lonnie Holmes wrote:  
> Greetings everyone, FYI, please decimate this Job Fair information to  
> clients.  
>  
> Thank you  
>  
> Lonnie  
>  
> Sent from my T-Mobile 5G Device  
>  
> ----- Original message -----



---

## Discussion of 37th Street Property

---

From Way Love <way2love@way2loveinc.org>

Date Fri 3/31/2023 10:37 AM

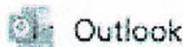
To Lonnie Holmes <lonnieholmes@cpsalite.org>, Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>

Hi Lonnie,

I followed up with you regarding the conversation we had earlier this week pertaining to the 37<sup>th</sup> street property. This discussion will solely be to discuss the rooms at the 37<sup>th</sup> street location, cost, turn around etc. Unfortunately, we will not discuss the Home Key option that you have been in talks with the City.

Looking forward to a possible partnership.

Best,  
Vanessa Calloway



---

**Re: 207 Shelter expense breakdown**

---

From Way Love <way2love@way2loveinc.org>

Date Fri 4/7/2023 4:49 PM

To Lonnie Holmes <lonnieholmes@cpsalite.org>

Cc Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>

Hi Lonnie,

Are you are proposing 30k a month as a master lease?

As a reminder we are not doing a master lease. The rooms will be leased individually, and we can't promise that all the rooms would be leased at one time.

Which is why the cost of each lease has to be justifiable in comparison to what we're already paying other shared housing spaces.

We really want this to work however those numbers are not reasonable for the budget and this project at this time.

→ Can I suggest that instead of security you hiring staff member for exchange for rent to be onsite and then have security cameras. This is just a thought. We're hoping we can make this work.

Best,

Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device

Get [Outlook for Android](#)

---

**From:** Lonnie Holmes <LonnieHolmes@cpsalite.org>

**Sent:** Friday, April 7, 2023 4:02:54 PM

**To:** Way Love <way2love@way2loveinc.org>

**Cc:** Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>

**Subject:** Re: 207 Shelter expense breakdown

Hi Vanessa and Jesus, outside of renters insurance which is covered by your office, general liability run about 1000 per month, utilities, and maintenance of the common areas, as well as security are concerns. Your figures monthly come out to over 26k. Meet us at \$30k, we will move forward!

Thanks,

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Way Love <way2love@way2loveinc.org>  
Date: 4/7/23 3:21 PM (GMT-08:00)  
To: lonnieholmes@cpsalite.org  
Cc: Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>  
Subject: Re: 207 Shelter expense breakdown

Hi Lonnie,



After going over the numbers these number our out of our budget.  
As Jesus mentioned this week this property can be ran as an SRO.

The numbers provided today are even higher than when we spoke yesterday.

We can pay \$2600.00 for the large and \$1600.00 small rooms

Please let me know if this doable.

Best,  
Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device  
Get [Outlook for Android](#)

---

**From:** lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>  
**Sent:** Friday, April 7, 2023 1:12:29 PM  
**To:** Way Love <way2love@way2loveinc.org>  
**Subject:** 207 Shelter expense breakdown

Hi Vanessa, please review the draft and give me a call when you are available with your feedback. Thank you!

Lonnie

--  
Lonnie Holmes  
Co-founder and Executive Director  
California Portsmouth Square Association  
686 Humboldt Street  
Richmond, CA 94805  
LonnieHolmes@CPSAlite.org  
CPSAlite.org  
(415)574-1213(Mobile)  
(510)236-3388(Office)



---

**Re: Lease Information**

---

From Francyne Hari <Fhari@hceb.org>

→ Date Mon 4/24/2023 3:58 PM

To Way Love <way2love@way2loveinc.org>, Lonnie Holmes <lonnieholmes@cpsalite.org>

Cc Stephanie Lopez <slopez@hceb.org>; Marlon West <mwest@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>; Lina Velasco <lina\_velasco@ci.richmond.ca.us>

Hi Vanessa,

→ V [REDACTED] and K [REDACTED] want to move

G [REDACTED] and [REDACTED] are also willing to move forward in the process

M [REDACTED]

I was not able to reach other clients about the May 1<sup>st</sup> move in.

Thanks

Francyne "CC" Hari

Castro Encampment

Program Assistant + Housing Navigator

Fhari@hceb.org

(415)-286-5567

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---

**From:** Way Love <way2love@way2loveinc.org>

**Sent:** Friday, April 21, 2023 4:35 PM

**To:** Francyne Hari <Fhari@hceb.org>; lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>

**Cc:** Stephanie Lopez <slopez@hceb.org>; Marlon West <mwest@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>; Lina Velasco <lina\_velasco@ci.richmond.ca.us>

**Subject:** Re: Lease Information

Hi Francyne,

Sure, Monday will work.

Best,

Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device

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---

**From:** Francyne Hari <fhari@hceb.org>

**Sent:** Friday, April 21, 2023 4:33:09 PM

**To:** Way Love <way2love@way2loveinc.org>; lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>

**Cc:** Stephanie Lopez <slopez@hceb.org>; Marlon West <mwest@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>; Lina Velasco <lina\_velasco@ci.richmond.ca.us>

**Subject:** Re: Lease Information

Hi Vanessa,

I have been talking with clients about the 37<sup>th</sup> st Location. I'm getting conflicting information from several clients. Initially I was told some were interested, one I brought it up again I was told they don't want to move there even when I stressed that it was a temporary housing solution.

I believe you said in another email that ~~the person~~ and ~~the person~~ were willing to go to this location.

If it's alright I can get the rest of the names by the end of the day on Monday.

Best,

Francyne "CC" Hari

Castro Encampment

Program Assistant + Housing Navigator

Fhari@hceb.org

(415)-286-5567

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---

**From:** Way Love <way2love@way2loveinc.org>

**Sent:** Friday, April 21, 2023 11:04 AM

**To:** Francyne Hari <fhari@hceb.org>; lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>

**Cc:** Stephanie Lopez <slopez@hceb.org>; Marlon West <mwest@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>; Lina Velasco <lina\_velasco@ci.richmond.ca.us>

**Subject:** Lease Information

Hi Francyne,

Please provide Lonnie the names of each resident that we have confirmed that will be moving to the 37<sup>th</sup> Street property on May 1st.

Stephanie, please reach out to the B ~~person~~ and C ~~person~~ regarding their decisions, please.

Thanks everyone!

Best,

Vanessa A. Calloway  
Way 2 Love Inc.  
Executive Director/Founder  
There's a Way to Love That is Right!!!







---

**Re: 207 37th Street**

---

From Joanne Tang <joannetang@cpsalite.org>

Date Thu 4/27/2023 4:05 PM

To Lonnie Holmes <lonnieholmes@cpsalite.org>

Cc Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; mwest@hceb.org <mwest@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

1 attachment (702 KB)

W-9 (CPSA).pdf

On 2023-04-27 13:37, lonnieholmes@cpsalite.org wrote:

> Hi Vanessa, please find attached, the lease agreement for C [REDACTED]  
> R [REDACTED], and R [REDACTED]. Joanne will forward the W-9 information  
> to you later today.

>

> Thank you.

>

> Lonnie

>

>

> On 2023-04-26 13:42, Way Love wrote:

>> Hi Lonnie

>>

>> Thank you for allowing C [REDACTED] R [REDACTED] and R [REDACTED] R [REDACTED], to move  
>> in tomorrow, April 27th, due to the situation.

>>

>> Please send over the prorated amount as well as the lease and your  
>> W-9. I ordered their bed it will be delivered between 11am-3pm. Their  
>> room will be the back corner room with the laminate floors.

