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June 8, 2020

Re: SB902 - 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.

Apparently Senator Wiener cannot help himself in proposing yet another piece of legislation that encroaches on local agencies' abilities to create and enforce their own zoning that is appropriate and congruent with their communities. Since he failed miserably three times due to local communities' outcry with SB50, he's now pulling another stunt now known as SB902. One only has to look at the nearly \$200,000 in campaign contributions he received from the real estate industry that would reap billions in revenue if this legislation is enacted.

There are four basic reasons why SB902 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. Second, SB902's so-called "solutions" will create more problems than what it allegedly purports to accomplish. Third, California's population growth is at an all-time low due to people leaving the state for a multitude of reasons. This state's emigration is so profound that California will likely lose a Congressional seat after the 2020 census. So, why should we be building millions of 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. Fourth, COVID-19 has proved that pandemics spread exponentially faster in densely populated areas.

**BUT WAIT, THERE'S MORE:** *The most egregious part of the latest version of AB902 is that it removed the Very High Fire Hazard Severity zone exemption—in other words, these multi-family units can be built in very high fire severity zones. We had enough chaos and pandemonium trying to trailer up horses during the La Tuna Canyon Fire and the Creek Fire without now having to add hundreds of residents living in multi-unit housing during the evacuation process.*

SB902 will cause more problems that it will solve. For example, if SB902 passes, Los Angeles' problems will be made even worse: Struggling with the worst structural budget deficits in decades due to the COVID-19 shutdown, the costs associated with dealing with the ongoing protests, while having to provide additional public safety, utilities, and testing the limits of aging water mains, sewer systems, and landfills. Now is NOT the time to add to local agencies' capital expenditure projects and service needs.

We urge you to oppose SB902 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,

Cindy Bloom, President

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