

## Communication from Public

**Name:** Elise Golden

**Date Submitted:** 05/26/2022 08:39 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, My name is Elise Golden, and I am a resident of City Council district 1. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Bryant Phan

**Date Submitted:** 05/26/2022 08:43 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Bryant Phan and I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Helen Villagomez

**Date Submitted:** 05/26/2022 09:24 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, I am Helen Villagomez , a Residents United Network (RUN) member and a City Council District 13 constituent. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! Sincerely, Helen Villagomez CD 13 Resident

## Communication from Public

**Name:** Steven A. Friday

**Date Submitted:** 05/26/2022 10:54 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Steven A. Friday. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Diane M. L. Tan

**Date Submitted:** 05/26/2022 11:01 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** I am a longtime community and civil rights advocate who supports and promotes the saving and protection of the historic cultural neighborhood of Los Angeles Chinatown, including its existing affordable housing. I am a volunteer in various community and professional organizations, such as the Chinatown Community for Equitable Development (CCED), Chinatown Community Coalition of Los Angeles (CCC-LA), OCA-Greater Los Angeles, Multicultural Bar Alliance (MCBA), and many others. Currently, there is an obvious severe shortage and persistent decline of affordable, habitable and safe housing in low-income working-class communities of color, such as L.A. Chinatown and elsewhere in Los Angeles. Greater government, private and other reasonable, fair and viable efforts and policies must be created and implemented to sufficiently and effectively address the mounting lack of affordable housing and homelessness crises in this City, as well as the apparent and long-term adverse effects of harmful gentrification. In particular, more needs to be done to protect and retain the existing affordable housing, especially those with expiring or expired affordability covenants, such as the Hillside Villa Apartments. The Hillside Villa Apartments, which is located at 636 North Hill Place, Los Angeles, CA 90012, is an important and vital existing 124-unit affordable housing complex in L.A. Chinatown that was built in 1988, subject to a 30-year affordable housing covenant, and has existed as an affordable, essential and desirable “home” for over three decades for numerous low-income immigrant working-class individuals and families, as well as seniors. This complex has been in constant danger of being converted to market-rate housing by its current landlord and property owner, Thomas Botz, as demonstrated by his refusal to extend the affordability covenant, unfair and unreasonable rent increases, harassment and oppressive treatment of the tenants, and other problematic, inhumane and unconscionable tactics, especially during the prevalent COVID-19 pandemic. The City’s current process of acquiring this affordable housing complex through Eminent Domain proceedings in order to save and protect this existing affordable housing complex apparently still requires a Reserve Fund loan of up to \$45,695,000 and other assistance and actions to initiate the acquisition of Hillside Villa Apartments. This motion seems to set forth the

important and essential next steps to take in order to accomplish a significant public good objective and achieve racial and social justice. I support this motion to instruct and authorize the relevant City officials and agencies to secure the necessary Reserve Fund loan to initiate the acquisition of Hillside Villa Apartments for the preservation of affordable housing. Therefore, this motion should be approved.

## Communication from Public

**Name:** Karen Law

**Date Submitted:** 05/26/2022 04:27 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, My name is Karen Law and I am a Chinatown community member. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. My family immigrated to Chinatown in the 1960s and have been proud community members since. We have seen how Chinatown has changed over the decades and the current challenges it is facing. Gentrification, rising rents, and lack of affordable housing are pushing out long term, working class residents who can no longer afford to live here. Chinatown has always been a place for immigrant families and I hope Hillside Villa can continue to be accessible and affordable for these families and community members. Hillside Villa was built in 1988 with public funds. Since the covenant status expired in 2018, the current owner Tom Botz has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. LAHD's report FINALLY became available two weeks ago, over a year after the motion to use reserve funds was introduced, and it lays out a clear way forward. The city can purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs. Please vote yes on this motion so Hillside Villa not only remains affordable but also so this terrible landlord can no longer take advantage of his tenants and public dollars.

## Communication from Public

**Name:** Billy

**Date Submitted:** 05/26/2022 04:28 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, My name is Billy Yates. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!



## Communication from Public

**Name:** Yelena Zeltser

**Date Submitted:** 05/26/2022 06:27 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** On behalf of the Southeast Asian Community Alliance (SEACA), a community organization serving low-income youth and families of Chinatown, I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. We urge you to take action today to protect the residents of Hillside Villa from displacement and harassment, please authorize the use of the reserve funds.

## Communication from Public

**Name:** Kasey Ventura

**Date Submitted:** 05/26/2022 07:23 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** My name is Kasey Ventura from Beverly-Vermont Community Land Trust. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:**

**Date Submitted:** 05/26/2022 04:35 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. In the year that you have been deliberating, the building's landlord has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs. There are no more excuses. Vote YES on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The City Council must pass the motion NOW!

