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**RE: Inquiry for Non-Profit Purchase of 2510 Central Ave., Alameda, CA**

Dear Ms. Mayor and City Council Members,

I am a tenant living in a historic building in Alameda which once had full occupancy until a fire in September 2017. This was also the year that DeWolf Realty Co. tried to sell the building. I spoke at a City Council Hearing in May which focused on rent control, rent cap issues and evictions. I explained that my building had been neglected after the fire and damaged apartments were evicted for a variety of habitability problems. There are 5 tenants who remain out of 16. Our units are okay. I would like to remain in Alameda, where I grew up and where I work. I have lived in my current unit since 2002. I am also a teacher who is between jobs and the current 5% increases would force people like me out.

I recently heard that the San Francisco Board of Supervisors passed the Community Opportunity to Purchase Act (COPA). It gives certain non-profits the first opportunity to buy a building put on the market. I have informally spoken to a few housing non-profits to see what they think about purchasing my building. I have also seen articles about how eminent domain has been used on behalf of tenants by local governments. I feel that as tenants we are at some risk because DeWolf Realty Co., Inc (or whoever is the real owner is) does not keep us informed because they may want to empty out the building. Can you consider helping us using one of these methods?

Since the building is now on your radar, is it possible to consider a creative solution which would also help resolve the housing crisis in Alameda? Those of us left in the building are long time tenants who have been here for 15-30 years. I believe that this 16 unit residential property would be an ideal collaborative pilot project for the city in collaboration with a non-profit housing organization. I spoke to the development departments of two highly reputable organizations which specialize in affordable housing.

If this building could be repaired and owned and operated by the city and/or a housing non-profit, it would provide much needed affordable housing to other teachers, city workers, elders, veterans or students. There are 12 units available that are either studios or 1 bedroom apartments.

I would be happy to assist with this in any way. Your thoughtful response would be appreciated.

Sincerely,

Diana Cabcabin

6-C Submission  
7-2-2019

Cc: Filipino Advocates for Justice  
Alameda Renters Coalition  
Keswick Tenants Association  
Marilyn Ashcroft, Mayor of Alameda  
John Knox White, Vice Mayor  
Jim Oddie, City Council Member  
Malia Velia, City Council Member