

## Communication from Public

**Name:** Susan O'Carroll  
**Date Submitted:** 08/17/2025 09:57 AM  
**Council File No:** 25-0002-S19  
**Comments for Public Posting:** Please accept the attached letter asking the City Council to support the motion to oppose SB 79, and to send a letter opposition to SB 79 to the State Legislature. Thank you.



August 18, 2025

Honorable Mayor and Council Members  
City of Los Angeles  
200 North Spring Street  
City Hall - Room 395  
Los Angeles, CA 90012  
<http://lacouncilcomment.com/>

**RE: Opposition Letter to SB79, Item 44, Council Agenda of August 19, 2025, Council File: 25-0002-S19**

Dear President Harris-Dawson, President Pro Tempore Blumenfield and Members of the City Council:

We at Residents For Localized Affordable Neighborhood Development (R-Land) are a group of citizen volunteers concerned with promoting increased affordable housing. We ask that you opposed SB79 and **VOTE YES TO SEND A LETTER OF OPPOSITION TO SB79** to the State Legislature, including each member of the Assembly. In the event that this measure passes in the Assembly, we ask that you send copies of the City's opposition letter to each member of the Senate as well as the Governor.

Senate Bill SB79 is labeled "affordable housing" legislation but will produce little to no affordable housing. It appears specifically designed to destroy stable single-family neighborhoods and neighborhood commercial development, to the benefit of real estate speculators and developers. It specifically encourages the densification of single-family neighborhoods and commercial property within one-half mile of major bus and rail transit stops with 4-7 story, 45-75 foot-tall apartment and condo developments.

- SB79 will work against the City's ability to meet its Regional Housing Needs Assessment (RHNA) affordability targets by encouraging developers to build market-rate and luxury housing and, as amended, by exempting the first 10 units built on any parcel (most likely a single-family lot) from any affordability requirements, and only requiring minimal levels of affordable housing when 11 or more units are built on a parcel.
- SB79 completely invalidates the City's Housing Element and undercuts the Citywide Housing Incentive Program (CHIP) and adopted affordable housing promotion policies.
- SB79 will drive up the prices of existing single-family homes as families compete for houses to live in, against developers who want to take advantage of SB79's up-zoning to build high-rise market-rate and luxury apartments and condos in once stable neighborhoods.
- One size does not fit all. Cities are better equipped to determine the best location for densification to meet housing need targets and Los Angeles has already completed this exercise. SB79's approach is likely to result in infrastructure impacts and uncompensated costs for utilities and service providers since densification will not be channeled to the most appropriate areas.
- SB79 will have a minimal impact on transit ridership, since it will result in minimal production of lower-income units, and transit riders are predominately lower income.
- Building more market-rate and luxury housing does not solve the housing crisis. A trickle-down approach to housing-equality is likely to be just as unsuccessful as trickle-down economics has been when it comes to income equality. What we need is for cities to be able to work towards meeting their State-mandated RHNA targets without the State interfering in that process. At a minimum, cities with certified Housing Elements should be exempt from SB79, although this terrible and disingenuous bill should not be passed in any form.

### **About SB79**

SB79 defines three types, or Tiers, of major transit stops with associated density targets. Bus Rapid Transit (BRT) stops, such as those along the Metro G, fall into the Tier 2 definition of an SB79 major transit stop. In the case of BRT stations, SB79 provides the following:

Within ¼ mile of a BRT Station, SB79:

- Prohibits City Council from imposing any height limits less than 65 feet. 75 feet near rail lines (Tier 1); and 55 feet near major bus stops (Tier 3).

- Prohibits City Council from imposing any maximum density standard of less than 100 dwelling units per acre. 120 DU/acre near rail; and 80 DU/acre near major bus stops
- Prohibits City Council from enforcing any other local development standard or combination of standards that would prevent achieving a residential floor area ratio (FAR) of up to 3:1 in size. 3.5:1 near rail; and 2.5:1 near major bus stops.
- Provides for even higher densities with provision of minimal levels of affordable housing.

Within 1/2 mile of a BRT Station SB79:

- Prohibits City Council from imposing a height limit of less than 55 feet. 65 feet near rail lines; and 45 feet near major bus stops.
- Prohibits City Council from imposing any maximum density standard of less than 80 dwelling units per acre. 100 DU/acre near rail; and 60 DU/acre near major bus stops
- Prohibits City Council from enforcing any other local development standard or combination of standards that would prevent achieving a residential floor area ratio of up to 2.5. 3:1 near rail; and 2 near major bus stops.
- Provides for even higher densities with provision of minimal levels of affordable housing.

