

Communication from Public

Name: Jason Zevin

Date Submitted: 09/11/2021 11:44 AM

Council File No: 21-0600-S101

Comments for Public Posting: The brave tenants of Hillside Villa are facing predatory rent increases during a public health crisis. They have had to fight tooth and nail to stay in their homes for three years now due to a failed policy of building "affordable housing" through public-private partnerships with for-profit developers and landlords. Chinatown has tens of thousands of new units being built, practically none of them affordable to the Hillside Villa Tenants. Their landlord has been trying to raise the rent to market rate -- doubling and tripling what they have been paying -- since the day their affordability covenant expired. Without support from the city, 124 families may end up out on the street. Buying this building is cheaper, unit by unit, than building new affordable housing, and the current motion does not even ask the City to do that much. The Reserve Fund loan can be easily paid back by transferring the building to an affordable housing non-profit. In the midst of a housing crisis that is about to intensify dramatically, it should be an easy decision to keep families, many of whom have been in Chinatown for decades and are part of the fabric of the community, in their homes.

Communication from Public

Name: Michelle Garcia

Date Submitted: 09/11/2021 12:24 AM

Council File No: 21-0600-S101

Comments for Public Posting: I fully support the Hillside Villa tenants and support the Budget and Finance Committee in taking out a reserve loan fund to make an offer on the building. My zip code is 90031 and I can best be reached at the email address provided with follow-up information regarding the outcome of the Committee's vote.

Communication from Public

Name: Jacob Woocher

Date Submitted: 09/11/2021 07:08 PM

Council File No: 21-0600-S101

Comments for Public Posting: VOTE YES TO TAKE A LOAN TO PURCHASE HILLSIDE VILLA APARTMENTS This is an easy YES vote. The city can take out a loan from the reserve fund and be paid back with state and federal sources -- it's free money! The city needs to take aggressive action to fight the housing crisis. The same old approaches will not cut it anymore. The city must buy Hillside Villa to keep families in their homes. Dozens of families may become homeless if you vote no.

Communication from Public

Name: Akio Katano

Date Submitted: 09/11/2021 08:08 PM

Council File No: 21-0600-S101

Comments for Public Posting: I urge you VOTE YES on funding the purchase of Hillside Villa Apartments. We support the use of a Reserve Fund loan to preserve 124 units of affordable housing in Chinatown. This is essentially free money for the city -- it will be paid back within a few years by federal and state funds. Also, at a cost of just \$360k per unit, purchasing Hillside Villa is a far cheaper way of getting affordable housing than building new units from the ground up. The Housing Element of the City's General plan estimates that buying buildings with expiring covenants is about 20% less expensive than building new affordable housing. Tenants began organizing when aggressive rent increases were announced for 2019, when the CRA affordability covenant for the building expired. When a deal to extend the covenant for 10 years fell through, the possibility of purchasing the building became the only option to maintain this tight-knit, multi-ethnic and multigenerational community in place. The tenants of Hillside Villa will not be able to stay in their homes without action from the City. They face harassment from their owner and many are looking at rent increases of up to 200%. And people are even worse off than ever because of the COVID-19 pandemic. Some of these same tenants had their rent raised in February to over \$3,000 a month, when their previous rent was \$900. So far, less than half of the tenants who have applied have received support from the ERAP program, and even those who have are deeply worried about what will happen to them when support for renters affected by Covid goes away. DOZENS OF FAMILIES MAY BECOME HOMELESS IF YOU DO NOT ACT IN SUPPORT OF HILLSIDE VILLA.