

Communication from Public

Name:

Date Submitted: 03/26/2020 10:44 PM

Council File No: 20-0148

Comments for Public Posting: It is utterly cruel that the landlord of Hillside Villa apartments insists on increasing rent and enforcing eviction on long-term residents with low incomes. If the landlord is able to raise rents to market-rate for their expiring “affordable housing” development, there will be a mass eviction of hundreds of people, and many may end up homeless. This is especially heartless in this current situation where coronavirus has made it even more difficult or downright impossible for many people to make their normal incomes, let alone more to cover the rent increase. It is also crucial that people have homes to stay in during this time of stay-at-home -- a physical home ensures that people can keep themselves safe and avoid contracting and spreading the virus to others. The city should purchase the building with eminent domain so that families and seniors can keep their homes, still afford daily necessities, and help contain the spread of the current pandemic.

Communication from Public

Name: Phyllis Chiu

Date Submitted: 03/26/2020 10:50 PM

Council File No: 20-0148

Comments for Public Posting: I support Councilman Cedillo's motion to use eminent domain to purchase the Hillside Villa Apartments. It is an innovative way to keep people in their homes. The building was constructed with tax credits. Given the number of homeless people in our city, the government should use every means possible to preserve low-cost housing so that people can afford to remain in their homes. We do not need to make more people homeless, especially people who have been paying their rent consistently for 30 years.

Communication from Public

Name: Wayne the fucking nigger from nigger-controlled Encino

Date Submitted: 03/26/2020 10:52 PM

Council File No: 20-0148

Comments for Public Posting: THIS IS A PERFECT SCAM---DECLARE A STATE OF EMERGENCY AND PREVENT THE LANDLORD FROM COLLECTING ANY RENT OR BE ABLE TO EVICT ANYONE AND NOT BE ABLE TO TAKE ANY UNIT OFF THE MARKET, WHILE NOT BEING ABLE TO PAY THE MORTGAGE AT THE SAME TIME. THEN COME IN WITH COSTLY EMINENT DOMAIN AND TRY TO FORCE A SALE UNDER A STATE OF EMERGENCY.....Then the landlord contacts the F.B.I. and alleges this is a continuation of the "pay-to-play" scheme at City Hall, except now using a lockdown of City Hall as a vehicle to take a building from a landlord. SOUNDS COOL...

Communication from Public

Name: Yelena Tumasyan

Date Submitted: 03/26/2020 10:34 PM

Council File No: 20-0148

Comments for Public Posting: The eviction/ 3 day notice for tenants of 636 N Hill Place is a disgrace. Please help the tenants. People need a place to live and stay, especially during this pandemic.

Communication from Public

Name: Coalition of 20 Organizations

Date Submitted: 03/26/2020 06:37 PM

Council File No: 20-0148

Comments for Public Posting: This is from the Hillside Villa Tenants Association. We want to make all aware that 20 organizations have signed onto a statement in support of Gil Cedillo's motion (see below). See the full statement here: <https://medium.com/@inquilinosdehillsidevilla/large-coalition-of-progressive-organizations-support-gil-cedillos-motion-for-using-eminant-domain-9b331d83b4b1>
Chinatown Community for Equitable Development Los Angeles Tenants Union Alliance of Californians for Community Empowerment (ACCE) UAW 2865 Los Angeles Community Action Network (LA CAN) Progressive Asian Network for Action (PANA) Strategic Actions for a Just Economy (SAJE) Ktown for All Inquilinos Unidos Indivisible CA-43 Tenants Law Association at UCLA School of Law Crenshaw Subway Coalition Housing Rights Committee of San Francisco Khmer Girls in Action NOlympics LA Eviction Defense Network Housing Rights Committee of San Francisco Pasadena Tenants Union Democratic Socialists of America, Los Angeles Westside Local of the Los Angeles Tenants Union

Communication from Public

Name: Nikole Guzman

Date Submitted: 03/26/2020 06:37 PM

Council File No: 20-0148

Comments for Public Posting: Tom Botz is a flat out thief and has no right to increase rent or do any damaging business in historic Chinatown. This is my official complaint and request to have his property seized and for him to be fined heavily. Leave senior citizens ALONE. Shameful. He is trying to evict citizens during the corona pandemic, please do your job and do not let him. I support the tenants of the Hillside Villa and the city needs to keep families in their homes. I support the city using eminent domain to seize the property from asshole, Tom Betz. Thank you.