In addition, due to other legislation:

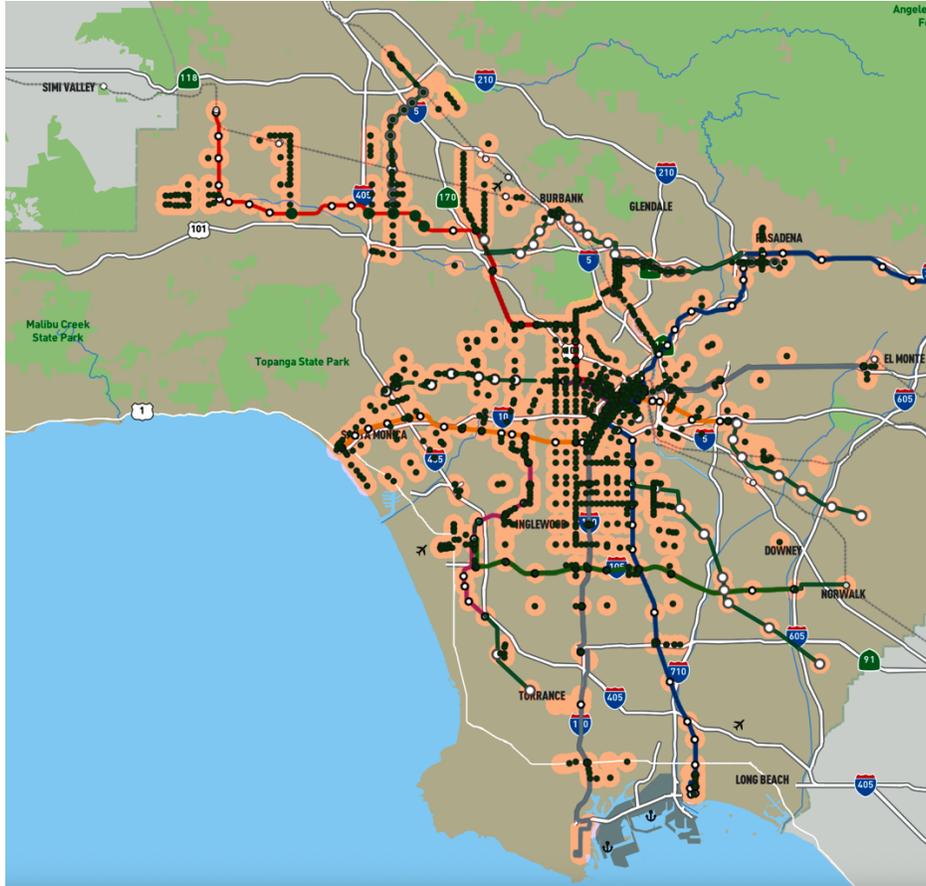
- Units produced would not be subject to any parking requirements due to AB2097 (2022 - Laura Friedman)
- No rent controls for first 15 years (AB1482, 2019)

### **SB79 Will Have A Major Impact on Los Angeles**

Areas shaded in pink on the following map fall into one of the three SB79 tiers and would be subject to “by-right” densification. SB79 will impact large portions of the City of Los Angeles.

You can access the [full map for the LA Metro](#) area by clicking on this link to see all of the areas that are within ½ mile of a Major Transit Stop as defined in Public Resources Code 21064.3 – the definition used by most cities, and thus that would be likely be impacted:

[https://experience.arcgis.com/experience/ed7f152959744dbc907e1c9226470705#data\\_s=id%3AdataSource\\_13-18bf84ba4e8-layer-16%3A221](https://experience.arcgis.com/experience/ed7f152959744dbc907e1c9226470705#data_s=id%3AdataSource_13-18bf84ba4e8-layer-16%3A221)



**Figure 1 – Los Angeles County and City Areas Shaded in Pink Are Within 1/2 Mile of a Major Transit Stop (Source: LA Metro)**

**SB79 Targets Single-Family Homes For Replacement With Market-Rate and Luxury Units**

SB79 targets single-family neighborhoods, which are predominately owner-occupied, and would thus replace a lot of owner-occupied housing with renter housing. SB79 provides protection against the demolition of multi-family rent controlled units that have been occupied by tenants within the last five years. This means that developers will first target single-family homes and commercial areas for conversion to large-scale apartment or condo buildings. Then they will do what is happening in Hollywood, and evict tenants in low-density rent-controlled units, demolish the existing apartment building, and wait 5 years before doing the new construction.

