

April 30, 2023

Mayor Marilyn Ezzy Ashcraft
City Council Members

City Hall
2263 Santa Clara Avenue
Council Chambers
3rd Floor,
Alameda, CA 94501

Dear Mayor Marilyn Ezzy Ashcraft, Vice-Mayor Tony Daysong, Councilmembers Tracy Jensen, Trish Herrera Spencer, and Malia Vella.

This email is a follow-up to the email forwarded to you on April 6, 2023. Attached, please find 191 signatures from the tenants of South Shore Apartments petitioning that a Moratorium be put in place immediately on South Shore Apartments' CIP until a policy can be in place that is equitable for tenants.

Also, we read the Agenda for the May 11 Council meeting for adopting a temporary Moratorium on future CIP applications for properties over 25 units filed on or after April 27, 2023, which excludes South Shore Apts. South Shore apartments should not be excluded from this. It is the largest CIP application the Rent Program has ever received (for \$24,412,945.00) and deserves careful consideration, resuming the discussion that began in the July 2022 Council meeting. This will give the Council time to review the many concerns about the South Shore CIP and how it impacts all renters, especially those long-term renters and those who are on strict incomes.

Thank you for your time and the careful review of the capital improvement plans that are currently being written by the Alameda Rent Board.



Efrem R. Williams
South Shore Tenants Association

From: **Efrem Williams** <efremwilliams@gmail.com>

Date: Wed, May 10, 2023 at 11:51 PM

Subject: Additional Signed Petitions for Moratorium on South Shore's CIP

To: <mezzashcraft@alamedaca.gov>, <tdayso@alamedaca.gov>, <tjensen@alamedaca.gov>, <tspencer@alamedaca.gov>, <mvella@alamedaca.gov>

Cc: <CITYATTORNEY@alamedacityattorney.org>, <yshen@alamedacityattorney.org>

Dear Mayor Marilyn Ezzy Ashcraft, Vice-Mayor Tony Daysong, Councilmembers Tracy Jensen, Trish Herrera Spencer and Malia Vella.

Attached, please find additional signatures from the tenants of South Shore Apartments petitioning that a Moratorium be put in place immediately on South Shore Apartments' CIP until a policy can be in place that is equitable for tenants. In addition, as a reference to the email forwarded on April 30, 2023, I am resending those signatures as well.

Warm Regards,

Efrem R. Williams, Mediator

Manners & Thoughtfulness doesn't cost anything, but they can bring you more benefits than anything you can buy

Character is more important than our talent. If we don't have strong character, we won't go very far.








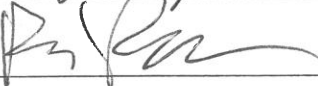


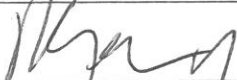
Petition to Alameda City Council

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 4-28-2023

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Alicia Reaves		A203
Karan Deep Shankar		A207
DANIEL JOHANNES		A207
Thao Nguyen	Thaonguyen	A206
Thanh Nguyen	Thanh Nguyen	A206
Aracely Soriano Estrada		A208
Emilee Martner		A208
Damon Rodrigues		A201
Mary Beth Lockley		A105
Brian Baumbusch		A204
ALAN SNYDER	ASnyder	A213
Beth Nelson		A318
Chris McCann	Chris McCann	B315
Nephue Dahmer		A301
Marc Dahmer		A301

South-shore-tenants-association@googlegroups.com



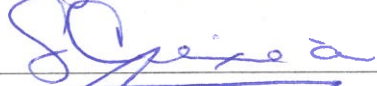



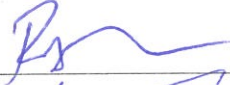

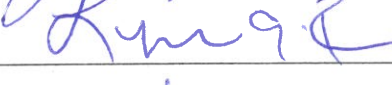
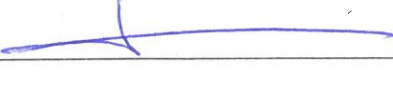
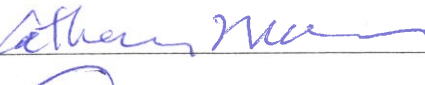
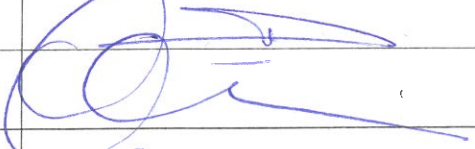
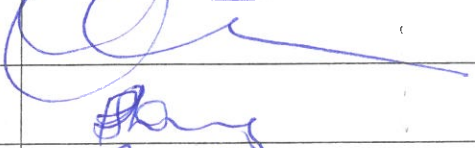


