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Bloom, Cindy
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: AB1279 - 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.

After this radical bill became law, an obscure committee would THEN identify neighborhood "Opportunity Zones" where 50-unit to 120-unit projects could be built, overriding local zoning if affordable units are included. But if Mr. Billionaire Developer doesn't want to provide affordable units (such a nuisance!), he can simply pay an "in lieu" fee, and then build a profitable 10-unit luxury building (where the ROI can be made up in record time)! All without a single hearing.

How is this a solution to our affordable housing problem? It's not. It's instead a gift to the real estate industry.

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

We urge you to oppose AB1279. Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Bloom". The signature is written in black ink on a white background.

Cindy Bloom, President