>>

>> Best,

>>

>> Vanessa A. Calloway

>> Way 2 Love Inc.

>> Executive Director/Founder

>> There's a Way to Love That is Right!!!

--

Hi All

Please find attached W-9.



---

**Re: Services Update**

---

**From** Way Love <way2love@way2loveinc.org>

**Date** Wed 5/10/2023 5:44 PM

**To** Lonnie Holmes <lonnieholmes@cpsalite.org>

**Cc** Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Joanne Tang <joannetang@cpsalite.org>; maicantara@hceb.org <maicantara@hceb.org>

Hi Lonnie,

I want to clarify that there was never an agreement for us to set up the resource room in order for the service provided by your partners to begin. The mother has a contingency plan for her children should she go into the hospital, and our team should be notified so that we can contact the appropriate person(s). Thank you for offering food and clothes to the residents, but please note that we also have resources for these items.

I want to remind everyone that all residents housed at the 37th Street location are there on an emergency temporary basis. Our goal is to have them placed in permanent housing within 1-3 months.

I propose that we have a collaborative meeting on Monday, May 22nd, 2022 at 9:30 am. Please let me know if this time works for you. I also wanted to follow up on the completion of the work. I understand that the work is scheduled to be completed by May 15th. Are you and your team on schedule with that?

Thank you for letting us know that your Food bank application is still pending. Do you have an estimated timeframe as to when you'll know if you're approved? I want to note that having a barber is not contingent on the gender of the residents, as both male and female residents can benefit from a barber. There is one adult gentleman and a minor young man residing with us currently.

Finally, I want to remind you that once all residents have been placed in permanent housing, the Castro team will remove all furniture and equipment that was purchased for our residents while they were living at 207 37th Street.

Please let me know if you have any questions or concerns.

Best,  
Vanessa Calloway

---

**From:** lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>

**Sent:** Tuesday, May 9, 2023 4:24 PM

**To:** Way Love <way2love@way2loveinc.org>

**Cc:** Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; JoanneTang@cpsalite.org

<JoanneTang@cpsalite.org>

**Subject:** Re: Services Update

Hi Vanessa, Thanks for the information relative to the set up.

Any and all information relative to the 207 building should be directed to Lonnie Holmes, Executive Director for, Ca. Portsmouth Sqaure Assoc. (CPSA), as previously stated.

→ While we understand issues around HIPPA, this is not a HIPPA issue. There are however, issues related to the safety of minors consistent with the Welfare & Institution Code for the State of CA. While you appear to not fully address my question regarding the youth, I am advising you to have a contingency plan in place in the event something happens to their mother.

I certainly do not agree with your characterization of communications, if everything was clear there would be no need for all these emails to be going back and forth. For example, we have a barber set-up to come on site, however, there is only one male tenant.

Once the resource room is set up, we will have our MFT scheduled. While the Food Bank is processing our location for distribution, we have supplied food for the residents to consume already. We are currently working with the Men & Women of Valor on a Job Fair scheduled for June 7, 2023 in collaboration with CHDC. For residents who are able to work we will assist with direct placement; we will try to set up OJT's for residents who need them, fyi.

What is the status of the 5th room occupation, as you stated all 5 of the large rooms would be filled?

→ While it is apparent you don't intend provided any information to us on any of these residents at our facility, there is no place that would tolerate this that I am aware of. Frankly, it is standard protocol when individuals are transitioning to a facility to ensure continuity, and no duplication of services, so individuals can be better served!

When everything is set up, I will send some dates for a joint meeting.

Thank you for your attention to the aforementioned!

Lonnie

On 2023-05-09 13:05, Way Love wrote:

> Hi Lonnie,

>

> Here's the update on the delivery of the tables and chairs for the

> dining room and resource room, which are expected to arrive early next  
> week. One of our team members will be present to receive the delivery.  
> The rec room will be set up by June 1st.

>

→ > Regarding the residents' health information, we are bound by HIPAA  
> regulations and cannot share any confidential information with you.  
> However, I want to clarify that the services you are expected to  
> provide are not contingent on what services the residents are already  
> receiving. Our service providers are reaching out to residents on an  
> as-needed basis, and it's not mandatory for them to meet on-site.  
> Nevertheless, we do expect the services you provide to be delivered  
> on-site.

>

> Currently, the residents do not have case managers. Please feel free  
> to schedule a meeting to discuss any questions or concerns you may  
> have, and we will check our calendars for a mutually convenient time.  
> From my observation, communication through email has been timely and  
> effective. HCEB is handling financial matters and any concerns related  
> to residents, and I am supporting them in this regard.

>

> Lastly, can you verify the name of the company that owns the building?

>

>

> Please let me know if you have any further questions or concerns.

>

> Best,

> Vanessa Calloway

>

> -----

>

> From: Lonnie Holmes <LonnieHolmes@cpsalite.org>  
> Sent: Tuesday, May 9, 2023 8:36 AM  
> To: Way Love <way2love@way2loveinc.org>  
> Cc: Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>;  
> Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>, Lina Velasco  
> <Lina\_Velasco@ci.richmond.ca.us>; JoanneTang@cpsalite.org  
> <JoanneTang@cpsalite.org>  
> Subject: RE: Services Update

>

> Hi Vanessa, thanks for your email. When you get a chance, can you  
> return my call from last week or my text?

>

> Secondly, we are waiting for you to set up the designated resource  
> room for service providers, when will the setup occur? Additionally,  
> when are you going to get the recreation room setup?

>

> There are 2 youth in need of clothing items, we have provided shoes to  
> the young lady who is 13, however she needs some clothes, the young  
> man is 12 year old, he's in needs shoes as well as clothes. It would

> have been nice to have advanced notice for planning purposes,  
> nevertheless, their mother told me she has congestive heart failure,  
> are you aware of her medical situation? What is the alternative plan  
> for the children if their mother is hospitalized?  
>  
> You and others have been working with these folks, do you have  
> profiles as to what issues they are struggling with? What services are  
> they currently receiving, and who is doing case management for them?  
>  
> When will you fill the fifth large room?  
>  
> Provide me a list of all organizations that are working with these  
> folks and will potentially be using the resource room.  
>  
> As we work through these upgrades and the other issues, please ensure  
> the communication is better moving forward, this is why I requested a  
> meeting with all parties!  
>  
> Thank you,  
>  
> Lonnie

>  
> Sent from my T-Mobile 5G Device

> ----- Original message -----

> From: Way Love <way2love@way2loveinc.org>  
> Date: 5/8/23 5:10 PM (GMT-08:00)  
> To: lonnieholmes@cpsalite.org  
> Cc: Stephanie Lopez <slopez@hceb.org>, Francyne Hari <Fhari@hceb.org>,  
> Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>, Lina Velasco  
> <Lina\_Velasco@ci.richmond.ca.us>  
> Subject: Services Update

> Hi Lonnie,

> I'm following up to get the calendar for the services you will have  
> onsite.

> Can you the schedule and when services will begin?

> Best,  
> Vanessa Calloway

> Sent from my Metro by T-Mobile 5G Device  
> Get Outlook for Android [1]

> Links:

> -----

> [1] <https://aka.ms/AAAb9yvg>



---

**Re: Reimbursement**

---

**From** Stephanie Lopez <slopez@hceb.org>

**Date** Mon 5/15/2023 3:38 PM

**To** Way Love <way2love@way2loveinc.org>; Francyne Hari <Fhari@hceb.org>; Alonzo Ellis <aellis@hceb.org>

**Cc** Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Lonnie Holmes <lonnieholmes@cpsalite.org>

Hi Lonnie

Can you please provide receipts.

