

May 2, 2023

Honorable Members of the Planning and Land Use Management Committee

Re: Modification of Conditions for 718 S. Union Ave.

Dear Planning and Land Use Management (PLUM) Committee Members,

Our Office is supportive of ensuring that this property is correctly defined as a property subject to the Rent Stabilization Ordinance rather than a hotel. We are also supportive of all the conditions that are being proposed for the property in order to curtail criminal activity that threatens the health and safety of tenants with the exception of condition 15, 17 and 32. We offer an explanation for removing these conditions below:

Remove condition 15. The language in this condition, "or other illegal activity" is too vague and may lead to unintended consequences, such as precluding tenants who were previously homeless and have related citations on their records from securing housing, or evicting tenants for participating in "other illegal activity".

Remove condition 17. The language, "or any narcotics paraphernalia and activity" is overly broad and could allow for any number of makeshift items—such as ball point pens or foil—to be labeled as narcotic paraphernalia. Furthermore, punitive measures like this can quickly and irrevocably destabilize someone's life—making it all the more difficult to achieve and maintain sobriety from problematic substance use.

Remove condition 32 regarding providing condoms at the property. Removing condoms from the property is contradictory to the City's commitment to promoting health and safety for all of its residents. As many communities in our City continue to face high rates of STDs and STIs, we should be focusing on increasing access to condoms and safe sex education, rather than reducing it.

We appreciate your consideration of our Office's modifications which are made with the objective of reducing harm to the most vulnerable communities.

Thank you,



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