Communication from Public

Name: Rachel Xie Hua
Date Submitted: 03/26/2020 06:02 PM
Council File No: 20-0148
Comments for Public Posting: Housing is a human right, and families deserve safety and shelter, especially during this pandemic.

Communication from Public

Name:

Date Submitted: 03/26/2020 07:13 PM

Council File No: 20-0148

Comments for Public Posting: Eminent domain used in this manner is a counter productive policy. This building's affordable housing covenant has expired. Don't make our housing crisis worse for the sake of a few families. The worst thing the city of Los Angeles could do right now is to provide disincentives for the construction of housing. Nobody is going to want to build here if they think that the city is going to snatch away their buildings through eminent domain. Thomas Botz has a right to convert these units to market rate. The agreement was for 30 years to keep these units affordable. The 30 year time limit has expired. If we as a city start doing things like eminent domain to generate and preserve affordable housing, we will pay a heavy price. This is a very very short sighted policy.

Communication from Public

Name: Kaycee

Date Submitted: 03/26/2020 07:24 PM

Council File No: 20-0148

Comments for Public Posting: I'm commenting in support of the Hillside Villa tenants in Chinatown. If the landlord raises rents to market rate, hundreds of people will be evicted en masse and lose some of the limited affordable housing we have in this city. We need to keep these families in their homes, especially as we experience a pandemic and homelessness crisis. Gil Cedillo has introduced a plan to purchase the building through eminent domain. I support this plan and urge city council, particularly my rep in district 4 David Ryu, to support it as well. These tenants deserve to keep their homes at an affordable rate. Thank you.

Communication from Public

Name: Jackson

Date Submitted: 03/26/2020 06:52 PM

Council File No: 20-0148

Comments for Public Posting: Please protect the working class and poor tenants in hillside Villa by using eminent domain.

Communication from Public

Name: Amy Wang

Date Submitted: 03/26/2020 08:15 PM

Council File No: 20-0148

Comments for Public Posting: Tom Botz just issued a 3-day notice to at least one of his Hillside Villa tenants - brashly intimidating a long-time resident in spite of L.A.'s ongoing eviction moratorium. There is NO TIME LEFT for the residents of Hillside Villa. Gil Cedillo should have reclaimed this affordable housing complex back in February, when the words "eminent domain" first left his mouth. Every day Cedillo and the Council delays action, Botz will kick vulnerable people to the curb to die. City Council's record on housing, especially in the midst of COVID-19, is absolutely shameful. It is your duty to do something to protect your constituents.

Communication from Public

Name:

Date Submitted: 03/26/2020 08:20 PM

Council File No: 20-0148

Comments for Public Posting: Support using Eminent Domain to keep Hillside Villa permanently affordable! LA had a huge housing crisis, and buying existing buildings to provide affordable housing is way cheaper and faster than building new ones, it also keeps existing families from living on the streets. It's time for the City to use Eminent Domain to protect tenants' right to affordable housing!

Communication from Public

Name: Destiny Noemi Valdez

Date Submitted: 03/26/2020 08:20 PM

Council File No: 20-0148

Comments for Public Posting: I'm writing in support of the Hillside Villa tenants in Chinatown. If their landlord is able to raise rents to market-rate for their expiring "affordable housing" development, there will be a mass eviction of hundreds of people, and many may end up homeless. The city needs to stop this from happening -- we need to keep families in their homes. I urge the City Council to vote in support of purchasing the building through eminent domain.

Communication from Public

Name: Eduardo Castillo

Date Submitted: 03/26/2020 11:10 PM

Council File No: 20-0148

Comments for Public Posting: Please move forward with the purchasing of this building using eminent domain. We can not allow more families to lose their homes! We are in the middle of a housing crisis. These families deserve to stay in their homes!

Communication from Public

Name: Kristina Meshelski

Date Submitted: 03/26/2020 11:15 PM

Council File No: 20-0148

Comments for Public Posting: The city should use eminent domain to save Hillside Villa. The people's right to housing is more important than Botz's profits. The city can no longer afford to pay incentives and hope property owners do the right thing, the city must take the building to save the tenants from being thrown on the street.