Thank you  
Stephanie

**Stephanie Lopez**

Housing Navigation Program Manager

Slopez@HCEB.org

(510)255-1792

---

**From:** Way Love <way2love@way2loveinc.org>

**Sent:** Monday, May 15, 2023 3:37:28 PM

**To:** Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; Alonzo Ellis <aellis@hceb.org>

**Cc:** Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>

**Subject:** Reimbursement

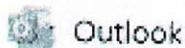
→ Hi HCEB,

Please reimburse Lonnie for 40.00 for food for a resident at 37th Street.

Best,  
Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device

Get [Outlook for Android](#)



---

**Fw: 5/15/2023 visit at the satellite hotel**

---

**From:** Alonzo Ellis <aellis@hceb.org>  
**Date:** Mon 5/15/2023 7:33 PM  
**To:** Lonnie Holmes <lonnieholmes@cpsalite.org>

---

**From:** Way Love <way2love@way2loveinc.org>  
**Sent:** Monday, May 15, 2023 2:20 PM  
**To:** Alonzo Ellis <aellis@hceb.org>; Stephanie Lopez <slopez@hceb.org>  
**Cc:** Marichelle Alcantara <malcantara@hceb.org>; Francyne Hari <Fhari@hceb.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>  
**Subject:** Re: 5/15/2023 visit at the satellite hotel

→ Hi Alonzo,

Thank you for the update. It was my understanding that your visit to the 37th SRO was to faci5the move for JJ and ~~S~~.

Do mind sharing what happened?

Best,  
Vanessa Calloway  
Sent from my Metro by T-Mobile 5G Device  
Get [Outlook for Android](#)

---

**From:** Alonzo Ellis <aellis@hceb.org>  
**Sent:** Monday, May 15, 2023 2:05:01 PM  
**To:** Stephanie Lopez <slopez@hceb.org>; Way Love <way2love@way2loveinc.org>  
**Cc:** Marichelle Alcantara <malcantara@hceb.org>; Francyne Hari <Fhari@hceb.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>  
**Subject:** 5/15/2023 visit at the satellite hotel

→ Today I had a visit at the SRO (Lonnie Holmes) and he replaced the refrigerator by putting in a new one and a freezer onto the side also providing other tenants with food and other necessity needs as well he is currently looking into the rekeying of the three doors that is needed that was shared by one of the tenants I will be back on site to facilitate the movement of new clients



## Take Aways

From Way Love <way2love@way2loveinc.org>

Date Mon 5/22/2023 10:52 AM

To Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

Cc Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

Hi Lonnie & Joanne,

Thank you for taking time to meet with us this morning.

Below are some of the take aways from today's meeting. Please respond to this email with anything I may have missed.

→ Lonnie we didn't mention the cameras, can you share with us when the cameras will be installed and operating?

- Should an emergency occur- especially one those that involve violence please call 911 and then notify the team via email
- Castro program follows residence to housing and all residents should continue to follow rules
- Lonnie's team is handling the cleaning of the common areas of the facility
- Therapist was introduced to some of the residents- Vanessa suggested having her at the 27<sup>th</sup> meeting (flyer was text to Lonnie)
- Regarding the DV take transpired on 5/19/23 Lonnie confirmed no damages were identified
- Stephanie is the after-hour point of contact, however a team email is preferred
- HCEB is correction discrepancy in the last payment that did not include pet deposit and pet rent- Vanessa emphasized the importance of assuring the payments are correct
- HCEB is to inform Ms. T [REDACTED] that her children father's is not be there overnight and must vacate ASAP
- HCEB will inform Jewell that her niece is only allowed to spend a night once a week - due to the legalities of her not having custody
- Stephanie shared that Lina told to take the Wi-Fi payment from the "General" line item- Stephanie will send follow up as to when it will be installed today
- Mobile Barber will be onsite next Friday - June 2nd
- Once the pond is clear , a pump will be installed and patio furniture will be placed in the area

Have a great week!

Best,  
Vanessa Calloway

Vanessa A. Calloway  
Way 2 Love Inc.  
Executive Director/Founder



---

## Master Keys

---

From Way Love <way2love@way2loveinc.org>

Date Tue 5/23/2023 8:11 AM

To Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

Cc Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

Good morning,

→ Is it possible for us to have a master key to the building and to each of the rooms?

Best,

Vanessa Calloway

Vanessa A. Calloway

Way 2 Love Inc.

Executive Director/Founder

There's a Way to Love That is Right!!!





Cc: Stephanie Lopez <slopez@hceb.org>, Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Francyne Hari <Fhari@hceb.org>  
Subject: Re: Mattress and bookcase at 37th

Hi Alonzo,

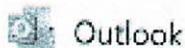
Thank you!!

Best,  
Vanessa Calloway

---

**From:** Alonzo Ellis <aellis@hceb.org>  
**Sent:** Friday, June 2, 2023 11:34 AM  
**To:** lonnieholmes@cpsalite.org <LonnieHolmes@cpsalite.org>  
**Cc:** Stephanie Lopez <slopez@hceb.org>; Way Love <way2love@way2loveinc.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Francyne Hari <Fhari@hceb.org>  
**Subject:** Mattress and bookcase at 37th

The mattress and bookcase belonging to Martin has been removed from 37th Street and is now in chorus hands



---

**Re: 37th SRO - Mandatory Resident Meeting**

---

From Way Love <way2love@way2loveinc.org>

Date Mon 6/5/2023 11:08 AM

To Stephanie Lopez <slopez@hceb.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Lonnie Holmes <lonnieholmes@cpsalite.org>

Cc Joanne Tang <joannetang@cpsalite.org>; Francyne Hari <Fhari@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>; Alonzo Ellis <aellis@hceb.org>

Good morning, Stephanie,

I hope you're doing well. I wanted to express my appreciation for the detailed update you provided regarding the 37th Street SRO.

To ensure everyone is informed and involved, could you please send out a calendar invite to the team for a meeting to discuss the 37th Street SRO?

Thank you for your prompt attention to this request. I look forward to the meeting and collaborating with the team.

Best regards,  
Vanessa Calloway

---

From: Stephanie Lopez <slopez@hceb.org>

Sent: Monday, June 5, 2023 10:52 AM

To: Way Love <way2love@way2loveinc.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>

Cc: joannetang@cpsalite.org <joannetang@cpsalite.org>; Francyne Hari <Fhari@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>; Alonzo Ellis <aellis@hceb.org>

Subject: 37th SRO - Mandatory Resident Meeting

Dear All,

→ I want to keep everyone in the loop, on Sunday Lonnie gave me a call with an update regarding the cameras being installed and the neighborhood complaints about residents at the property.

I proposed to have a mandatory resident meeting for **Wednesday, June 7<sup>th</sup> at 3:30 pm** in the Rec room on site. We will be posting notices on the Client's doors and common areas during today's check-in.

In this meeting we will be informing residents about;

- cameras being installed
- visitor policy
- reminding clients about program rules that still apply to them while at 37th

- Respecting the space and cleaning up after them selfs

Lonnie, please let me know if I am forgetting any topics we spoke about.

Best,

Stephanie Lopez

Housing Navigation Program Manager

Slopez@HCEB.org

(510)255-1792

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**Re: TV Update**

---

**From** Way Love <way2love@way2loveinc.org>

**Date** Mon 6/5/2023 11:49 AM

**To** Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

**Cc** Stephanie Lopez <slopez@hceb.org>; Alonzo Ellis <aelis@hceb.org>; Francyne Hari <Fhari@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

Hi Lonnie,

Thank you for the update on the camera.

