

# SHPOA

Shadow Hills Property Owners Association  
Dedicated to Preserving Rural Community

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January 25, 2020

Dear Honorable Members of the California State Assembly:

I am writing this letter on behalf of Shadow Hills Property Owners Association, which is located in the N.E. San Fernando Valley in Los Angeles, and represents approximately 2200 households.

Now that Senator Wiener and other authors made several material amendments to the bill which he believes will make it more palatable to local jurisdictions, we feel it is still a non-starter and should be shelved immediately. These so-called amendments have now rendered SB50 so convoluted, it's nearly impossible to understand. Additionally, and

perhaps even more importantly, it is no secret that Scott Wiener's 2020 re-election campaign has received nearly \$200,000 in contributions from the real estate industry—the same industry that will reap billions in revenue if SB50 is enacted. Why else is he continuing to push this oppressive and terrible piece of legislation?

There are three basic reasons why SB50 should be shut down. First, the state simply should not force feed zoning legislation to cities and counties. We are quite aware of our own land-use issues and are capable of dealing with our own zoning requirements without the state interfering, especially when due to the added stress it puts onto local jurisdictions, it's another unfunded State mandate. If the state wants to be involved in solving the homeless issue it should not arbitrarily place the burden on municipalities. Second, SB50's so-called "solutions" will create more problems than what it accomplishes. Third, California's population growth is at an all-time low due to people leaving the state for a multitude of reasons. This state emigration is so profound that California will likely lose a Congressional seat after the 2020 census. So, why should we be building 1.3 MILLION more housing units and actually risk a housing glut in 5-10 years? That resulting housing market crash will make the one in 2008-2012 look like a walk in the park.

I think we can all agree that lack of affordable housing is one of, but not the only, numerous underlying problems contributing to the homeless crisis but simply building more housing in densely populated areas is not the solution. Further, SB50 does nothing to ensure that this additional housing will be "affordable."

The Mayor of Beverly Hills stated on NPR that what should be done is to increase housing AND jobs in communities that are not already suffering from high density issues. For example, Los Angeles' density and its housing:jobs ratio is already "normal" for a city of our size so making it even more housing dense is not the solution, and it certainly does not translate into more jobs; in fact, SB50 will cause more problems that it will solve. For example, if SB50 passes, Los Angeles' problems will be made even worse: Struggling with structural budget deficits while having to provide additional public safety, utilities, and testing the limits of aging water mains, sewer systems, and landfills.

However, focusing on currently non-dense communities which would benefit from increasing their jobs and housing base would be a better candidate for this type of legislation. Residents could both live and work within the same community rather than commuting and contributing to greenhouse gas emissions.

We urge you to oppose SB50 and to allow local agencies to exercise their right to enact their own zoning laws without the interference of state legislation. Thank you for your assistance.

Sincerely,

/s/

Cindy Bloom  
President, Shadow Hills Property Owners Association  
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