SB9 and subsequent legislation has already done away with single-family zoning in California and allows for up to six units on a single-family lot, with height consistent with existing zoning restrictions – typically two stories. This is more compatible with existing neighborhoods, and given the height limits means that smaller units that are more likely to be lower priced than SB79 units will be produced, although SB9 does not

require that any of the units be affordable, and thus also undercuts the ability of cities to meet RHNA numbers. SB79's tall height limits and allowance for the units produced to be an average of 1,750 sf means that these will be market-rate and luxury units as developers opt for profit maximization. Given we already have SB9, why do we need SB79 – so developers can make more money on the backs of middle-class families while producing housing that is out-of-scale with existing neighborhoods.

### **SB79 Hurts The Middle-Class And Will Make Existing Homes Less Affordable**

Home ownership is the primary hedge against housing cost inflation since most owners have 30-year fixed rate mortgages. It is also the primary way the middle-class builds wealth. For many seniors the goal is to pay-off, or substantially reduce, their principal by retirement, to reduce housing costs. In addition, home equity is a major resource for seniors and families as they face increasing medical and eldercare expenses and other emergencies.

SB79 will work against home-ownership. SB79 encourages real estate speculation, one of the primary drivers of the increase in housing costs in California and will thus make home ownership even less affordable in California. Nearly 20 percent of homes in California are now owned by investors rather than families according to the real estate data platform BatchData. SB79 will make this worse. In the first quarter of 2025, investors purchased 26.8% of all home sales, thanks to laws such as California's ADU legislation, driving up home-ownership costs as families compete with speculators for homes.

SB79 would replace single-family homes with largely rental units, subjecting tenants, including seniors, to ever-increasing rental costs and eliminating the ability to build equity. By allowing by-right development of 4-7 story apartment buildings right next to single-family homes in stable neighborhoods, SB79 will drive out owners, and/or leave seniors and families in previously nice communities, to hold out and live next door to both construction and out-of-scale apartment buildings, while destroying their community and support system of neighbors.

### **SB79 Is Not Affordable Housing Legislation And Will Hinder The City's Ability to Meet RHNA Targets**

Despite its name, SB79 is not affordable housing legislation and is unlikely to substantially increase the stock of affordable housing for seniors and families. The amended bill's paltry low-income housing unit requirement only kick in when there are more than 10 units in an SB79 development. SB79 provides density bonuses for and only requires the provision of 7% extremely-low-income, **or** 10% very-low-income, **or** 13% low-income units when developers build 11 or more units on a lot. In contrast, for example, the SCAG region, in which we and approximately 48% of California households live, had a requirement to provide for the new construction of 26.2% very-low and 15.4% low-income units for a total of production of 41.6% low-income units in the current Housing Element cycle.

**HCD REGIONAL HOUSING NEED DETERMINATION  
SCAG: June 30, 2021 – October 15, 2029 (8.3 years)**

<b>Income Category</b>	<b>Percent</b>	<b>Housing Unit Need</b>
Very-Low*	26.2%	351,796
Low	15.4%	206,807
Moderate	16.7%	223,957
Above-Moderate	41.7%	559,267
<b>Total</b>	<b>100.0%</b>	<b>1,341,827</b>
* Extremely-Low	14.5%	Included in Very-Low Category

The City of Los Angeles’ share of the SCAG RHNA allocation is shown below. The City has engaged in a massive Housing Element preparation and rezoning effort to achieve its target of 40.5% of new units being low-income units.

[What is Los Angeles’s RHNA Allocation?](#)

In accordance with SCAG’s RHNA Allocation Plan, adopted in March 2020, the City’s 2021-2029 Housing Element must accommodate a total of **456,643 units**, of which 184,721 units must be affordable to lower income households (Very Low and Low).

<b>Income Category</b>	<b>RHNA Allocation (Units)</b>	<b>Percent of Total Allocation</b>
Very Low Income	115,978	25.4%
Low Income	68,743	15.1%
Moderate Income	75,091	16.4%
Above Moderate Income	196,831	43.1%
<b>Total RHNA Allocation</b>	<b>456,643</b>	<b>100.0%</b>

SB79 thus works against the City’s ability to meet affordable housing goals by allowing by-right development inconsistent with affordable housing need and the current City Housing Elements and policies. Why doesn’t SB79 require affordability consistent with RHNA targets? As written, developers will opt to build non-affordable SB79 units instead of the affordable units the City of Los Angeles has spent so much time and energy planning for and developing policies to encourage. SB79 invalidates all of the City’s careful planning.