→ I wanted to address a concern regarding the presence of a 5-year-old child at the facility. Alonzo, please handle this matter privately, as Lonnie mentioned. If the child is the niece of one of our residents, we need to ensure that the situation is addressed appropriately. If the parent of the child is a part of our program, it is important that we provide them with the necessary resources and support. However, if the resident I am thinking of is involved, please note that she has been actively working towards her goals.

Let's prioritize the well-being and safety of all individuals involved. Please take the appropriate steps to address this situation promptly.

Best regards,

Vanessa Calloway

---

**From:** Lonnie Holmes <LonnieHolmes@cpsalite.org>

**Sent:** Monday, June 5, 2023 11:39 AM

**To:** Way Love <way2love@way2loveinc.org>; Joanne Tang <JoanneTang@cpsalite.org>

**Cc:** Stephanie Lopez <slopez@hceb.org>; Alonzo Ellis <aelis@hceb.org>; Francyne Hari <Fhari@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>; Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

**Subject:** RE: TV Update

Hi Vanessa, thank you for the update. That is terrific news. Please be informed the wifi for the cameras will be installed today, Joanne will be meeting the representative this afternoon.

We anticipate the camera installation will be completed this week which will help solve some of the issues!

FYI, the 5 year old is still on the property, based on the resident not being able to work, food has been an issue from what I am told. Other resident's milk has been consumed along with other stuff. This matter will need to be addressed privately with that tenant.

Thanks again!

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Way Love <way2love@way2loveinc.org>

Date: 6/5/23 11:12 AM (GMT-08:00)

To: lonnieholmes@cpsalite.org, Joanne Tang <JoanneTang@cpsalite.org>

Cc: Stephanie Lopez <slopez@hceb.org>, Alonzo Ellis <aellis@hceb.org>, Francyne Hari <Fhari@hceb.org>, malcantara@hceb.org, Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>, Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

Subject: TV Update

Hi Lonnie,

I hope this email finds you well. I wanted to provide you with an update on the television for the rec room. The order was placed last week, and I'm pleased to inform you that it is scheduled to arrive at 207 37th Street this Thursday, June 8th, 2023. Additionally, a ROKU has been ordered for the TV, and it will be delivered to the location today.

Please let me know if there is anything else that requires attention on my end. I'm here to assist you with any further tasks or inquiries.

Best regards,  
Vanessa A. Calloway

Way 2 Love Inc.  
Executive Director/Founder  
There's a Way to Love That is Right!!!



---

**TV Update**

---

From Way Love <way2love@way2loveinc.org>

Date Tue 6/13/2023 9:26 AM

To Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

Cc Jesus\_Morales <jesus\_morales@ci.richmond.ca.us>; Stephanie Lopez <slopez@hceb.org>; Francyne Hari <Fhari@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>; Alonzo Ellis <aellis@hceb.org>

Hi Lonnie,

→ Due to the misunderstanding last week of the tv delivery. I wasn't aware that Amazon wanted me there to sign. What the city decided to do was to have it delivered to the city office and the person who ordered it will be there to sign and then we will arrange to have it transported to the 37<sup>th</sup> Stret location.

The television will be delivered to the city offices on Friday. I will do my best to keep everyone updated.

Best,  
Vanessa Calloway

Vanessa A. Calloway  
Way 2 Love Inc.  
Executive Director/Founder  
There's a Way to Love That is Right!!!



----- Original message -----

From: Way Love <way2love@way2loveinc.org>

Date: 6/20/23 8:23 PM (GMT-08:00)

To: lonnieholmes@cpsalite.org

Cc: Stephanie Lopez <slopez@hceb.org>, Alonzo Ellis <aellis@hceb.org>, Francyne Hari <Fhari@hceb.org>, malcantara@hceb.org, Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>

Subject: SA AL & JA FO

Hi All,

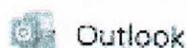
SA AL and JA FO shared with Jesus and I that they are now married.

Jesus spoke with the two and explained that they are one household which means their rental allowance changes he says. Stephanie please connect with Jesus tomorrow to determine what this looks like.

→ Lonnie is incised you as I wanted you to know Jesus has given the wife permission to be at the 37th Street location. Please make sure any concerns with any resident is sent ton is in email form, for documentation please.

Best Regards,  
Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device  
Get [Outlook for Android](#)



---

**Re: Invoice #110 (WiFi services)**

---

**From** Stephanie Lopez <slopez@hceb.org>

**Date** Fri 6/23/2023 3:33 PM

**To** Joanne Tang <joannetang@cpsalite.org>; Lonnie Holmes <lonnieholmes@cpsalite.org>

**Cc** Way Love <way2love@way2loveinc.org>; Francyne Hari <Fhari@hceb.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Alonzo Ellis <aellis@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>

Approved. I will be forwarding to our AP.

**Stephanie Lopez**

Housing Navigation Program Manager

Slopez@HCEB.org

(510)255-1792

---

**From:** Joanne Tang <joannetang@cpsalite.org>

**Sent:** Friday, June 23, 2023 12:02:09 PM

**To:** Lonnie Holmes <LonnieHolmes@cpsalite.org>

**Cc:** Way Love <way2love@way2loveinc.org>; Francyne Hari <Fhari@hceb.org>; Stephanie Lopez <slopez@hceb.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Alonzo Ellis <aellis@hceb.org>; Marichelle Alcantara <malcantara@hceb.org>

**Subject:** Invoice #110 (WiFi services)

On 2023-06-20 16:40, Lonnie Holmes wrote:

> Thanks for sending out said information Joanne!

>

> Lonnie

>

> Hi All

>

→ > Security Cameras have been installed.

>

> APP Needed to download: Night Owl Protect

> User Name: ad[REDACTED]

> Password: Rich[REDACTED]

>

> Any question, please let me know.

>

> Thank you,

>

> Joanne Tang

> Co-Founder and Vice-President  
 > California Portsmouth Square Association  
 > 686 Humboldt Street  
 > Richmond CA 94805  
 > JoanneTang@CPSALite.org  
 > CPSALite.org [1]  
 > (415)788-1883 [2](Mobile)  
 > (510)236-3388 [3](Office)  
 >  
 > Sent from my T-Mobile 5G Device  
 >  
 > ----- Original message -----  
 > From: Joanne Tang <joannetang@cpsalite.org>  
 > Date: 6/20/23 2:49 PM (GMT-08:00)  
 > To: Lonnie Holmes <LonnieHolmes@cpsalite.org>  
 > Cc: Way Love <way2love@way2loveinc.org>, Francyne Hari  
 > <Fhari@hceb.org>, Stephanie Lopez <slopez@hceb.org>, Jesus Morales  
 > <Jesus\_Morales@ci.richmond.ca.us>, Alonzo Ellis <aellis@hceb.org>,  
 > Marichelle Alcantara <malcantara@hceb.org>  
 > Subject: Security Camera Access Update  
 >  
 > On 2023-06-06 11:37, Lonnie Holmes wrote:  
 >> Greetings everyone, fyi, please decimate this Job Fair information  
 >> to  
 >> clients.  
 >>  
 >> Thank you!  
 >>  
 >> Lonnie  
 >>  
 >> Sent from my T-Mobile 5G Device  
 >>  
 >> ----- Original message -----  
 >> From: Way Love <way2love@way2loveinc.org>  
 >> Date: 6/5/23 7:15 PM (GMT-08:00)  
 >> To: Lonnie Holmes <LonnieHolmes@cpsalite.org>, Joanne Tang  
 >> <joannetang@cpsalite.org>, Francyne Hari <Fhari@hceb.org>  
 >> Cc: Stephanie Lopez <slopez@hceb.org>, Jesus Morales  
 >> <Jesus\_Morales@ci.richmond.ca.us>, Alonzo Ellis <aellis@hceb.org>,  
 >> Marichelle Alcantara <malcantara@hceb.org>  
 >> Subject: Re: A Signed Lease for Room #6 John Thibeaux  
 >>  
 >> Hi Lonnie,  
 >>  
 >> Thank you for clarifying. Since the keys were given on the first I  
 >> understand, it's ok to keep the lease as is.  
 >>  
 >> Best,  
 >> Vanessa Calloway