Communication from Public

Name: Wendy Dozoretz

Date Submitted: 03/26/2020 02:29 PM

Council File No: 20-0148

Comments for Public Posting: Please support this motion. I live in Council District 5 and have been following this issue. It seems to me that an important part of this is that acquiring this building will be cheaper than building new low-income and homeless housing. It costs \$500,000 per unit these days to build -- that's ridiculous. City Council can buy this building and prevent the need to build even more homeless housing in the future, and it will be way cheaper. Eminent domain is not that radical. It's a tool that exists to protect the public's interest and this is a great use. Thank you, Wendy Dozoretz

Communication from Public

Name: Ethan Hill

Date Submitted: 03/26/2020 05:20 PM

Council File No: 20-0148

Comments for Public Posting: I strongly urge the city to use eminent domain to purchase the Hillside Villa building in order to maintain affordable housing in Los Angeles and prevent its tenants from being made homeless in the midst of an ongoing housing and health crisis. Now more than ever, low-income residents need and deserve the security of being able to remain in their homes. The city council has the power to ensure the safety and wellbeing of tenants who would otherwise be made homeless or forced to move from the city they call home. I urge you to use the power you have to protect the citizens you represent.

Communication from Public

Name: Kevin Chu

Date Submitted: 03/26/2020 05:21 PM

Council File No: 20-0148

Comments for Public Posting: I'm writing in support of the Hillside Villa tenants in Chinatown. If their landlord is able to raise rents to market-rate for their expiring "affordable housing" development, there will be a mass eviction of hundreds of people, and many may end up homeless. The city needs to stop this from happening - we need to keep families in their homes and have affordable housing options in Los Angeles. Gil Cedillo has introduced a motion for the city to purchase the building with eminent domain. Please support the motion the purchase the building with eminent domain so that families are not made homeless especially during this Coronavirus crisis.

Communication from Public

Name: King Cheung

Date Submitted: 03/26/2020 05:28 PM

Council File No: 20-0148

Comments for Public Posting: There is a housing crisis. Tom Botz does not care his tenants become homeless or not. He just want to make more money. Councilmember Cedillo worked out a great deal with him, but his greed is too big. So I urge city councilmember's vote yes on eminent domain

Communication from Public

Name: ana Arguezo Cabrero

Date Submitted: 03/26/2020 05:32 PM

Council File No: 20-0148

Comments for Public Posting: Tom Botz's "fuck you pay me" letter to Ms. Cheung is disgusting and appalling. I simply can't believe that this scum would be working towards evicting a high risk, low income, SENIOR citizen tenant! and NOW of all times, during a freaking PANDEMIC. So swiftly and mercilessly! This is CHINATOWN. Near downtown. You know his only plan is to get her out, renovate and charge market rate. STOP THIS RIGHT NOW. STOP ALLOWING THIS. YOU'RE RUINING THE CITY. This type of stuff makes me feel insane. Please give this woman protection from being evicted. NO ONE should be thrown out into the streets in this epidemic and ESPECIALLY not for \$266 miserable dollars! Tom, you disgusting rich self can absolutely help her, but not going through with the optional rent raise. Why are we even raising 6% , she lives on social security for gods sake. This is ridiculous!

March 25, 2020

VIA HAND DELIVERY

Ms. Sharon N. Cheung
636 N. Hill Place, Unit A410
Los Angeles, CA 90012

Re: Your Arrearages

Dear Ms. Cheung:

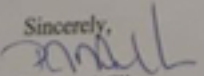
This letter memorializes our conversation of Friday, March 13, 2020. As we discussed, effective 9/1/19 the rent for your 2-bedroom apartment increased from \$702.00/month to \$740.00 per month. This was the 5.48% increase authorized by LAHCID. Instead of paying the highest rent, however, you have continued to pay the old rent of \$702.00/month and ignored several Notices of Balance Due. When I asked you why, you said that you were aware of the increase but that you simply cannot afford to pay it.

I explained that your past due balance for rent only (meaning not including SCEP fees) is \$266.00 and comes from 7 months of short paying your rent by \$38.00. I explained to you that we simply cannot continue to let your arrearages grow and asked you how much time you would need to pay off the \$266.00, assuming that you will pay the proper rent amount starting 4/1/20.

You told me that you only receive \$963.77 from SS & SSI and if you were to pay the correct rent of \$740.00, that would not leave you with enough money to pay for medicine, food, etc. You also mentioned that you had applied for a Section 8 voucher and were on the waiting list, but were told the other day when at the Housing Authority offices that there were others much needier than you. I said that I understood all of this and that we were willing to work with you but that you need to at least pay the correct rent amount going forward and enter into a payment arrangement for the \$266.00. You again stated that you simply could not afford to pay the \$38.00 rent increase and that you could not afford to start paying off the \$266.00 balance.

We wish we were able to help you but as you are outright saying that you cannot and therefore will not pay the correct rent amount or the past due balance, we are left with no choice but to give you a 3-day notice. We wish you the best of luck.

Sincerely,



Patricia Miller
Management Office