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First and Last Name (printed)	Signature	Apt #
ALISON KIBBEY		B327
Michelle LaFontaine		B307
Sandra Teixeira		B301
Amy Stover		B113
Pavun Aiyar		C310
Janhavi Digaskar		C310
Ryan Aulio		C321
Angelica Lozada		C327
Luna Russo		C328
Trong Partee		C326
Catherine MacLay		B207
Fadi Suliman		B101
Condi Leung		D307
Damira Geiger Thomas		A108
Kevin Jimeno		E101


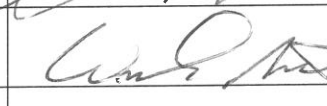
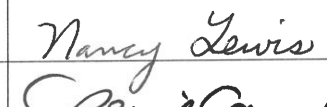
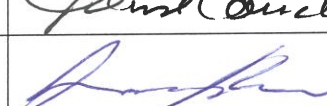
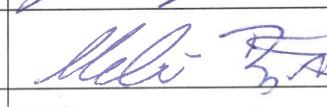
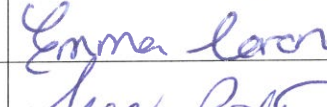
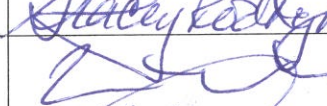

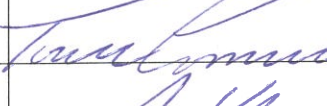




South-shore-tenants-association@googlegroups.com

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DATE: 4-28-2023

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First and Last Name (printed)	Signature	Apt #
Sam Berenson		C312
William Smith		B125
Nancy Lewis	Nancy Lewis	B121
Denise Coronado		D205
Tamika Bowman		F311
NICOLU' BUSETTO		C225
Emma Coronado	Emma Coronado	C205
Stacey Rodrigues		A201
ERIC KOZAK		E325
MAYA KOZAK		E225
TOSCA COMVALICO		C215
Aki Okada		C228
Jarvis		C302
Diane Appelbaum		C305
Eren Williams		B225

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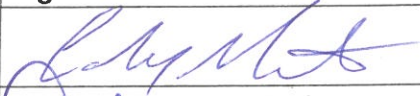



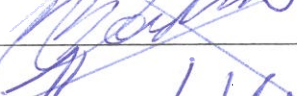
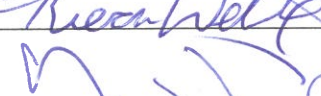
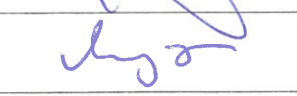
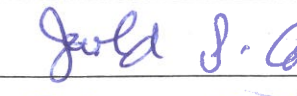

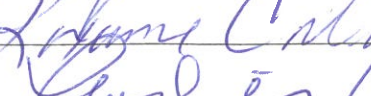
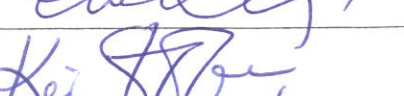
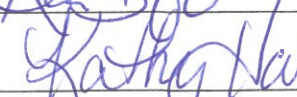



Petition to Alameda City Council

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 4-29-23

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Cody Martin		D102
Carly Martin		D102
Elena Julian		E205
Jaye de Vyra		F204
LUIZ BORDIN		E207
Kieran Welch		D311
Dylan		S217
Emily Sze		D306
Jerold Cohen		E132
Megan Garrett		E228
Roxanne Carley		A303
QING Liao		E305
Kimberly Steffen		D216
Kathy Narvey		G213
Morgan Johnson		B229