>>  
 >> -----  
 >>  
 >> From: Lonnie Holmes <LonnieHolmes@cpsalite.org>  
 >> Sent: Monday, June 5, 2023 7:09 PM  
 >> To: Way Love <way2love@way2loveinc.org>; Joanne Tang  
 >> <joannetang@cpsalite.org>; Francyne Hari <Fhari@hceb.org>  
 >> Cc: Stephanie Lopez <slopez@hceb.org>; Jesus Morales  
 >> <Jesus\_Morales@ci.richmond.ca.us>; Alonzo Ellis <aellis@hceb.org>;  
 >> Marichelle Alcantara <malcantara@hceb.org>  
 >> Subject: Re: A Signed Lease for Room #6 John Thibeaux

→ >> Hi Vanessa, all the keys were turned over to Alonzo on 6/1/23 when  
 > we  
 >> were told the residents were going to move in, in fact a couple of  
 >> residents later came on site that day.  
 >>  
 >> This is why I ask Joanne to put down 6/1/23 as possession of the  
 > keys  
 >> were turned over for all the rooms.  
 >>  
 >> Joanne, please change the date to 6/2/23 to avoid any confusion.  
 >>  
 >> Thank you!  
 >>  
 >> Lonnie

>> Sent from my T-Mobile 5G Device  
 >>  
 >> ----- Original message -----  
 >> From: Way Love <way2love@way2loveinc.org>  
 >> Date: 6/5/23 6:48 PM (GMT-08:00)  
 >> To: Joanne Tang <joannetang@cpsalite.org>, Francyne Hari  
 >> <Fhari@hceb.org>  
 >> Cc: Stephanie Lopez <slopez@hceb.org>, lonnieholmes@cpsalite.org,  
 >> Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Alonzo Ellis  
 >> <aellis@hceb.org>, Marichelle Alcantara <malcantara@hceb.org>  
 >> Subject: Re: A Signed Lease for Room #6 J [REDACTED]

>>  
 >> Hi Joanne, It's my understanding that John moved in on June 2nd not  
 >> the 1st. Can you please adjust the lease?  
 >>  
 >> Best,  
 >> Vanessa Calloway

>> -----  
 >>  
 >> From: Joanne Tang <joannetang@cpsalite.org>  
 >> Sent: Monday, June 5, 2023 6:43 PM



---

**Re: Domestic issue / Lock change request**

---

**From** Michelle Milam <MMilam@richmondpd.net>

**Date** Mon 7/3/2023 7:49 PM

**To** Lonnie Holmes <lonnieholmes@cpsalite.org>

**Cc** Way Love <way2love@way2loveinc.org>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Marichelle Alicantara <malcantara@hceb.org>; Stephanie Lopez <slopez@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Joanne Tang <joannetang@cpsalite.org>; Ernest Loucas <eloucas@richmondpd.net>

➔ Thank you. She can get a temporary restraining order. I'm looping in Lt. Loucas.

Sent from my iPhone

On Jul 3, 2023, at 6:14 PM, Lonnie Holmes <LonnieHolmes@cpsalite.org> wrote:

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Thanks for your email Vanessa!

Hopefully you and your team can reach out to her.

If she needs to call someone on the team, who should she call so I can pass the information on to her as she has been sending me text messages, and calling me.

Thanks,

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

**From:** Way Love <way2love@way2loveinc.org>

**Date:** 7/3/23 6:02 PM (GMT-08:00)

**To:** Lonnie Holmes <LonnieHolmes@cpsalite.org>, Michelle Milam <MMilam@richmondpd.net>

Cc: Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Marichelle Alcantara <maicantara@hceb.org>, Stephanie Lopez <slopez@hceb.org>, Alonzo Ellis <aellis@hceb.org>, Joanne Tang <joannetang@cpsalite.org>  
Subject: Re: Domestic issue / Lock change request

Hi Lonnie,

Thank you for informing us of this unfortunate situation. Someone from the team will reach out to her to check in.

In regard to the re meeting of all the doors, Jesus stated we would not be allowed to pay for that cost.

Thanks,  
Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device  
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---

**From:** Lonnie Holmes <LonnieHolmes@cpsalite.org>  
**Sent:** Monday, July 3, 2023 5:55:04 PM  
**To:** Way Love <way2love@way2loveinc.org>; Michelle Milam <MMilam@richmondcpd.net>  
**Cc:** Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Marichelle Alcantara <maicantara@hceb.org>; Stephanie Lopez <slopez@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Joanne Tang <joannetang@cpsalite.org>  
**Subject:** Domestic issue / Lock change request



Hi Vanessa, fyi, L [REDACTED] and [REDACTED] have been in a domestic dispute at 207 early Sunday morning. I called and told him he can't be on the property. He has keys to the building and her room, provided by her.

I advised her to get a restraining order, as the police where called Sunday morning! I told [REDACTED] this morning he is not allowed on the property any more, he stated he gave the keys to L [REDACTED]. L [REDACTED] said the keys he provided where the wrong keys.

I'm still waiting for your response on the key change request.

Please get back to me asap.

Thank you!

Lonnie

Sent from my T-Mobile 5G Device



Best,

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Michelle Milam <MMilam@richmondcpd.net>  
Date: 7/3/23 7:49 PM (GMT-08:00)  
To: Lonnie Holmes <LonnieHolmes@cpsalite.org>  
Cc: Way Love <way2love@way2loveinc.org>, Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Marichelle Alcantara <malcantara@hceb.org>, Stephanie Lopez <slopez@hceb.org>, Alonzo Ellis <aellis@hceb.org>, Joanne Tang <joannetang@cpsalite.org>, Ernest Loucas <eloucas@richmondcpd.net>  
Subject: Re: Domestic issue / Lock change request

Thank you. She can get a temporary restraining order. I'm looping in Lt. Loucas.

Sent from my iPhone

On Jul 3, 2023, at 6:14 PM, Lonnie Holmes <LonnieHolmes@cpsalite.org> wrote:

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Thanks for your email Vanessa!

Hopefully you and your team can reach out to her.



If she needs to call someone on the team, who should she call so I can pass the information on to her as she has been sending me text messages, and calling me.

Thanks,

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Way Love <way2love@way2loveinc.org>  
Date: 7/3/23 6:02 PM (GMT-08:00)  
To: Lonnie Holmes <LonnieHolmes@cpsalite.org>, Michelle Milam <MMilam@richmondpd.net>  
Cc: Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>, Marichelle Alcantara <malcantara@hceb.org>, Stephanie Lopez <slopez@hceb.org>, Alonzo Ellis <aellis@hceb.org>, Joanne Tang <joannetang@cpsalite.org>  
Subject: Re: Domestic issue / Lock change request

Hi Lonnie,

→ Thank you for informing us of this unfortunate situation. Someone from the team will reach out to her to check in.

In regard to the re meeting of all the doors, Jesus stated we would not be allowed to pay for that cost.

