

## Communication from Public

**Name:** Julia Gonzales

**Date Submitted:** 05/25/2022 08:11 PM

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

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, I am Julia Gonzales. 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:** Saba Lurie

**Date Submitted:** 05/25/2022 09:07 PM

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

**Comments for Public Posting:** I support the Hillside Villa Tenants' Association. Please authorize the LA Housing Department to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown.

## Communication from Public

**Name:**

**Date Submitted:** 05/25/2022 05:35 PM

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

**Comments for Public Posting:** My name is Keiko Utsumi. 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:** Ashley Brim

**Date Submitted:** 05/25/2022 06:05 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Ashley Brim and I live in CD 10. 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:** Tiffany Lam

**Date Submitted:** 05/25/2022 06:55 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Tiffany Lam and I am a constituent from 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. 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:** Promise Li

**Date Submitted:** 05/25/2022 07:45 PM

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

**Comments for Public Posting:** My name is Promise Li and I am an organizer with Chinatown Community for Equitable Development. 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:** 05/25/2022 07:46 PM

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

**Comments for Public Posting:** Dear Los Angeles City Council, My name is Tracey Truong 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:**

**Date Submitted:** 05/25/2022 07:54 PM

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

**Comments for Public Posting:** Hi LA City Council My name is Kiana and I have been part of the Chinatown community. I am 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!



## Communication from Public

**Name:** Dan Monick

**Date Submitted:** 05/25/2022 09:34 PM

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

**Comments for Public Posting:** Los Angeles City Council, My name is Dan Monick and I am a resident 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. 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 Dan Monick

## Communication from Public

**Name:** Hillside Villa Tenants Association

**Date Submitted:** 05/25/2022 10:05 PM

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

**Comments for Public Posting:** Dear Councilmembers: We are the Hillside Villa Tenants Association. We formed in late 2018, when we learned that the affordability covenant protecting our building would be expiring. In the 3.5 years that we've been organizing, we've fought off an initial round of rent increases and had our hopes raised by the promise of an extension of the covenant, only to have them dashed when the landlord reneged. We have had our rents raised by as much as 300% at the peak of the pandemic in an attempt to get us to self-evict — and some have. We've lost neighbors who—tired of not knowing what would happen to them month to month — took cash-for-keys deals. Most recently, a single mom and her five kids left in the middle of the night. We have lost track of them and worry that they are on the streets somewhere. If it weren't for our organizing, and for the temporary Covid protections, many more of us would be left out on the streets of this city, where five unhoused people die at a rate of five a day. Don't be fooled by our landlord's attorneys who have written to you suggesting that only a minority of tenants would be affected by converting the building to market rate. Section 8 tenants have also had their rents increased. One family on Section 8 has seen their total rent rise from \$1825 to \$2707. The portion they are responsible for has more than tripled, from \$457 to \$1494. Over that time, they lost a family member to Covid on Christmas Eve, 2020. They received a rent increase the following week. The landlord has also arbitrarily added or increased monthly fees for things like parking and storage, up to \$180 over and above the rent. One disabled Section 8 tenant is being charged \$100 extra for an accessible parking spot. These fees might not sound like much, but many tenants who are being asked to pay these fees are on fixed incomes — median income in Chinatown is about \$20,000 a year — and are on the verge of being forced out of their homes, even with HACLA paying their landlord over a million dollars a year in assistance. Botz and his attorneys have suggested that we could all stay in our homes if we were all issued Section 8 vouchers. This is a misrepresentation. Everyone in the building qualifies for affordable housing, but not everyone qualifies for Section 8. Their alternative plan would displace dozens of families. Further, as you know, Section 8 vouchers must be renewed annually. If Botz decided one day to sell the building, he could deliver it empty by

simply failing to renew these vouchers. In the meantime, he can continue to pay the mortgage on his Malibu mansion with federal money. As it stands, he has mainly filled vacancies with Section 8 tenants, because people able to pay \$3200 out of pocket for an apartment are not interested in living here. This should be taken into account when considering what “market rate” means for these apartments, and for the building overall. Botz’s insistence that the building is worth more than \$48M rests in part on rents that he hasn’t been able to find anyone to pay. Over the last year, most of the rent in the building has been paid by HACLA and emergency programs like ERAP and HousingIsKey. There are over 10,000 units of affordable housing whose covenants will expire in the next few years. Not every landlord will triple the rent as soon as they can, renege on promises to extend these covenants, or try to squeeze as much money out of state and federal programs as possible while deriding attempts to protect tenants as “socialism.” If the city fails to protect the Hillside Villa Tenants, it will be open season on affordable housing citywide, at a time when there is already not enough to go around. Your vote on this motion sends a clear message about whether the City is up to the task of protecting, preserving, and producing the actually affordable housing our community deserves. Sincerely, Hillside Villa Tenants Association



