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Assemblymember Laure Friedman
assemblymember.Friedman@assembly.ca.gov

June 23, 2021

Re: SB 9 & SB 10

Dear Assemblymember Friedman:

Thank you for meeting with your constituents today regarding the very important housing bills, SB 9 and 10.

The Hillside Federation represents 45 resident and homeowner associations spanning the Santa Monica Mountains. Eleven of those associations are in your district. As you can imagine, the danger of fires is always on our minds and the severity of fires is increasing. Since a very large percentage of fires are caused by human activity, we should be reducing the number of people who live in Very High Fire Hazard Severity Zones, not increasing the number. This is a public safety issue. VHFHSZs should be exempt from any density bill.

It is difficult enough with the narrow, winding streets in our hillside areas to get fire engines up our streets to fight the fires. If we also have to evacuate people at the same time, it is an extraordinarily difficult task. This is another reason very VHFHSZs are not an appropriate place to increase density.

The big issue is that neither SB 9 nor SB 10 requires any affordable units to be built. They are, as their predecessors were, early Christmas gifts to developers. Nothing more. We have plenty of expensive housing sitting empty because common folks cannot afford them. The trickle down effect never trickles down to them. The flood of money goes straight into developers' pockets; no benefit ever reaches those who need it the most.

Your comment about Western Avenue being a good place for housing is an excellent one. There are lots of opportunities for mixed use development there with commercial on the ground floor and housing above. Is there any state funding available to encourage such development?

Providing housing for the unhoused is not going to be solved by building more luxury housing. We need well thought-out comprehensive programs that include jobs with decent salaries.

Best regards,

Argyle Civic Assn.
Beachwood Canyon NA
Bel-Air Assn.
Bel-Air Hills Assn.
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Dixie Canyon Assn.
Doheny-Sunset Plaza NA
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland HOA
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
LFIA (Los Feliz)
Mountaingate
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon NA
Oak Forest Canyon HOA
Oaks Homeowners Assn.
Outpost Estates HOA
Pacific Palisades Res. Assn.
Residents of Beverly Glen
Save Coldwater Canyon!
Save Our Canyon
Shadow Hills POA
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