Thanks,  
Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device  
Get [Outlook for Android](#)

---

**From:** Lonnie Holmes <LonnieHolmes@cpsalite.org>  
**Sent:** Monday, July 3, 2023 5:55:04 PM  
**To:** Way Love <way2love@way2loveinc.org>; Michelle Milam <MMilam@richmondpd.net>  
**Cc:** Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Marichelle Alcantara <malcantara@hceb.org>; Stephanie Lopez <slopez@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Joanne Tang <joannetang@cpsalite.org>  
**Subject:** Domestic issue / Lock change request

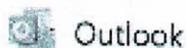
Hi Vanessa, fyi, L [REDACTED] and K [REDACTED] have been in a domestic dispute at 207 early Sunday morning. I called and told him he can't be on the property. He has keys to the building and her room, provided by her.

I advised her to get a restraining order, as the police where called Sunday morning! I told [REDACTED] this morning he is not allowed on the property any more, he stated he gave the keys to Latoya. [REDACTED] said the keys he provided where the wrong keys.

I'm still waiting for your response on the key change request.

Please get back to me asap.

Thank you!



---

**Fire Inspection**

---

From Way Love <way2love@way2loveinc.org>

Date Wed 7/19/2023 12:40 PM

To Lonnie Holmes <lonnieholmes@cpsalite.org>

Cc Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>

Hi All,

→ I apologize for the delayed follow up. I am still waiting to hear back from the Fire Department. Once they contact us to confirm inspection dates and time someone from our team will be in contact with you all.

Again, I apologize for any inconvenience this may have caused.

Best,  
Vanessa Calloway

Vanessa A. Calloway  
Way 2 Love Inc.  
Executive Director/Founder  
There's a Way to Love That is Right!!!



transmission in error, please destroy the original transmission and its attachments without reading or saving in any manner.

---

**From:** Way Love <way2love@way2loveinc.org>  
**Sent:** Thursday, July 27, 2023 12:51 PM  
**To:** lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>; Joanne Tang <JoanneTang@cpsalite.org>  
**Cc:** Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Francyne Hari <Fhari@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Robert Preston <Robert.Preston@cchealth.org>; Denise Mills <Denise.Mills@cchealth.org>; Tanya Ruscigno <tanya.ruscigno@cchealth.org>; Chaeana Williams <cwilliams@hceb.org>; 'dlounds@hceb.org' <dlounds@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>  
**Subject:** End of Contract

Dear Lonnie and Joanne,



I hope this message finds you well. It is with a heavy heart that I have to convey some unfortunate news. The safety conditions at 207 South 37th have been deemed unsatisfactory by the Fire Inspector, and as a result, the Fire Department has requested the removal of all residents for their safety.

The Fire Department will be providing you with the final Fire Inspection report.

Our top priority now is to ensure the safety and well-being of the residents. We have made arrangements to relocate all nine residents tomorrow and will take utmost care to ensure that all of their belongings are properly handled and removed by mid-week next week.

Please let us know if you have any questions or need further information. We understand the seriousness of this situation and will work diligently to address it and provide support to the affected residents.

Thank you for your understanding.

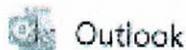
Best regards,

Vanessa A. Calloway  
Way 2 Love Inc.  
Executive Director/Founder  
[www.way2love.org](http://www.way2love.org)  
510-827-9859

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**Re: End of Contract**

---

From Way Love <way2love@way2loveinc.org>

Date Thu 7/27/2023 2:09 PM

To Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

Cc Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Francyne Hari <Fhari@hceb.org>; Robert Preston <Robert.Preston@cchealth.org>; 'dlounds@hceb.org' <dlounds@hceb.org>; malcantara@hceb.org <malcantara@hceb.org>; Dante Wiley <dante\_wiley@ci.richmond.ca.us>

Hi Inspector Wiley,

→ I hope this email finds you well. I recently had a conversation with Mr. Holmes, who mentioned that you are currently conducting a more detailed investigation into the situation we discussed earlier today. I wanted to reach out to you to confirm the accuracy of the information you provided me earlier this morning.

As you are aware, based on your findings, we are in the process of making arrangements to relocate the 9 residents currently residing at 207 South 37th Street for their safety. This process requires a significant amount of collaboration and coordination, so it is essential for us to have the most accurate and up-to-date information from your inspection.

I kindly request you to respond as soon as possible with any additional details or clarifications you might have. Your timely response will greatly assist us in taking the necessary steps to ensure the well-being of the affected residents.

Thank you for your cooperation.

Best regards,

Vanessa Calloway

Vanessa A. Calloway

Way 2 Love Inc.

Executive Director/Founder

[www.way2love.org](http://www.way2love.org)

510-827-9859

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**transmission in error, please destroy the original transmission and its attachments without reading or saving in any manner.**

**From:** Way Love <way2love@way2loveinc.org>

**Sent:** Thursday, July 27, 2023 12:51 PM

**To:** lonnieholmes@cpsalite.org <lonnieholmes@cpsalite.org>; Joanne Tang <JoanneTang@cpsalite.org>

**Cc:** Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>;

Francyne Hari <Fhari@hceb.org>; Alonzo Ellis <aellis@hceb.org>; Robert Preston <Robert.Preston@cchealth.org>;

Denise Mills <Denise.Mills@cchealth.org>; Tanya Ruscigno <tanya.ruscigno@cchealth.org>; Chaeana Williams

<cwilliams@hceb.org>; 'dlounds@hceb.org' <dlounds@hceb.org>; malcantara@hceb.org

<malcantara@hceb.org>

**Subject:** End of Contract — WE NEVER HAD A CONTRACT WITH ANY ENTITIES.  
CPSA JUST LOANED ROOMS TO THE CASTRO PROGRAM.

Dear Lonnie and Joanne,

I hope this message finds you well. It is with a heavy heart that I have to convey some unfortunate news. The safety conditions at 207 South 37th have been deemed unsatisfactory by the Fire Inspector, and as a result, the Fire Department has requested the removal of all residents for their safety.

→ The Fire Department will be providing you with the final Fire Inspection report.

Our top priority now is to ensure the safety and well-being of the residents. We have made arrangements to relocate all nine residents tomorrow and will take utmost care to ensure that all of their belongings are properly handled and removed by mid-week next week.

Please let us know if you have any questions or need further information. We understand the seriousness of this situation and will work diligently to address it and provide support to the affected residents.

Thank you for your understanding.

Best regards,

Vanessa A. Calloway

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Executive Director/Founder

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**Access**

---

**From** Way Love <way2love@way2loveinc.org>

**Date** Wed 8/2/2023 6:55 AM

**To** Lonnie Holmes <lonnieholmes@cpsalite.org>; Joanne Tang <joannetang@cpsalite.org>

**Cc** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Jesus\_Morales <Jesus\_Morales@ci.richmond.ca.us>

Hi Lonnie,

Is there anyone from your team that will be at 207 today and tomorrow?

We are hoping to provide support to the resident with packing. The goal is to have their items moved by end of day Friday.

Best,

Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device

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Sent from my T-Mobile 5G Device

----- Original message -----

From: Lonnie Holmes <[LonnieHolmes@casalite.org](mailto:LonnieHolmes@casalite.org)>  
 Date: 8/5/23 7:18 AM (GMT-08:00)  
 To: Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)>  
 Cc: Jesus Morales <[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)>, [way2love@way2loveinc.org](mailto:way2love@way2loveinc.org), Michelle Milam <[MMilam@richmondcpd.net](mailto:MMilam@richmondcpd.net)>, Joanne Tang <[joannetang@casalite.org](mailto:joannetang@casalite.org)>  
 Subject: RE: 207 37th Street

Hi Lina, thanks for your condolences!



For your information, when the residents were given an hour to pack their stuff on 7/31/23, they were told by Vanessa they can come back and get there belongings on Thursday or Friday.

This was reaffirmed by Vanessa's email dated 8/2/23. Your team was informed at that time we would be out of town, and they had the key to make entry into the building for that express purpose.

