

Victoria/54th Ave



Block Club

CITY COUNCIL/CITY OF LOS ANGELES

OPPOSE SB 1120 (Atkins) as amended June 18, 2020

Dear Council Member,

Victoria Avenue Block Club **strongly opposes SB 1120** for these reasons:

SB 1120 is a reckless concept that breaks a contract with, and harms, 7.4 million homeowners of all income levels, ages, races and backgrounds.

This experimental bill eliminates single-family zoning statewide, letting buyers split any lot of 2,400 sq ft or more to build four market-rate homes without yards. In cities with their own “granny flat” laws, eight market-rate units could be built.

A major draw for speculators, SB 1120 will force home buyers to compete with giants like Irvine Company and Blackstone, severely eroding homeownership and family wealth across California at the worst possible time.

Pushed by Bay Area legislators who represent few Black or Latino homeowner areas, SB 1120 will devastate SoCal’s older, diverse, well-located suburbs such as Paramount, South Gate, and Altadena, and much of South L.A., at a time when protecting sensitive areas should be the overriding concern.

In the SB 1120 Gold Rush, thousands of older homes will be destroyed and replaced by market-rate houses more expensive than the ones lost, fueling a state-created contribution to California's affordability crisis.

Scores of vibrant communities such as East Los Angeles and Boyle Heights, known for their decades of battles against gentrification and displacement, will be in the crosshairs because they have transit stops — an investor "amenity."

SB 1120 bans public hearings for these projects, silencing cities, communities and homeowners, whether wealthy and gated, or low-income and diverse.

Requiring no garage and just one parking space per house, SB 1120 will add severe mobility problems to crowded, urbanized Black, Latino and Asian communities.

SB 1120 bans cities from requiring parking at housing projects within $\frac{1}{2}$ mile of transit — a failed concept that did not spur ridership but instead added to plummeting transit use in the years before the pandemic.

Misleadingly described by advocates as preserving 25% of a home's outer walls, homeowner-occupied houses will be fully demolished. Vast swaths of trees, greenery and yards will be built over, significantly worsening state GHG emissions. Demolitions of sound housing will add to the SB 1120 GHG load.

This housing bill and others are being rushed through limited committee hearings during an international pandemic and social unrest, severely limiting debate as the public and media focus on keeping their jobs and surviving COVID-19. It is wrong to advance such profoundly controversial legislation at this time. The bills starkly reduce the legislature's commitment to affordable housing — or offer none at all.

We urge you to vote no on SB 1120.

Sincerely,

Lori Tilkin deFelice

Lori deFelice
Victoria Avenue/54th Block Club, Co-Captain