Dear Councilmembers:

We are the Hillside Villa Tenants Association. We formed in late 2018, when we learned that the affordability covenant protecting our building would be expiring. In the 3.5 years that we've been organizing, we've fought off an initial round of rent increases and had our hopes raised by the promise of an extension of the covenant, only to have them dashed when the landlord reneged.

We have had our rents raised by as much as 300% at the peak of the pandemic in an attempt to get us to self-evict — and some have. We've lost neighbors who—tired of not knowing what would happen to them month to month — took cash-for-keys deals.

Most recently, a single mom and her five kids left in the middle of the night. We have lost track of them and worry that they are on the streets somewhere. **If it weren't for our organizing, and for the temporary Covid protections, many more of us would be left out on the streets of this city,** where five unhoused people die at a rate of five a day.

Don't be fooled by our landlord's attorneys who have written to you suggesting that only a minority of tenants would be affected by converting the building to market rate. **Section 8 tenants have also had their rents increased.** One family on Section 8 has seen their total rent rise from \$1825 to \$2707. The portion they are responsible for has more than tripled, from \$457 to \$1494. Over that time, they lost a family member to Covid on Christmas Eve, 2020. They received a rent increase the following week.

The landlord has also arbitrarily added or increased monthly fees for things like parking and storage, up to \$180 over and above the rent. One disabled Section 8 tenant is being charged \$100 extra for an accessible parking spot. These fees might not sound like much, but many tenants who are being asked to pay these fees are on fixed incomes — median income in Chinatown is about \$20,000 a year — and are on the verge of being forced out of their homes, even with HACLA paying their landlord over a million dollars a year in assistance.

Botz and his attorneys have suggested that we could all stay in our homes if we were all issued Section 8 vouchers. This is a misrepresentation. Everyone in the building qualifies for affordable housing, but not everyone qualifies for Section 8. Their alternative plan would displace dozens of families. Further, as you know, Section 8 vouchers must be renewed annually. If Botz decided one day to sell the building, he could deliver it empty by simply failing to renew these vouchers. In the meantime, he can continue to pay the mortgage on his Malibu mansion with federal money.

**As it stands, he has mainly filled vacancies with Section 8 tenants, because people able to pay \$3200 out of pocket for an apartment are not interested in living here.** This should be taken into account when considering what “market rate” means for these apartments, and for the building overall. Botz’s insistence that the building is worth more than \$48M rests in part on rents that he hasn’t been able to find anyone to pay. Over the last year, most of the rent in the building has been paid by HACLA and emergency programs like ERAP and HousingIsKey.

There are over 10,000 units of affordable housing whose covenants will expire in the next few years. Not every landlord will triple the rent as soon as they can, renege on promises to extend these covenants, or try to squeeze as much money out of state and federal programs as possible while deriding attempts to protect tenants as “socialism.” If the city fails to protect the Hillside Villa Tenants, it will be open season on affordable housing citywide, at a time when there is already not enough to go around. **Your vote on this motion sends a clear message about whether the City is up to the task of protecting, preserving, and producing the actually affordable housing our community deserves.**

Sincerely,  
Hillside Villa Tenants Association

## Communication from Public

**Name:**

**Date Submitted:** 05/25/2022 10:09 PM

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

**Comments for Public Posting:** To the Los Angeles City Council, I am Elizabeth Chun, a medical student at USC Keck School of Medicine. 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 taxpayers' expense. I urge that the city council must take action NOW!