The residents were informed why they needed to leave based on the Fire Department's report, they still did everything possible to stay in there temporary location, as they did not want to move again.

We made arrangements on 7/31/23 to have the locks changed today, Saturday 8/5/23.

Thanks again for your email.

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)>  
 Date: 8/4/23 5:28 PM (GMT-08:00)  
 To: "lonnieholmes@casalite.org" <[LonnieHolmes@casalite.org](mailto:LonnieHolmes@casalite.org)>  
 Cc: Jesus Morales <[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)>, [way2love@way2loveinc.org](mailto:way2love@way2loveinc.org), Michelle Milam <[MMilam@richmondcpd.net](mailto:MMilam@richmondcpd.net)>  
 Subject: 207 37th Street

Lonnie:



First, I wanted to express my deepest condolences to you and your family for your loss.





---

**Re: 207 37th Street**

---

**From:** Way Love <way2love@way2loveinc.org>  
**Date:** Mon 8/7/2023 5:24 PM  
**To:** Lonnie Holmes <lonnieholmes@cpsalite.org>  
**Cc:** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Michelle Milam <MMilam@richmondpd.net>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Joanne Tang <joannetang@cpsalite.org>

Hi Lonnie,

Perfect, thank you!

Best,  
Vanessa Calloway

---

**From:** Lonnie Holmes <LonnieHolmes@cpsalite.org>  
**Sent:** Monday, August 7, 2023 5:14 PM  
**To:** Way Love <way2love@way2loveinc.org>  
**Cc:** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Michelle Milam <MMilam@richmondpd.net>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; JoanneTang@cpsalite.org <JoanneTang@cpsalite.org>  
**Subject:** Re: 207 37th Street

Hi Vanessa, I have heard from 5, I expect to hear from the other 2 later today.

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

**From:** Way Love <way2love@way2loveinc.org>  
**Date:** 8/7/23 4:58 PM (GMT-08:00)  
**To:** LonnieHolmes@cpsalite.org  
**Cc:** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Michelle Milam <MMilam@richmondpd.net>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; JoanneTang@cpsalite.org  
**Subject:** Re: 207 37th Street

Hi Lonnie,

I hope you're doing well. I wanted to share a quick update with you and others on this thread. I spoke with O'Neil from SOS, and they have confirmed that they will be providing two trucks to assist with moving the items to storage. Their team will arrive at the 37<sup>th</sup> street location on Wednesday at Noon.

Regarding the residents, did all 7 agree to arrive to 37<sup>th</sup> Street to load their items?

Thank you for reaching out to the residents.

Best regards,  
Vanessa Calloway

Vanessa A. Calloway  
Way 2 Love Inc.  
Executive Director/Founder  
[www.way2love.org](http://www.way2love.org)  
510-827-9859

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---

**From:** LonnieHolmes@cpsalite.org <LonnieHolmes@cpsalite.org>  
**Sent:** Monday, August 7, 2023 3:46 PM  
**To:** Way Love <way2love@way2loveinc.org>  
**Cc:** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>; Michelle Milam <MMilam@richmondpd.net>; Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Joanne Tang <JoanneTang@cpsalite.org>  
**Subject:** Re: 207 37th Street

Hi Vanessa, I have asked the former residents to come at 12 noon, on Wednesday, 8/9/23.

Lonnie

On Aug 7, 2023 3:32 PM, Way Love <way2love@way2loveinc.org> wrote:  
Hi All,

I will work with HCEB to assure the necessary support is provided for the residents to have their items out by end day on Wednesday, August 9th, 2023.

Lonnie, is there a timeframe that works best for you and your team?

Best,  
Vanessa Calloway

Sent from my Metro by T-Mobile 5G Device

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---

**From:** Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>  
**Sent:** Monday, August 7, 2023 12:44:03 PM  
**To:** Lonnie Holmes <LonnieHolmes@cpsalite.org>; Michelle Milam <MMilam@richmondcpd.net>; Way Love <way2love@way2loveinc.org>  
**Cc:** Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Joanne Tang <JoanneTang@cpsalite.org>  
**Subject:** RE: 207 37th Street

Adding Vanessa to assist with scheduling with former residents to remove belongings. We'd like you or a representative to be on site as the residents were making statement regarding authorization to stay from you. Happy to have a call in advance too.

**From:** Lonnie Holmes <LonnieHolmes@cpsalite.org>  
**Sent:** Sunday, August 6, 2023 5:06 PM  
**To:** Michelle Milam <MMilam@richmondcpd.net>; Lina Velasco <Lina\_Velasco@ci.richmond.ca.us>  
**Cc:** Jesus Morales <Jesus\_Morales@ci.richmond.ca.us>; Joanne Tang <JoanneTang@cpsalite.org>; Lonnie Holmes <LonnieHolmes@cpsalite.org>  
**Subject:** Re: 207 37th Street

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Hi Lina, and Michelle,

→ Can we coordinate to have former residents remove their belongings by this coming Wednesday 8/9/23. This way we can have locks on the back doors changed. We will be available Wednesday 8/9/23; I leave again on Thursday 8/10/23 and will not return until the 19th of August 2023.

I was made aware, a locksmith came into 207 37th and opened all the doors of the former residents.

This locksmith damaged some of the locks to the point the keys don't work.

On one of the rooms, it appears the locksmith used a screwdriver or hammer and knocked the entire door knob off the door. This is all on video from my understanding.

Can you tell me who authorized this locksmith to open locked doors at 207 37th, and for what reason?

Thank you,

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Michelle Milam <[MMilam@richmondcpd.net](mailto:MMilam@richmondcpd.net)>  
Date: 8/5/23 9:43 AM (GMT-08:00)  
To: Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)>  
Cc: starlighthomeca <[starlighthomeca@gmail.com](mailto:starlighthomeca@gmail.com)>, Jesus Morales <[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)>, JoanneTang@cpsalite.org  
Subject: Re: 207 37th Street

Thanks Lonnie. We should follow up. I was there yesterday and spoke with the residents. We affirmed to them that this was the opportunity to get their items. Movers and storage were arranged. We were there from 2-5 pm. It will be good to coordinate so things are clear.

On Aug 5, 2023, at 9:15 AM, Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)> wrote:

Thanks Lonnie for the reply. Lets check in when you're back in town to discuss next steps for your building and arrange a time to have residents remove their belongings and clean the spaces used.

-Lina

**From:** starlighthomeca <[starlighthomeca@gmail.com](mailto:starlighthomeca@gmail.com)>  
**Sent:** Saturday, August 5, 2023 8:11 AM  
**To:** Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)>  
**Cc:** Jesus Morales <[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)>; Michelle Milam <[MMilam@richmondcpd.net](mailto:MMilam@richmondcpd.net)>; JoanneTang@cpsalite.org  
**Subject:** FW: RE: 207 37th Street

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Resending message below, it was returned for some reason.

Sent from my T-Mobile 5G Device

----- Original message -----

From: Lonnie Holmes <[LonnieHolmes@cpsalite.org](mailto:LonnieHolmes@cpsalite.org)>  
Date: 8/5/23 7:18 AM (GMT-08:00)  
To: Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)>  
Cc: Jesus Morales <[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)>, way2love@way2loveinc.org, Michelle Milam <[MMilam@richmondcpd.net](mailto:MMilam@richmondcpd.net)>, Joanne Tang <[joannetang@cpsalite.org](mailto:joannetang@cpsalite.org)>  
Subject: RE: 207 37th Street

Hi Lina, thanks for your condolences!

For your information, when the residents were given an hour to pack their stuff on 7/31/23, they were told by Vanessa they can come back and get there belongings on Thursday or Friday.