## Communication from Public

**Name:** Reggie

**Date Submitted:** 05/26/2022 05:03 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, I am Reggie Wong of Neighborhood Safety Companions and Progressive Asian Network for Action. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Luis Trujillo

**Date Submitted:** 05/26/2022 04:00 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, I am Luis Trujillo. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Sara

**Date Submitted:** 05/26/2022 11:23 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! The entire city of Los Angeles is suffering a health and housing crisis. Creation and maintenance of public and affordable housing with the support of the state is the only way forward. Our lives are in your hands.

## Communication from Public

**Name:** Thomas Teraoka

**Date Submitted:** 05/26/2022 11:36 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Thomas Teraoka, resident of Reseda (Bob Blumenfield district). I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Tim Mok

**Date Submitted:** 05/26/2022 11:36 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Dear Honorable City Council of the City of Los Angeles, My name is Tim Mok, and am a third-generation Chinatown resident. I am writing to express strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. I am deeply invested in improving the quality of life for long-time community members, and preserving culture in my neighborhood. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense.



The city council must take action NOW! Sincerely, Tim Mok

## Communication from Public

**Name:** Michael Lopez

**Date Submitted:** 05/26/2022 11:37 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, My name is Michael Lopez. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! Thank you

## Communication from Public

**Name:** Sabrina Chu

**Date Submitted:** 05/26/2022 11:54 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Sabrina Chu. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Jintana Williams

**Date Submitted:** 05/26/2022 12:03 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** I am a concerned resident of Chinatown that is horrified by the changes and destruction of historic Chinatown in the last few years. New luxury developments are endlessly springing up, while legacy immigrant businesses are closing down in mass. PLEASE preserve what is left of this community. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built with city funds, and the mismanagement and greed of private owners is an urgent sign that it needs to be returned to public control. All this distress placed on the Hillside Villa tenants, all this contention with the City Council, is because of ONE man. He began this long, arduous fight because he simply wanted to hoard more wealth. He already receives a high-income, clearly enough savings to pay a fortune on his lawyers. Under his ownership, the current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, Tom Botz is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The City Council needs to defend these families, and set a precedent to ALL predatory landlords and developers that they are speeding up the destruction of Los Angeles and the city WILL take action against it. The people of Los Angeles will not be quiet while our city is being pillaged right before our eyes.

## Communication from Public

**Name:** Christina Dirkes  
**Date Submitted:** 05/26/2022 12:38 PM  
**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Tina Dirkes. I live in Valley Glen in North Hollywood, and I volunteer with NoHo Home Alliance. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** LA CHINATOWN CLT

**Date Submitted:** 05/26/2022 12:48 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** To LA City Council, On behalf of the newly founded LA Chinatown CLT, we are writing today to express strong support for the Hillside Villa Tenants' Association and to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. The LA Chinatown Community Land Trust (LA Chinatown CLT) was formed and incorporated as a non-profit entity in June 2021. Spearheaded by local residents, community members, housing advocates, and urban planners, we aim to develop and implement a long-term solution for preventing displacement and gentrification in our communities that are increasingly becoming more unaffordable for our low-income, long-term, immigrant, and senior residents in LA Chinatown. With the knowledge and the expertise that we have in maintaining affordability and fighting displacement, we strongly advocate for Hillside Villa to remain affordable for the 124 units-- all important members of the community. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by

transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion-- it will cost so much more to displace the residents out on the streets and need to build/find new affordable housing for them. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! Sincerely, LA Chinatown CLT

## Communication from Public

**Name:** Lydia Nicholson

**Date Submitted:** 05/26/2022 01:47 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Lydia Nicholson, LA Tenants Union Member, and Tenant Attorney I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. \*It is my understanding that the city will then, effectively, lose NO money from this vote\* In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!



## Communication from Public

**Name:** Dr. Devon Gola

**Date Submitted:** 05/26/2022 02:14 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am a Professor of History. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Amy Zhou  
**Date Submitted:** 05/26/2022 02:58 PM  
**Council File No:** 21-0600-S101  
**Comments for Public Posting:** Please find public comment attached.



1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

May 26, 2022

Los Angeles City Council,

My name is Amy Zhou, and I am an Urban Planner at Chinatown Community Development Center (CCDC) in San Francisco, as well as a former resident of CD1. I am writing on behalf of CCDC, a community advocacy and planning organization as well as prominent affordable housing developer in San Francisco. Our portfolio includes almost 40 buildings and we serve over 4,500 low income families, adults and seniors in the area.

While we are not located in Los Angeles, we write as an organization based in a sister Chinatown undergoing similar pressures of displacement and gentrification. While some areas of San Francisco's Chinatown are fortunate enough to be somewhat protected from the 1986 rezoning policy, parts of Chinatown North, which are not protected by such policies, have experienced a significant number of Ellis Act and Owner-Move-In evictions that echo what is happening at Hillside Villa. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (**CF 21-0600-S101**) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown.

The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA.

Displacing the working class residents of the building can contribute to even more increased costs in providing services to residents, in addition to needing to source and build new housing. Keeping residents housed in a building where they have developed a community is ultimately better in the long run. We join with the tenants in asking City Council to vote affirmatively on authorizing the LADH to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown.