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First and Last Name (printed)	Signature	Apt #
Anne Simms	Anne Simms	B109
Louise Piper	Piper	B102
Francesca Shand	F. Shand	B124
Dillon McEwan	Dillon McEwan	B224
Allison Cardoso	Allison Cardoso	B224
Jill Stracko	Jill Stracko	A202
Heather Rippeire	Heather Rippeire	F333

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First and Last Name (printed)	Signature	Apt #
<i>Ani La Arneson</i>	<i>Ani La</i>	F327
Clarissa Gayton	<i>Clarissa</i>	C225
Greg Shultz	<i>Greg Shultz</i>	D-311
ERIC WEBSTER	<i>Eric Webster</i>	E204
Hannah Lenteno	<i>Hannah</i>	D211
Itamko Koyama	<i>Itamko</i>	B219
Stephanie Ockner	<i>Stephanie</i>	A116
Deborah Delgado	<i>Deborah</i>	C124
Brian Vaarkovska	<i>Brian</i>	F321
ESTEBAN BORDON	<i>Esteban</i>	D201
Natalia Sosa	NATALIA SOSA	D201
Anthony b Howard	<i>Anthony</i>	D206
Melinda Nielsen	<i>Melinda Nielsen</i>	D206
Even Wend	<i>Even</i>	F109
Cassie Quintero	<i>Cassie</i>	F109

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First and Last Name (printed)	Signature	Apt #
Jenna Miller - 1BR ^{not} renovated	Jenna Miller	C115
Joe Bello	[Signature]	C114
Joel Bello	[Signature]	C114
AD Bello	[Signature]	C114
Max Lin	[Signature]	C113
Trang Luciano	[Signature]	E119
DONALD HAPPIER	[Signature]	F103
LuKe Lewis	LuKe Lewis	B121

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First and Last Name (printed)	Signature	Apt #
MAUDY COLLINS		327
Gregor Pier		B102
Gregor Pier	Pier.	B102
Roberto Schwarz	Roberto Schwarz	D 203
Michael Geggie		D 305
Kathleen Bergurst	Kathleen Bergquist	
MARIANA GRAJALES		C123
Cris Hodson		A 106
Pam Packer	Pam Packer	F-210
Kesava Murthy		...

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Petition to Alameda City Council

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: April 29, 2023

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Sevan Karamian	Sevan Karamian	E229
Mary Abbati	Mary Abbati	E227
MIKE WHITING	Mike Whiting	F234
PAUL CHARONDO	Paul Charondo	F319
Anisha Dasanjh	Anisha Dasanjh	D124
KAREN YAVORSKY	Karen Yavorsky	G217
Thao Nguyen	Thao Nguyen	A A206
Khallil Bailey	Khallil Bailey	D124
Victor Chu	Victor Chu	F327

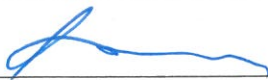


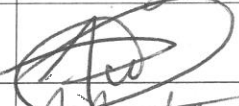
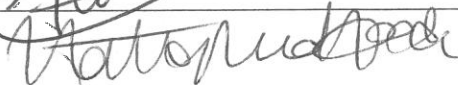




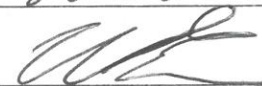
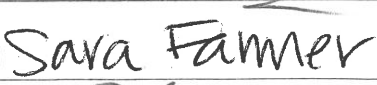
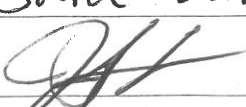

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First and Last Name (printed)	Signature	Apt #
Sanika Garankar		B216
C'More Falls		C214
Cary Skywalker		C224
Apsulo Hart		C224
Natasha Haslam		C219
JACOB SHANKLIN		C219
Marina Coronado		C217
Ivan Monterregio		C217
Melody Soto		C221
Amelia Rodriguez		C221
Sara Farmer		B306
Jong Lee		B314
Ji Min		B314

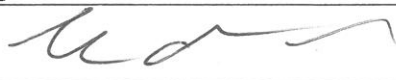


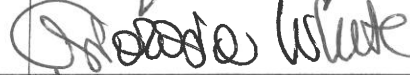
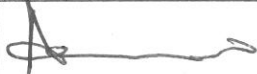