This was reaffirmed by Vanessa's email dated 8/2/23. Your team was informed at that time we would be out of town, and they had the key to make entry into the building for that express purpose.

The residents were informed why they needed to leave based on the Fire Department's report, they still did everything possible to stay in there temporary location, as they did not want to move again.

We made arrangements on 7/31/23 to have the locks changed today, Saturday 8/5/23.

Thanks again for your email.

Lonnie

Sent from my T-Mobile 5G Device

----- Original message -----

From: Lina Velasco <[Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)>

Date: 8/4/23 5:28 PM (GMT-08:00)

To: "lonnieholmes@cpsalite.org" <[LonnieHolmes@cpsalite.org](mailto:LonnieHolmes@cpsalite.org)>

Cc: Jesus Morales <[Jesus\\_Morales@ci.richmond.ca.us](mailto:Jesus_Morales@ci.richmond.ca.us)>, [way2love@way2loveinc.org](mailto:way2love@way2loveinc.org),

Michelle Milam <[MMilam@richmondjail.net](mailto:MMilam@richmondjail.net)>

Subject: 207 37th Street

Lonnie:

First, I wanted to express my deepest condolences to you and your family for your loss.

 As you are aware, the City was forced to relocate its former Castro tenants from your property when it became aware that permits were not obtained for a residential use. All City assisted residents were relocated to a hotel on Monday, July 31, 2023. We notified you and the tenants that we intended to support tenants in the removal of their belongings today. However, when we arrived at the property today, certain former tenants made statements that you have given them permission to keep their belongings in the building and continue their access. We were unable to verify with you about any permissions granted. Due to the use violations, the City red tagged the building

notifying you and any occupants that the building cannot be used for this purpose. We strongly encourage you to change the locks to secure your property from access to ensure you are able to comply with the use restrictions. We locked the building today at 5 PM after a few tenants removed their items.

We look forward to working with you on the permitting process for the use and would welcome an opportunity to meet to discuss next steps.

Lina Velasco

She/her/hers

Director of Community Development

[Lina.Velasco@ci.richmond.ca.us](mailto:Lina.Velasco@ci.richmond.ca.us)

Direct: 510-620-6841

City of Richmond

450 Civic Center Plaza

Richmond, CA 94804

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City of Richmond  
**BUSINESS TAX DIVISION**  
 Phone: (510) 620-6742  
 Fax: (510) 620-6522



Finance Department  
 450 Civic Center Plaza  
 Richmond, California 94804  
 www.ci.richmond.ca.us/finance

### BUSINESS TAX APPLICATION

The City of Richmond Municipal Code Section 7.04 requires all businesses to pay a business tax, but such payment does not authorize an applicant to do business in the City. All businesses must comply and continue to comply with all laws of the City, including but not limited to its zoning, building, planning, and fire regulations.

40059216

FINANCE DEPARTMENT USE ONLY	
Business License No.:	40059216
NAICS / PBA Codes:	

Type: <input type="checkbox"/> New Business <input checked="" type="checkbox"/> Change of Address <input type="checkbox"/> Change of Business Name <input type="checkbox"/> Change of Ownership <input type="checkbox"/> Renewal		
Description of Business Activity: <i>Shelter</i>	Number of Employees: <i>10</i>	Business Start Date: <i>5/1/2023</i>
Business Name: <i>STARLIGHT HOME</i>		
Business Location (NO P.O. BOX): <i>207 37<sup>th</sup> St Richmond CA 94805</i>		
Mailing Address: <i>686 Humboldt St. Richmond CA 94805</i>		
Phone: <i>510-236-3388</i>	Fax:	Cell: <i>415-574-1213</i> Emergency: <i>415-574-1213</i>
FEIN/SSN: <i>26-8240821</i>	Seller's Permit:	Email: <i>Admin@CPSALite.org</i>
Contractor's State Lic. No.:	Expiration Date:	
Ownership: <input type="checkbox"/> Sole Ownership <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC		
Primary Business Owner's Name: <i>California Portsmouth Square Association</i>	Co-Owner's Name:	
Home Address: <i>686 Humboldt St Richmond CA 94805</i>	Phone: <i>510-236-3388</i>	
Refer to the attached instructions	A. Registration \$ _____ B. Estimated Gross Receipts (or payroll for Class I) \$ _____ C. Tax Rate Class _____ (See Classification Chart) \$ _____ D. Subtotal (Line B x Line C) \$ _____ E. Penalty \$ _____ F. State Mandated Disability Fee \$ <i>4.00</i> G. Total Amount Due \$ _____ H. Add 2% of Line G if paying by card \$ _____ I. Total Due with processing fee \$ _____	
Are you a family daycare? If yes, attach state license <input type="checkbox"/> Are you a contractor? <input type="checkbox"/> Are you a subcontractor? <input type="checkbox"/> Are you a nonprofit? If yes, attach IRS document. <input type="checkbox"/> Are you a massage therapist? If yes, attach state license <input checked="" type="checkbox"/> Are you a food vendor? If yes, provide health permit <input type="checkbox"/> Are you a Veteran? If yes, provide proof <input type="checkbox"/>		
Gender: <input type="checkbox"/> M - Male <input type="checkbox"/> F - Female Ethnicity: <input type="checkbox"/> Yes-Hispanic or Latino <input type="checkbox"/> No-Not Hispanic or Latino Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input checked="" type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Two or More Races Veteran Status <input type="checkbox"/> Veteran <input type="checkbox"/> Disabled Veteran <input type="checkbox"/> Active		
I declare under penalty of perjury that the information contained in this application is true and correct to the best of my knowledge; that I am licensed or otherwise qualified to conduct the business described in this application; and that I do not intend to engage in or allow criminal activity on the business premises. I agree to comply with all requirements of Zoning, Building, Fire and all other applicable laws, ordinances and regulations pertaining to the operation of such businesses. The issuance of this license does not constitute the City's consent that the holder of such license may operate a business in violation of any such codes or regulations.		
Signature: <i>[Signature]</i>		Date: <i>5/2/23</i>
FOR PLANNING DIVISION USE ONLY		
Planner: <i>Juliette Avila</i>	Title: <i>Planning Intern</i>	Date: <i>05/03/2023</i>
Zoning District: <i>CM-3</i>	Code Section: <i>15.04.202.020</i>	Use Type: <i>Emergency Shelter</i>
The use type is Allowed in the Zoning District	The use type is Conditionally Allowed in the Zoning District with a Conditional Use Permit	The use type is Not Allowed in the Zoning District

*zoning fee \$59*

*Up to 25 beds only  
 25+ apply for CUP*

**CALIFORNIA PORTSMOUTH SQUARE ASSOCIATION**

686 HUMBOLDT ST.  
RICHMOND, CA 948051959

90-7162/3222

434

DATE 1/2/2025

PAY TO THE  
ORDER OF

City of Richmond

\$ 150.00

One hundred fifty and 00/100

DOLLARS  Security Features  
Included  
Details on Back.



JPMorgan Chase Bank, N.A.  
www.Chase.com

MEMO

PLN 23-360

[Signature] MP

**RECEIPT**

DATE 1/2/2025

No. 216068

RECEIVED FROM

CA PORTSMOUTH SQUARE ASSOC.

\$ 150.00

One hundred FIFTY DOLLARS

DOLLARS

- FOR RENT
- FOR

PLN COMMISSION APPEAL (PLN 23-360

# 434

ACCOUNT	
PAYMENT	

- CASH
- CHECK
- MONEY ORDER
- CREDIT

FROM \_\_\_\_\_ TO \_\_\_\_\_

U. CASTANEDA