

## Communication from Public

**Name:** Roberto Garcia-Ceballos

**Date Submitted:** 09/13/2021 02:12 PM

**Council File No:** 21-0600-S105

**Comments for Public Posting:** In the midst of an unprecedented housing crisis where many have become unhoused and much of the city is rent burdened, allocating money to protect affordable housing is the responsible thing to do. Failure to allocate monies to purchase Hill Side Villa (HSV) will drive most of these families out of the building, out of Chinatown and for many, on to the streets. The initial outlay of funds will be repaid to the city as the building will be transferred to a non-profit who will repay the cost of the acquisition and continue to maintain HSV's affordability. If you want to expand affordable housing and address the issues of the unhoused, allocating funds for the acquisition of HSV is imperative, please vote yes on this measure.

## Communication from Public

**Name:** Matthew Vu

**Date Submitted:** 09/13/2021 01:05 PM

**Council File No:** 21-0600-S105

**Comments for Public Posting:** My name is Matthew Vu and I am the Community Ownership Policy Advocate at TRUST South LA. I am writing on behalf of TRUST South LA to offer our strong support for this motion to authorize a Reserve Fund loan to facilitate the purchase of Hillside Villa and preserve 124 units of affordable housing in Chinatown. Thank you for agendaizing this item and holding space for this hearing. Since 2005, T.R.U.S.T. South LA, has utilized our role as a community land trust to acquire and steward community-controlled land. T.R.U.S.T. South LA works to stabilize the rapidly gentrifying neighborhoods south of Downtown LA where increased property values and rents have pushed out many long term residents -- for example, the tenant-led work we did with the residents of Rolland Curtis Gardens to ensure the existing affordable housing could be preserved for present and future tenants is a success story. We believe that gentrification and displacement are violent forces that destabilize our communities and negatively affect the life outcomes of our community members. The similarities of what's happening at Hillside Villa and the forms of intimidation and harassment experienced by our members at Rolland Curtis Gardens in 2011 compel us to support the motion to authorize a Reserve Fund loan to purchase Hillside Villa. In the midst of an unprecedented housing crisis where many have become unhoused and much of the city is rent burdened, allocating money to protect affordable housing is the responsible thing to do. Failure to allocate monies to purchase HSV will drive most of these families out of the building, out of Chinatown and for many, on to the streets. This building was built as a result of allocation of government funds, it should remain in the public domain as affordable housing. The purchase of HSV is a far more economical and cost effective way of getting affordable housing than building it from scratch. New affordable housing units cost upwards of \$600,000 per unit and these 124 units can be acquired for under \$360,000 per unit. As members of the Los Angeles Community Land Trust Coalition, we have proven that this is true in theory and in practice. Through \$14 million in seed money from LA County for a CLT Pilot Program, the LA CLT Coalition has acquired, rehabilitated, stabilized, and preserved 7-8 buildings -- 43 units to date which will now be permanently affordable (StreetsBlog LA). We believe

this example strengthens the case for the Council to move forward with the purchase of Hillside Villa. The initial outlay of funds will be repaid to the city as the building will be transferred to a community land trust, a mission-driven non-profit who will repay the cost of the acquisition and serve as stewards of Hillside Villa in order to ensure permanent affordability for the current and future families of Hillside Villa. This is the best possible use of public monies as public subsidy and support in a community land trust will be permanently retained as the building will forever be affordable, not just for 30-50 years before reverting back to market rate housing. We support the Council taking a loan from the Reserve Fund to keep 124 families permanently in their homes, and we urge you to vote yes.



**Board of Directors:** September 13<sup>th</sup>, 2021

Benjamin Torres, Chair  
Organizational Representative  
(CD Tech)

Paul Krekorian, Committee Chair, Council District 2  
Budget and Finance Committee

Nancy H. Ibrahim, Vice Chair  
Organizational Representative  
(Esperanza Community Housing)

Los Angeles City Council  
200 N Spring St.  
Los Angeles, CA 90012

Araceli Alvarado, Secretary  
General Representative

Nakea Brown, Treasurer  
Lessee Representative

Alma Ruth Andrade  
General Representative

John London  
General Representative

Maritza Lopez  
General Representative

Emmanuel Louis  
Lessee Representative

Rosa Perez  
General Representative

**Executive Team:**

Edgar Campos  
Executive Director

Oscar Monge  
Associate Director

Arrens Castro  
Finance Director

**Re: SUPPORT Hillside Villa Tenants' Association request to authorize Reserve Fund loan to purchase Hillside Villa Apartments**

Dear Chairman Paul Krekorian and Honorable Members of the Budget and Finance Committee,

T.R.U.S.T. South LA - Tenemos Que Reclamar Y Unidos Salvar La Tierra - is once again writing in support of the Hillside Villa Tenants' Association as the members of this committee consider using a Reserve Fund loan to preserve 124 units of affordable housing in Chinatown. Thank you for agendaing this item and holding space for this hearing. Since 2005, T.R.U.S.T. South LA, has utilized our role as a community land trust to acquire and steward community-controlled land. T.R.U.S.T. South LA works to stabilize the rapidly gentrifying neighborhoods south of Downtown LA where increased property values and rents have pushed out many long term residents -- for example, the tenant-led work we did with the residents of Rolland Curtis Gardens to ensure the existing affordable housing could be preserved for present and future tenants is a success story. We believe that gentrification and displacement are violent forces that destabilize our communities and negatively affect the life outcomes of our community members. The similarities of what's happening at Hillside Villa and the forms of intimidation and harassment experienced by our members at Rolland Curtis Gardens in 2011 compel us to support the motion to authorize a Reserve Fund loan to purchase Hillside Villa.

In the midst of an unprecedented housing crisis where many have become unhoused and much of the city is rent burdened, allocating money to protect affordable housing is the responsible thing to do. Failure to allocate monies to purchase HSV will drive most of these families out of the building, out of Chinatown and for many, on to the streets. This building was built as a result of allocation of government funds, it should remain in the public domain as affordable housing.

The purchase of HSV is a far more economical and cost effective way of getting affordable housing than building it from scratch. New affordable housing units cost upwards of \$600,000 per unit and these 124 units can be acquired for under

T.R.U.S.T.

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The initial outlay of funds will be repaid to the city as the building will be transferred to a community land trust, a mission-driven non-profit who will repay the cost of the acquisition and serve as stewards of Hillside Villa in order to ensure permanent affordability for the current and future families of Hillside Villa. This is the best possible use of public monies as public subsidy and support in a community land trust will be permanently retained as the building will forever be affordable, not just for 30-50 years before reverting back to market rate housing.

We support the Council taking a loan from the Reserve Fund to keep 124 families permanently in their homes, and we urge you to vote yes.

Sincerely,

Edgar Campos  
Executive Director  
T.R.U.S.T. South LA

Cc:

Bob Blumenfield, Vice Committee Chair, Council District 3  
Kevin de León, Council Member - Council District 14  
Monica Rodriguez, Council Member - Council District 7  
Curren D. Price, Jr., Council Member - Council District 9

1. Affordable Housing." *Streetsblog Los Angeles*, 10 Aug. 2021, [la.streetsblog.org/2021/08/10/l-a-county-community-land-trusts-picking-up-momentum-in-preserving-affordable-housing/](https://www.streetsblogla.org/2021/08/10/l-a-county-community-land-trusts-picking-up-momentum-in-preserving-affordable-housing/).

T.R.U.S.T.