Under SB79, if a developer builds a 4-7 story building with 10 units, then no affordable housing is required. Developers typically prefer constructing market-rate and luxury units, so the additional density bonuses for provision of affordable housing may not actually generate much affordable housing. Also, since the legislation encourages development on lots occupied by single-family homes, given typical lots sizes, developers may not want to build much higher than 5-6 stories.

This bill encourages the destruction of single-family homes. Many single-family lots in proximity to transit are 5,445 – 9,000 square feet in size. Given SB79 specifies that the "**average** total area of floor space for the proposed units shall not exceed 1,750 net habitable square feet" a developer could have some very large apartments averaged with smaller apartments and, if they only constructed 10 units per development, they wouldn't be required to provide any affordable housing. On a 6,000 square foot lot in Tier 2, they could build ten 1,500 square foot units and that would be consistent with the density allowances in SB79. On a 7,000 square foot lot, they could build ten 1,750 square-foot units. SB79 is clearly designed to allow for, and encourage, this scale of development of market-rate and luxury housing.

### **SB79 Will Randomly Replace Single-Family Homes With 5-7 Story Market-Rate or Luxury Apartments and Condos**

So, owner-occupied single-family neighborhoods are going to see single-family homes randomly replaced with predominately 5-6 story apartment or condo buildings, likely with 10 units each and no affordable housing as a result of this bill. SB79 will wipe out largely owner-occupied single-family homes, further decreasing California's very low home ownership rates - the second lowest home-ownership rate in the nation, and converting more and more people to renters subject to annual rent increases, unable to build equity.

### **SB79 Works Against Home Ownership and Implementation of the Housing Element - Why - to Benefit Developers**

SB79 is part of California's apparent war on homeownership and the middle class. It is not affordable housing legislation. Cities in California, as part of their recent Housing Element updates, have already planned for how to meet their share of the State's projection of housing need. So, who benefits from SB79 – rich developers.

### **Please Oppose SB79**

This legislation is not needed and works against the ability of cities to meet their State-mandated housing affordability targets. This legislation overrides local planning and local land use control, will not produce much affordable housing, and will result in an unpredictable pattern and level of densification which is inconsistent with local infrastructure planning and likely capacity with no way to address cumulative infrastructure exceedance.

Please vote yes to **send a letter opposing SB79** to the State Legislature and to have the City's lobbyists lobby against this terrible bill. Thank you.

Sincerely,

Susan O'Carroll, Ph.D

## Communication from Public

**Name:** Sandy Hubbard  
**Date Submitted:** 08/17/2025 06:56 PM  
**Council File No:** 25-0002-S19  
**Comments for Public Posting:** The Neighborhood Council properly submitted a CIS supporting the resolution that City Council will review on Tuesday that requests LA City oppose SB79. As it was not included in Tuesday's agenda item, we're resubmitting as public comment here. Sandy Hubbard NCVV Planning and Land Use Chair.

Tony Braswell, President  
Suzanne Lewis-Gregory, Vice President  
Marc Woersching, Secretary  
Carol Kiernan Convey  
Donald Grant  
Alice Hart  
Ginny Hatfield  
Sandy Hubbard  
Danny Jordan  
John Moser  
Diana Salman  
Christyn Saracino  
Natalie Svider  
Maribel Ulloa-Garcia

CITY OF LOS ANGELES  
CALIFORNIA



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August 15, 2025

Los Angeles City Council  
200 North Spring Street  
Los Angeles CA 90012

City Councilman Adrin Nazarian  
200 North Spring Street  
Room 435  
Los Angeles, CA 90012

**RE: LA City Council File CF25-0002-S19**

Dear Mr. Nazarian and Members of the City Council:

The Board of NCVV expresses our opposition to the SB79, which will be considered by the full City Council. For months members of our Board have monitored this legislation put forward by State Senator Scott Wiener. As written, the legislation threatens single family neighborhoods within range of high-volume public transportation. As the Orange Line bisects Valley Village we could potentially lose a large portion of single family areas in our neighborhood. This state legislation could destroy our community.

We urge you to vote YES on CF 25-0002-S19 and send a message to Sacramento that Los Angeles can manage growth and increase housing opportunities for all through the LA Planning Department Housing Element.

Thank you for the opportunity to share our thoughts on this very important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Braswell'.

Tony Braswell  
President  
Neighborhood Council Valley Village

A handwritten signature in black ink, appearing to read 'Sandy Hubbard'.

Sandy Hubbard  
Chair  
Planning and Land Use Committee