

Please vote yes on SB 50

Alex Chen <aznyellojersey@everyactioncustom.com>

Thu, Mar 21, 2019 at 9:58 PM

Reply-To: aznyellojersey@gmail.com

To: clerk.plumcommittee@lacity.org

Dear Clerk PLUM Committee,

I am writing to express my support for SB 50, the More HOMES Act.

SB 50 would allow more low and medium rise housing close to transit. This will also lower rents by increasing housing supply. SB 50 includes strong tenant protections by banning development under this measure in buildings that do have, or did have tenants in recent years.

SB 50 also maintains some local zoning control. It distinguishes between bus transit and rail transit and does not change height limits near qualifying bus stops. It also does not change local design standards or local inclusionary zoning requirements.

SB 50 will also help make California more sustainable. It reduces greenhouse gases and traffic by allowing more housing to be built near jobs and transit.

By allowing more diverse housing in high opportunity areas, SB 50 will also help address the long, tragic history of racially-motivated planning, zoning and real-estate lending practices that contributed to segregation statewide.

SB 50 will likely bring in more revenue to cities across the State from property and sales taxes as well as development fees, helping the city invest in a better quality of life.

SB 50 will help end our state's housing shortage and give Californians a better quality of life. More homes near public transportation and closer to job centers will help us meet state climate goals by shortening commutes and helping more people get out of their cars.

For all these reasons, I urge you to consider supporting SB 50 and join us in creating a greener, more affordable, more equitable California.

Personally sent by Alex Chen -

Sincerely,

Alex Chen

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VOTE NO ON SB-50

Gail Molen <gail.molen@gmail.com>

Thu, Mar 21, 2019 at 10:13 PM

To: clerk.plumcommittee@lacity.org

I am writing to implore you to oppose SB-50.

This bill will decimate residential communities that are key to the quality of life of current residents, while not putting a dent in the affordable housing shortage. It's a give-away to the developers and investors, and is a poorly thought-out solution to environmental woes. Public transit may well help reduce green house gases eventually, but getting from where I live in South LA to West Hollywood via Metro is currently projected to take until 2047 when the Crenshaw Line connects it. In the meantime, we'll be suffocating amidst multi-story towers with reduced or zero parking, hoping that people will voluntarily ditch their vehicles.

This bill attacks single-family homes by rewarding developers to raze them to make room for luxury 6-8-story buildings under the guise of providing a paltry percentage of affordable housing. Meanwhile, it provides these developers with an out, by way of an "in lieu of" clause that gets them off the hook by kicking in some amount of money to the City to be used for "build them yourself -- wherever you can find space."

SB-50 essentially makes the developers the decision-makers of how neighborhoods evolve, and once gone with profits in hand, it's we residents who will be left with the aftermath of bad/no planning. The housing crisis needs solutions, but it must be one we can live with for a very long time. Erecting 75-foot to 85-foot towers next door to a single-family home is not it. And Sen. Scott Wiener's misleading statements of "45-feet to 55-feet" seems to conveniently leave out the 30-foot density bonus.

My particular neighborhood - the Leimert Park community in South LA - is within close proximity to both Metro and high-frequency bus lines. The 1/2 mile and 1/4 mile radius delineating TOC boundaries will virtually obliterate our historic neighborhood, home to L.A.'s African American cultural arts district, which right now is under threat from TOC development in its commercial district. This bill would provide the nail in the coffin by obliterating its residential neighborhood as well. Enough, please!

This is a far worse bill than even SB-827 and must be seen for what it is: a get-richer scheme that wants to take advantage of those most in need of housing, while pretending to solve myriad real problems. Hopefully you will see it for what it is and **Vote NO!**

Respectfully,

Gail Molen
4226 Edgehill Drive
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