## Communication from Public

**Name:** Mel Liu

**Date Submitted:** 05/25/2022 11:31 PM

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

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, I am Mel Liu, an LA resident and graduate student. I have lived in rent stabilized and affordable cooperative housing, and been an organizer and nonprofit worker in Chinatown communities before as a child of Chinese immigrants. I also support research at one of the leading public university institutions on housing, development, and urban planning. I am writing today to express my strong support for the Hillside Villa Tenants' Association and urge you to 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! I personally know that it is because of affordable housing that I have been able to have a roof over my head. I am college educated yet have not seen my wages increase over the past decade, even as I now pursue my graduate degree. It's hard to live when more than half of your check goes toward rent, especially now as utilities and food costs have doubled. And it doesn't take a college education to do the math and realize that if Hillside Villa's tenants do not get permanent affordable housing, that they will soon be joining the growing number of unhoused LA residents who end up on the streets due to this city's elected officials failing to support adequate affordable housing. You already have all of the numbers, studies, and information to demonstrate that purchasing Hillside Villa to make it permanently affordable is actually a feasible, more sustainable, and financially sound way for our city to address the ongoing housing crisis. So take action now by voting yes. Mel



## Communication from Public

**Name:** Dinah

**Date Submitted:** 05/25/2022 11:40 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am dinah, 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:** Sarah

**Date Submitted:** 05/25/2022 11:53 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Sarah, born and raised in LA County and proud former restaurant worker in the dtla community. 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, Sarah

## Communication from Public

**Name:**

**Date Submitted:** 05/25/2022 11:44 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 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:** Aaron Rosenberg

**Date Submitted:** 05/25/2022 11:35 AM

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

**Comments for Public Posting:** Los Angeles City Council, I am Aaron Rosenberg, a teacher in LA 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:** Lorna

**Date Submitted:** 05/25/2022 12:03 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Lorna, a community member 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. 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:** Carter Moon

**Date Submitted:** 05/25/2022 12:06 PM

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

**Comments for Public Posting:** My name is Carter Moon. 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:** Celia Ruedas

**Date Submitted:** 05/25/2022 12:09 PM

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

**Comments for Public Posting:** Los Angeles City Council, I strongly believe in access to affordable housing 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:**

**Date Submitted:** 05/25/2022 12:11 PM

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

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, I am Jeff Friedman. 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:** Hyeonjin Park

**Date Submitted:** 05/25/2022 12:36 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Hyeonjin Park, Los Angeles County resident. 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. I have been living in Los Angeles for 7 years now and increasingly am struggling to find affordable housing. The harm that is caused by stress of predatory landlordism and looming homelessness is massive, and must be compounded for families who have lived at Hillside for years, if not decades. The fiscal impact of homelessness in Los Angeles and the ineffective temporary housing measures and increased policing are huge and causing immeasurable harm and damage to our city and its residents. Please do not add Hillside Villas to that total. Preserve Hillside Villas immediately.

## Communication from Public

**Name:** Mia

**Date Submitted:** 05/25/2022 12:40 PM

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

**Comments for Public Posting:** I support the Hillside Villa Tenants' Association. Please authorize the LA Housing Department to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown. Thank you, Mia Trachinger

## Communication from Public

**Name:** Madison Yee

**Date Submitted:** 05/25/2022 12:41 PM

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

**Comments for Public Posting:** I am Madison Yee, a volunteer with Chinatown Community for Equitable Development 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. 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:** Peishi Cheng

**Date Submitted:** 05/25/2022 12:54 PM

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

**Comments for Public Posting:** Dear LA City Council, My name is Peishi Cheng. 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:** Frances Huynh

**Date Submitted:** 05/25/2022 01:13 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Frances Huynh, a member of Chinatown Community for Equitable Development (CCED). 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:** Michael Steinborn

**Date Submitted:** 05/25/2022 01:45 PM

**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 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:** 05/25/2022 02:07 PM

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

**Comments for Public Posting:** I am Nico, a member of the South LA Local of the LA 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:**

**Date Submitted:** 05/25/2022 02:47 PM

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

**Comments for Public Posting:** I am [name, (position + org, if any)]. 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:** Jason C. Chin

**Date Submitted:** 05/25/2022 02:18 PM

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

**Comments for Public Posting:** Hi, my name is Jason Chin and I am writing today to express my strong support for the Hillside Villa Tenants' Association, and to urge you t 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. You must take action now!