Sincerely,

Amy Zhou  
Urban Planner, Chinatown Community Development Center

## Communication from Public

**Name:** Jason C. Chin

**Date Submitted:** 05/26/2022 03:00 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am once again writing to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! Jason

## Communication from Public

**Name:** Nicola Yip

**Date Submitted:** 05/26/2022 03:01 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, My name is Nicola Yip, and I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. Thank you.

## Communication from Public

**Name:** Bianca

**Date Submitted:** 05/26/2022 03:18 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, My name is Bianca Padilla. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! Thanks in advance.

## Communication from Public

**Name:** Salsabil N/A Emdad

**Date Submitted:** 05/26/2022 03:30 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Salsabil Emdad, constituent of Orange County. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Ana

**Date Submitted:** 05/26/2022 01:07 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Ana and I am a resident of the city of LA. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!



## Communication from Public

**Name:**

**Date Submitted:** 05/26/2022 08:43 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Lynn, a community organizer. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Nick Kalmus

**Date Submitted:** 05/25/2022 11:43 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Nick Kalmus of Los Angeles. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown.

## Communication from Public

**Name:** Alexandra Abdel-Malek

**Date Submitted:** 05/25/2022 11:04 PM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Hello my name is Alex and I'm writing in support of Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. As an increasing number of Angelino families are being forced onto the street by rising rent prices and lack of resources to preserve our city's heritage, we need affordable housing more than ever. Please support the Hillside Villa Tenants Association.

## Communication from Public

**Name:** Sophat Phea

**Date Submitted:** 05/26/2022 12:10 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Sophat Phea, a resident of Chinatown for over 30 years. My mom also runs a small shop in Chinatown for close to 20 years. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW! These tenants and families should not have to be fighting still.

## Communication from Public

**Name:** Lauren Harper

**Date Submitted:** 05/26/2022 10:59 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** My name is Lauren Harper and I'm a Master of Urban Planning student at UCLA. I am writing in strong support of the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Los Angeles is experiencing a crisis of housing affordability, displacement, and houselessness. These tenants have organized against a predatory landlord to save their own homes, stopping displacement and keeping their homes affordable. This is a clear decision to preserve affordable housing and prevent evictions through authorizing a loan to purchase the building. City council must take action now!

## Communication from Public

**Name:** Valerie Cienfuegos

**Date Submitted:** 05/26/2022 10:26 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Valerie Cienfuegos. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:**

**Date Submitted:** 05/26/2022 06:47 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** To Los Angeles City Council, I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!

## Communication from Public

**Name:** Brendan Coates

**Date Submitted:** 05/26/2022 09:11 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Hi there, I'm a CD-13 resident, gardener, memory worker, and member of the Los Angeles Tenants Union. I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!



## Communication from Public

**Name:** Sophie S

**Date Submitted:** 05/26/2022 09:14 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** I'm writing to voice my strongest possible support for the Hillside Villa Tenants Association and their work to preserve nearly 150 units of affordable housing in Chinatown. At a time where street homelessness is such a dire crisis, how can a council who has pledged to fix this crisis casually allow so many to teeter on the brink of homelessness. Especially Gil Cedillo whose seat is far from safe.

## Communication from Public

**Name:** Vincent Lau

**Date Submitted:** 05/26/2022 09:16 AM

**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, I am Vincent Lau and I am writing today to express my strong support for the Hillside Villa Tenants' Association. Please take action to authorize the Los Angeles Housing Department (CF 21-0600-S101) to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Hillside Villa was built in 1988 with Community Redevelopment Agency (CRA) funds, under a covenant guaranteeing all units to be affordable for 30 years. Since the covenant status expired in 2018, Tom Botz, who bought the building in 2000, has been pressuring tenants to "self-evict" by raising the rent. Many of these tenants have been in the building – and in the Chinatown community – for decades. Some are the second generation of their family to live in Hillside Villa. The current rents are up to 300% what tenants were paying under the affordability covenant. For most tenants in the building, the landlord is asking for 100% of their income or more. Tenants under Section 8 have seen drastic increases in both the overall rent and the portion they are responsible for. The motion to use a reserve fund loan to purchase Hillside Villa Apartments to keep it permanently affordable was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 of LA City residents who have written and called in for public comment. Despite the outpouring of public support for this motion, the Budget and Finance Committee requested a report from LAHD instead of voting in September, 2021. That report, which finally became available two weeks ago, lays out a clear way forward for the city to purchase the building with a reserve fund loan, which can be paid back by transferring ownership to HACLA. In the year that you have been deliberating, Tom Botz has collected hundreds of thousands of dollars in unfair rents through the ERAP and Housing is Key programs, not to mention the money he brags about getting from HACLA "like clockwork." There are no more excuses. Vote yes on this motion. There is no more time to waste while this exploitative landlord takes advantage of his tenants and of City, State, and Federal programs to enrich himself at taxpayer expense. The city council must take action NOW!