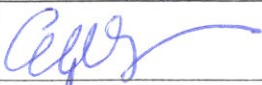




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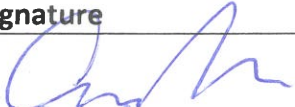
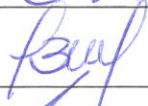


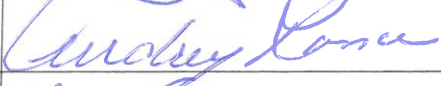
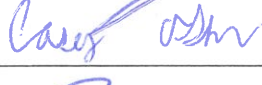
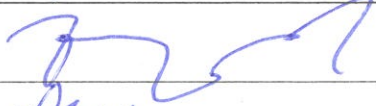


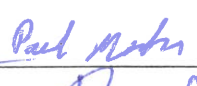
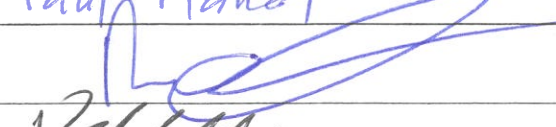

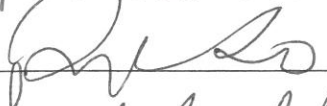

First and Last Name (printed)	Signature	Apt #
Ben de Vera		A308
Anikelle Brown		A305
Jean Sharp		B114
GEORGIA WHITE		B303
AMOS WHITE		B303
SIMONE WHITE	Simone White	B303
Fernando Magana	Fernando Magana	B312
Dominique Ratto		B325
Elkan Hopkins		B325
Hunter Celso		B212
Elisabeth Waller-Scott		B210
Maria R. Maffighi		B204
Mark Pagas		B204
Elyse Lager JULIO MACEDA		E-301
Elyse Lager		B201

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First and Last Name (printed)	Signature	Apt #
Andrea Bunn		F218
Patricia BORDIM		E207
Geronimo Ramos		C204
Santiago Oliver		D304
Quincy Vance		C115
Casey O'Shea		B104
VICTORIA GERMANOVA		B107
Ashley Foster		B107
Angele Brennan		B115
Paul Maher		B115
	Roda Hue	329-B
	Katie Atwood	D126
Trang Luciano		E119
Terry Bartholomew		E324
Kun Zhang		E321

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From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 4/29/23

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
John Smith	[Signature]	B125
John Leonard	[Signature]	A309
Phapada Leonard	Phu Leonard	A304
Michelle Trudeau	Michelle Trudeau	A308
Dylan Cosgrove	[Signature]	A118
Jeannette Sulay	[Signature]	A115
Eric Octaviano	[Signature]	A115
Chris Presley	[Signature]	A107
Damiana Geiger-Thomas	Damiana Geiger-Thomas	A108
Roman Kolodzie	[Signature]	A104
Mary-Jane Strom	[Signature]	A208
Lauren Crawford	[Signature]	A215
Zander Standish	[Signature]	A316
Elka Umri	[Signature]	A316
Mason Oberschelp	Mason [Signature]	A314

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DATE: 4-30-23

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

[illegible]

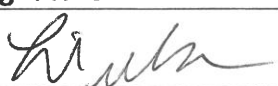

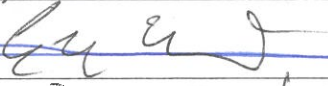


Petition to Alameda City Council

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 4-30-23

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Linba Adar		E 118
TAVARES SPEER		E313
ERIC SPEER		E313
Edwin Gustafson		E311
JOAN GUSTAFSON		E311

Petition to Alameda City Council

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 4/30/23

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Guansong Wang	Guansong	E321

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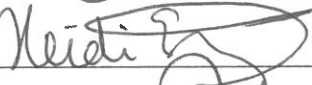

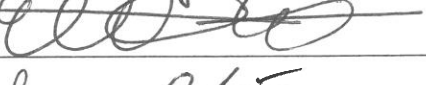



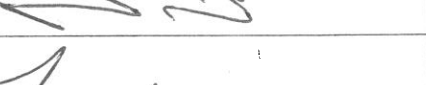




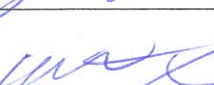


Petition to Alameda City Council

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 5-9-2023

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP.

