

To: Seattle Office of Civil Rights

RE: Supplemental allegations regarding the complaint for discrimination brought by Saba Ethiopian Cuisine against Centric Partners, LLC and its related business entities to the Office of Civil Rights, City of Seattle

From: Saba Ethiopian Cuisine

Dated: September 9, 2019

In addition to the acts of differential and discriminatory treatment afforded the Saba Ethiopian Cuisine (Saba) and its owners as described previously in our complaint to the OCR, Saba Restaurant, the tenant, are relying on the provisions of the Seattle Municipal Code outlawing discrimination in "any real estate transaction" brought by an "occupant" of "real property" under City of Seattle Housing Civil Rights Ordinance Section 14.08.06. Saba was an occupant of real property and that Centric engaged in a "real estate transaction" that discriminated against Saba.

These acts of differential and discriminatory treatment include but are not limited to the following;

1. Centric stated they would pick up the June's rent and then management company, Cascade, was removed and when Saba tried to pay rent it was rejected.
2. Proper notice of the eviction was not given.
3. The notice of eviction was given despite the fact Saba had the right to occupy the premises under the lease for the month of July.
3. When a meeting was called Centric representatives were verbally abusive in interacting with Saba representatives and used it only to be abusive to her and not resolve any issues.
4. Saba was the only tenant evicted and given less time to move out than the other tenant. Centric representatives cashed July's rent check and has yet to refund it. Even when Saba requested more time, as was given the other tenant, Centric never got back to Saba.
5. Restaurant signs (inside and out) were removed but other tenants signs were not removed.
6. Other tenants may have been relocated and/or given months of free rent while Saba was made to pay rent and relocation costs.
7. The notice to evict claimed Saba was unlawfully detaining the premises since the lease had supposedly "ended" but the other tenants lease expired last year and they did not receive such notice.

As a separate and independent grounds of discriminatory treatment we allege that the landlords Centric and its related entities violated this anti-discrimination law by gentrifying and running the business out of the neighborhood and locally run and owned Saba Restaurant, a culturally vibrant and community-centered establishment in the Central Area.

The entire process of gentrification and the specific acts engaged in by Centric and its related entities were "real estate transactions" which utilized the eviction process and orders in order to drive out of business and/or their neighborhood minority, community owned businesses to make way for the

apartments and bedrooms of the “gentry” i.e. those who have not lived or worked in that community. We allege that the City has a duty to put a halt to racist gentrification/eviction orders by enforcing its anti-discrimination ordinance cited above in this instance.

We allege damages for such acts of discrimination including its loss of business revenue, its expenses, costs and attorneys fees in dealing with the eviction process, its costs to relocate its business, including in paying for build outs, tenant improvements and moving to a new location, along with other damages that are allowed by law. In addition, Saba Ethiopian Cuisine seeks its costs and attorneys fees for bringing this complaint for discrimination under the Seattle Ordinance cited above .

Respectfully submitted,

Saba Ethiopian Cuisine

cc. ELizabeth Powell

Michael Withey