



West Hills Resident - SB79 Opposition Will Hurt Our Property Values and Kids' Future

1 message

Prodan Statev <pstatev94@gmail.com>

Tue, Aug 19, 2025 at 7:06 PM

To: councilmember.lee@lacity.org

Cc: hannah.lee@lacity.org, josh.yeager@lacity.org, dan.rosales@lacity.org, erich.king@lacity.org, brenton.tesler@lacity.org, rita.moreno@lacity.org, heleen.ramirez@lacity.org, clerk.cps@lacity.org

Dear Councilmember Lee,

I'm writing as your constituent in West Hills and someone who supported you because of your focus on public safety and fiscal responsibility. I'm concerned your opposition to SB79 contradicts these principles and will ultimately harm our district.

This hurts property values: UC Berkeley and MIT studies show that upzoning *increases* single-family home values by 5-10% because it signals a thriving, growing area. Blocking development makes neighborhoods seem stagnant. My neighbors and I bought here as investments - artificially restricting supply on nearby parcels reduces our property values.

Our kids can't afford to stay: My neighbors' adult children - teachers, nurses, LAPD officers - can't afford to live anywhere near us. They're moving to Texas and Arizona. SB79 would let them stay in the communities they grew up in. Opposing it means telling our own kids they're not welcome here.

This costs us nothing, saves us billions: Unlike homeless housing bonds we keep paying for, SB79 requires zero taxpayer dollars. Meanwhile, the housing shortage costs LA County \$20 billion annually in lost economic activity (UCLA Anderson forecast). That's money out of our pockets through reduced services and higher taxes.

You're giving Sacramento ammunition: By opposing reasonable reforms, you're inviting more extreme measures. Remember SB50? That failed, so now we get SB79. What comes next will be worse. Work with this bill to protect local input rather than losing all leverage.

The homelessness-housing connection: You've correctly identified mental health and addiction as homelessness drivers. But the #1 predictor of homelessness rates is housing costs (Zillow Research). Every 5% rent increase = 2,000 more homeless Angelenos. More housing supply = lower rents = fewer people falling into homelessness = safer streets.

Political reality check: You won by 801 votes. Millennial and Gen Z voters - who overwhelmingly support housing reform - are becoming a larger share of CD12 each year. Being "the councilmember who blocked our housing" is political suicide. Your opponent in 2024 will hammer you on this.

Property rights matter: As someone who likely shares your conservative values, I believe government shouldn't dictate what property owners can build on their own land. Opposing SB79 means supporting government control over private property - that's not conservative, it's authoritarian.

John, I respect your service and your connection to this community. But West Hills families need pragmatic leadership, not reflexive opposition. SB79 protects our property values, keeps our kids nearby, costs nothing, and reduces homelessness.

Please reconsider. Our district's future depends on it.

Prodan Statev

West Hills resident and voter