## Communication from Public

**Name:** B Liu

**Date Submitted:** 05/25/2022 02:33 PM

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

**Comments for Public Posting:** I am a member of the Chinatown community writing to urge you 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. It is unconscionable that the tenants of Hillside Villa have had to fight for years to stay housed when the City has the funds and power to keep the building permanently affordable. I cannot think of a better use of public funds - please vote YES! The motion to use a reserve fund loan to purchase Hillside Villa Apartments was initially made over a year ago. It has the support of over 30 community groups, State Senator Maria Elena Durazo, and over 400 LA City residents who have written and called in for public comment. The LAHD report 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. 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. No more excuses or delays. Prove that you serve your constituents, not just wealthy property owners. Vote yes on this motion.

## Communication from Public

**Name:** Kathy Chow

**Date Submitted:** 05/25/2022 03:56 PM

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

**Comments for Public Posting:** Los Angeles City Council, I am Kathy Chow. 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:** 05/25/2022 06:23 PM

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

**Comments for Public Posting:** I support the Hillside Villa Tenants' Association. Please authorize the LA Housing Department to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown.

## Communication from Public

**Name:** Jennifer H.

**Date Submitted:** 05/25/2022 06:25 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 (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. Sincerely, Jennifer H. Resident of LA

## Communication from Public

**Name:** Bineh Ndefru

**Date Submitted:** 05/24/2022 03:51 PM

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

**Comments for Public Posting:** I am Bineh Ndefru, a PhD student at UCLA. 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 20-0600-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:** Sydney Cheung

**Date Submitted:** 05/25/2022 12:42 AM

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

**Comments for Public Posting:** My name is Sydney Cheung 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:** King Cheung

**Date Submitted:** 05/25/2022 10:27 AM

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

**Comments for Public Posting:** Council File: CF 21-0600-S101 Los Angeles City Council, My name is King Cheung, actively involved in Los Angeles 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. 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 for supporting the Hillside Villa tenants.



## Communication from Public

**Name:** Kaitlin Alcontin  
**Date Submitted:** 05/25/2022 10:29 AM  
**Council File No:** 21-0600-S101

**Comments for Public Posting:** Los Angeles City Council, My name is Kaitlin Alcontin and I'm the Director of the Asian Pacific Coalition at UCLA. 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. During the pandemic, my peers and I have assisted with mutual aid food delivery at Hillside Villa, and we've observed firsthand how the lack of permanent affordability harms families, elders, and other residents through our conversations with them. I've spoken to mothers who are terrified because there are no affordable housing replacements that will let their children stay in a safe school, as well as fixed-income elderly who have no family to turn to for support when their rent becomes unsustainable. 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:** Tara Metier

**Date Submitted:** 05/25/2022 11:00 AM

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

**Comments for Public Posting:** Los Angeles City Council, I am Tara Metier. 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:** Jhemari Quintana

**Date Submitted:** 05/25/2022 11:27 AM

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

**Comments for Public Posting:** Los Angeles City Council, My name is Jhemari Quintana, and I am a resident of LA 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:** Adam Aguirre

**Date Submitted:** 05/25/2022 11:30 AM

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

**Comments for Public Posting:** I am Adam Aguirre. 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:** Advait Thakur

**Date Submitted:** 05/25/2022 11:33 AM

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

**Comments for Public Posting:** Los Angeles City Council, My name is Advait Thakur. 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:** Rebecca Lu

**Date Submitted:** 05/25/2022 09:54 AM

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

**Comments for Public Posting:** Los Angeles City Council, I am Rebecca Lu, an LA 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. 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:** 05/25/2022 06:09 AM

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

**Comments for Public Posting:** I support the citizens of Chinatown. They should not be homeless because Tom Botz is trying to force them out with unaffordable rent. Los Angeles homeless population is getting worse and if the council sided with Tom Botz, the city counsel is creating more homelessness.



## Communication from Public

**Name:** Taemin Ahn

**Date Submitted:** 05/25/2022 07:50 AM

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

**Comments for Public Posting:** Los Angeles City Council, I am Taemin Ahn, a social worker with the HIV Initiative at the Entertainment Community Fund. 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!