

**From:** [Steven Goldstein](#)  
**To:** [Eric J. Stephenson](#); [David Avny](#); [housinginfo@sacredheartcs.org](mailto:housinginfo@sacredheartcs.org); [REDACTED]  
**Cc:** [REDACTED]; [City Attorney](#); [Black, Patricia](#); [REDACTED]; [Hicks, Alison](#); [Kamei, Ellen](#); [Matichak, Lisa](#); [Ramirez, Lucas](#); [Abe-Koga, Margaret](#); [Showalter, Pat](#); [Lieber, Sally](#); [Emily Ramos](#); [REDACTED]; [M. Guadalupe Rosas](#); [REDACTED]; [Nicole Hains Livesay](#); [Susyn Almond](#); [REDACTED]  
**Subject:** RE: Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance. I need a copy of my original lease agreement  
**Date:** Saturday, December 17, 2022 12:55:08 PM  
**Importance:** High

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**CAUTION:** EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hello Eric,

I find it interesting that you claim this:

“Your e-mails have been harassing to my client and contain false and slanderous statements about my client’s performance as a landlord. Frankly, the denial of your rent petitions confirms that my client has acted appropriately in the management of the property where you reside.”

It is the burden of yourself to PROVE my statements are false. Given that the Building Code states:

““Section 1708 In Situ Load tests, 1708.1 General Whenever there is a reasonable doubt as to the stability or load-bearing capacity of a completed building, structure or portion thereof for the expected loads, an engineering assessment shall be required”

When I step on the floor in my living room in bare feet, I can feel broken wood in the floor, but the City is denying any attempt to do a proper investigation. And by the way, since this has occurred during the last 6 years of ownership of the building, AND it is NOT being repaired or even checked, AND that it is spreading out at about 2” a week, most likely it will make the unit and the one below it eventually unusable. It can be predicted that the building has no more than 10 years left to be viable. Thus this is clearly a violation of the CSFRA

But that has not happened, that building code uses the term SHALL and not MAY, which means as long as I make a proper complaint, the landlord has no choice but to perform this task. However Ilssac just visited my building on Friday, and I told him about this. But instead he tried to say, if his home has a similar problem that means it is accepted for an apartment. As I pointed out to you during the original appeal submitted I cited that building code. So given that the Code agrees with me, and so far not testing has been performed, you cannot provide any evidence of false and slanderous claims. THE TRUTH is the ultimate defense.

You also stated:

“. Frankly, the denial of your rent petitions confirms that my client has acted appropriately in the management of the property where you reside.”

That is not legally correct given that I CAN and WILL bring this matter to the court, and they must perform a de novo hearing. So the OPINION of a defective process, which will be presented in court, where the rules of evidence must be complied with, will likely reverse that action. The hearing officer in effect is NOT a judge, and this process is NOT a court, which means the argument that my building is properly maintained is FALSE

“My client has no intention of responding to you any further on this e-mail chain, as you are attempting to use this forum to harass him and portray a false narrative to those copied here”

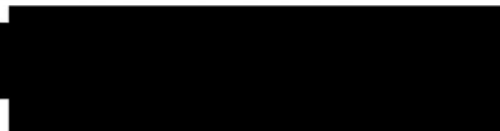
Boy does this remind me of many arguments made by Rudy Giuliani, who has recently been recommended that his ability to practice law is to be revoked.

The simple fact is that so far your office has not yet even had to follow proper procedures and I have documented proof of false submitted exhibits that will be brought up in a REAL court, and likely be determined as submitting poisoned evidence and suborning false testimony from all the parties associated with David Avny. The Hearing record will prove it.

So remember just like the 2020 election, your claims of proving that the building is properly managed is PREMATURE, and NOT PROVEN by a preponderance of EVIDENCE yet.

But thanks for emailing this to me, because I will report it to the BAR and the State regarding violations of the professional code of CA.

Steven M. Goldstein  
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