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Despres, Thom
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*Gamble, Jacqy
George, Carlos
Graves, Linda
Gutman, James*

*Payne, Rosey
Renna, Bob
Rich, Jo
Stein, Michael*

*Tarnawski, Julie
Toby, Lynne
Urias, Cynthia
Wong, Susan*

July 7, 2020

Re: AB3040 - OPPOSE

Dear Honorable Members of the Various Review Committees:

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.

This is a no-win situation for cities but a win-win for developers.

Cities can choose to comply with AB 3040 by sacrificing single-family homes older than 15 years to satisfy state growth dictates known as "RHNA"—OR--cities can try to meet the growth dictates by relying on the Density Bonus program.

While this may on its face seem reasonable, it is not. Because unfortunately, the Density Bonus program prevents cities from approving even close to the number of affordable units required by "RHNA." When cities fail, a punitive law by Scott Wiener, SB 35, will let developers ignore local rules to build as they wish.

It's never a good idea to put the fox in charge of the hen house.

Please respect local cities' and unincorporated areas to determine their own local zoning requirements.

We urge you to oppose AB3040. Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Bloom". The ink is dark and the signature is fluid and legible.

Cindy Bloom, President