



# BEVERLY-VERMONT COMMUNITY LAND TRUST

Dear Members of the LA City Council,

I am writing today to express the strong support for the Hillside Villa Tenants' Association as you consider the motion to use a reserve fund loan to initiate the purchase of the Hillside Villa Apartments (CF 20-0600-S101) and keep 124 families in their homes.

We, along with many other housing organizations and hundreds of members of the general public wrote to you in September to express our support for this motion. At that time you asked for a report from LAHD, which is now available. **The recent LAHD report presents a clear way forward for the eminent domain process to begin. We are asking you once again to vote YES on this motion.**

In the year that this motion has been under consideration, the landlord of this building has once again raised the rent by 10%, on top of rent increases of 200-300% earlier in the pandemic. For most tenants in the building, the new rents amount to 100% or more of their income. Although the tenants dispute these rent increases, City and State Covid relief programs have paid the landlord the rents he requested. These measures have kept the tenants at Hillside Villa in their homes, but they have also been a windfall for their landlord.

Half of the tenants, and the vast majority of new tenants, are on Section 8, so that these inflated "market rate" rents are also subsidized by HACLA. If the primary concern with purchasing the building is stewardship of taxpayer money, it's our opinion that providing for the continued affordability of this building is a better use of funds than enabling and rewarding the unethical behavior of a predatory landlord.

The families of the Hillside Villa Tenants' Association have endured enough hardship. The time to act is now!

Thank you for your attention to this urgent matter,

Sincerely,

Kasey Ventura  
Director of Land & Tenant Justice



**BEVERLY-VERMONT  
COMMUNITY  
LAND TRUST**

Beverly-Vermont Community Land Trust



5/20/22

Dear members of the Budget and Finance Committee,

My name is Sonia Suresh, I am the Assistant Director of LA Housing Movement Lab at Strategic Actions for a Just Economy (SAJE). I am writing today to express the strong support of SAJE For the Hillside Villa Tenants' Association as you consider the report from the Los Angeles Housing Department (CF 20-0600-S101) detailing the steps necessary to use a reserve fund loan to preserve 124 units of affordable housing in Chinatown.

We, along with many other housing organizations and hundreds of members of the general public wrote to you in September to express our support for this motion. At that time you asked for a report from LAHD, which is now available. **The report presents a clear way forward for the eminent domain process to begin. We are asking you once again to expedite a vote on this motion and to vote YES so that the City can move forward to purchase this building and keep 124 families in their homes.**

In the eight months since the report was requested, the landlord of this building has once again raised the rent by 10%, on top of rent increases of 200-300% earlier in the pandemic. For most tenants in the building, the new rents amount to 100% or more of their income. Although the tenants dispute these rent increases, City and State Covid relief programs have paid the landlord the rents he requested. These measures have kept the tenants at Hillside Villa in their homes, but they have also been a windfall for their landlord.

Half of the tenants, and the vast majority of new tenants, are on Section 8, so that these inflated "market rate" rents are also subsidized by HACLA. If the primary concern of the Budget and Finance Committee is stewardship of taxpayer money, it's our opinion that providing for the continued affordability of this building is a better use of funds than enabling and rewarding the unethical behavior of a predatory landlord.

The families of the Hillside Villa Tenants' Association have endured enough hardship. The time to act is now!

Thank you for your attention to this urgent matter,

Sincerely,  
Sonia Suresh  
Assistant Director of LA Housing Movement Lab  
SAJE