

Communication from Public

Name: Woodland Hills Homeowners Organization
Date Submitted: 02/02/2021 02:03 PM
Council File No: 21-0002-S18
Comments for Public Posting: WHHO thanks Council-member Koretz for standing up for all renters and homeowners. We stand with him in finding workable solutions to housing in our neighborhoods that are justified and verifiable. We are opposed to SB9.



"Protecting the Integrity of our Community"

W.H.H.O.



Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365

www.whho.com

February 2, 2021

EXECUTIVE DIRECTORS

John M. Walker
President

Dennis DiBiase
Vice President

Martin Lipkin
Vice President

Silvia Anthony
Treasurer

Nancy Porter
Secretary

DIRECTORS AT LARGE

Ari Coine

**Armen
Hovanessian**

Shelly Schwartz

Aaron Williams

**Bobbie
Wasserman**

-
Founder Emeritus
**Shirley Blessing
Pat Patton**
-

In Memoriam
Founders

**Gordon Murley
Herb Madsen**

TO: Los Angeles City Council

Subject: Woodland Hills Homeowners Organization supports Councilmember Koretz's resolution to oppose SB 9 (Council File 21-0002-S18)

SUPPORT OF CITY COUNCIL OPPOSITION TO SB9

Honorable Members of the Los Angeles City Council:

The Woodland Hills Homeowners Organization (WHHO) strongly opposes Senate Bill 9 and thus, respectfully calls on the L.A. City Council to support Councilmember Koretz's resolution 21-0002-S18 to oppose SB 9. We also strongly urge the L.A. City Council to lobby the State Legislature against its passage.

SB 9 is just a repackaged SB 1120, which crushes single-family zoning in California. It is your duty to protect your constituents from such ill-conceived legislation. SB 9 encourages land speculation as the more homes that can be built on a site, the more valuable that site becomes to large land developers. Rather than adding affordable housing stock this bill adds more market rate housing and adds significant infrastructure problems on communities. Clearly this bill opens up all of California to a speculation frenzy and blanketing the state with the same one-size-fits-all approach is just wrong.

Further, State Senate Bill 9:

- Eliminates public hearings and public notice and only require administrative, ministerial review;
- Provides ministerial approval of a parcel map of four or fewer parcels;
- Undermines the Subdivision Map Act which now vests the authority to regulate and control the design and improvement of subdivisions by the legislative body of a local agency;
- Overrides local zoning, in effect eliminating single-family zoning in the city and statewide;
- Disregards the zoning limitations that homeowners statewide relied upon when making their home purchase decision;
- Reduces parking requirements and eliminate parking within ½ mile of transit; and
- Does not require that any of the units created be affordable, so fails to address the City's and the State's most pressing need for low and very low income housing.

SB 9 is a State overreach. It's Sacramento putting Wall Street and the Real Estate Industry in control of our housing policy which is like putting Philip Morris in charge of our tobacco policy.

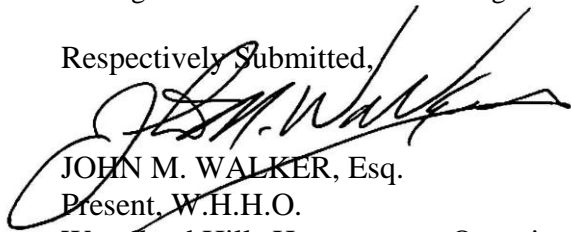
To solve affordable housing, we believe anti-speculation policies would be a much better approach than development bills disguised as affordable housing bills.

Communities across L.A. City and L.A. County lack affordable, subsidized, housing, yet this bill doesn't solve that problem at all. It is a purely market-rate solution. This bill is a catalyst to further gentrification as many residents currently facing displacement pressure will not be able to benefit from this trickle-down housing approach. When you allow for only market rate and luxury housing to be built the surrounding housing cost goes up, not the other way around.

Out-of town legislators must not be allowed to impose local zoning preferences. They know nothing about our communities. Please join the myriad of Southern California based State legislators who stood up and voted no (or abstained from voting) on SB 9's predecessor, SB 1120, as they knew it was bad for Los Angeles. Those elected leaders include: State Senator Henry Stern and Assembly members Richard Bloom, Autumn Burke, Laura Friedman, Jesse Gabriel, Jacqui Irwin, Sydney Kamlager, Adrin Nazarian and Miguel Santiago.

WHHO thanks Councilmember Koretz for standing up for all renters and homeowners. We stand with him in finding workable solutions to housing in our neighborhoods that are justified and verifiable.

Respectively Submitted,



JOHN M. WALKER, Esq.

Present, W.H.H.O.

Woodland Hills Homeowners Organization.