We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Arash Sarlati		F207
Heidi Dietz		B309
Stine Philippi		G 301
Ellie Collins		B28
Ben Steinman		F328
Tom Ascoug h		D109
Tora Ascoug h		D 105
DAVE McCall		E332
Lynn Edward		F301
Kyle Brauharey		F332
Soonja Kim		D315
NATHAN PITCAIRN		D303
Theresa Tan		E226
Robert Kecker		D302
Seytler		D323

F328

Tenari Brown

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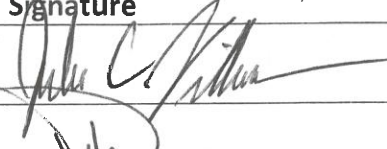


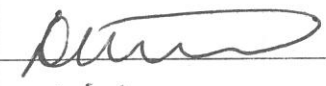
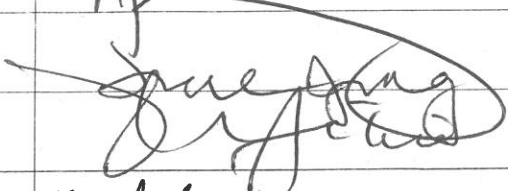
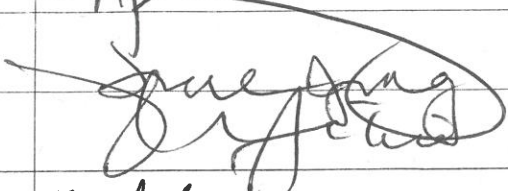

- 1 of 4 - Second Set

Tenari Brown G315

Petition to Alameda City Council
From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 5-9-2023

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP. We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Julian Villanueva		C321
Dylan RAITHEL		B109
Kelsey Krach	Kelsey Krach	C204
Daniel Manns	Daniel Manns	C102
Ron HYATT	Ron HYATT	Apt 502
Neunbeen	Neunbeen	C200
Jolen FLORES	Jolen Flores	B425
Fadi Suleiman		B101
Vaspa Gota	Vaspa Gota	B106
Deirdre Fogarty		B315
Nira Asay	Nira Asay	G108
Irene Jung		G302
Michael Sibio		C304
Paul Mahon	Paul Mahon	B115
Barbara Laver		F317

Eric Krup

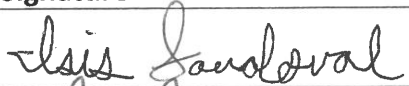




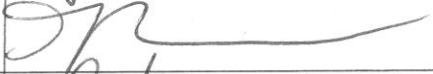
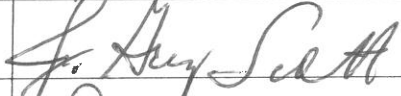
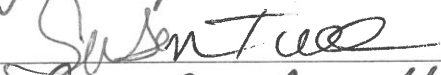




south-shore-tenants-association@googlegroups.com

F205

Petition to Alameda City Council
From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

DATE: 5/9/2023

We the undersigned, as tenants of South Shore Apartments, are deeply concerned about the lack of tenant protection in the Capital Improvement Plan (CIP) ordinances and the unfair pass-through payments we are facing as part of the South Shore Apartments' CIP. We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

First and Last Name (printed)	Signature	Apt #
Isis Sandoval		F101
Tabitha Garcia		F102
Michael Gurn		F102
V.M. Abrar		F101
VICTOR ABRAR		F132
Gina Russell		F219
Jay Smith		F214
Susan Tuck		F303
Carol Barrette		F807
MATOS CHARONDA		F319
MATEO RAMIRO		C317
RON HPAHL		C302

South-shore-tenants-association@googlegroups.com

From Tenants at South Shore Apartments, 934 Shorepoint Court, Alameda, CA 94501

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We request a moratorium on the approval of any CIP plan until a policy can be in place that is equitable for tenants.

[illegible]