

OPPOSE THREE / SUPPORT ONE

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Subject: VOTE NO on AB 2005, AB 1751, SB 1116 / VOTE YES on AB 2576

Body Text:

Honorable Members of the Los Angeles Delegation,

I live in LA County and wish to express the deep concern that my neighbors and I have about the constant onslaught of housing bills that allow no time for a bill to take effect and be evaluated before another housing bill is introduced. Good housing policy requires collaborative planning, not top-down mandates that dismiss the concerns of residents living with the results.

I hope you will support our stand when you vote on the following legislation.

AB 2005: OPPOSE

Senate Bill 9 was originally presented as a tool for homeowners and family trusts to split lots and add more housing for loved ones or tenants. To protect communities from predatory land speculation, the legislature wisely included a mandatory three-year owner-occupancy requirement following any lot split.

AB 2005 severely undermines this protection by creating a loophole that allows LLCs—the standard corporate entities of real estate developers—to initiate SB 9 lot splits and defer the occupancy requirement to a future buyer after construction. Despite claims that this bill merely accommodates standard estate planning, corporate LLCs are developer tools, not family arrangements. By shifting the occupancy burden, AB 2005 effectively

opens the floodgates for corporate speculators to exploit SB 9 to expand real estate portfolios without any long-term stake in the neighborhood. We strongly urge you to preserve the core intent of SB 9—protecting single-family homeowners—and vote NO on AB 2005.

AB 1751: OPPOSE

This is a bill that allows for row townhouses on single-family lots. We support townhomes on multi-family zoning or on commercial properties that face single-family neighborhoods, but allowing townhomes in single-family zones with no discretionary approval means neighborhoods have no voice in how density is added, nor are the community plans of a jurisdiction considered. Ministerially imposed developments can create unintended consequences for existing neighborhoods. This bill has a significant enough impact that it should go through a discretionary process for approval.

SB 1116: OPPOSE

SB 1116 is premature. Lawmakers have not allowed sufficient time to assess the real-world impacts of SB 1123 before expanding its scope to include even smaller lot sizes.

By stripping away local discretionary oversight, this bill removes a critical tool for thoughtful community planning. Instead, it allows developer profits to dictate local development, placing heavy strain on low-density neighborhoods whose aging sewage, water, and electrical infrastructure were never engineered for this level of demand. Local jurisdictions must retain the authority to address these critical infrastructure and planning concerns before approving high-density infill.

AB 2576: SUPPORT

We strongly support this measure, which addresses a critical blind spot in current transit-oriented development streamlining laws (specifically SB 79). While existing law allows jurisdictions to protect local historic registers, it leaves properties recognized at higher levels vulnerable to automatic, ministerial upzoning. Good-faith housing actors and our most celebrated architectural resources should not be collateral damage. Vote YES on AB 2576 to expand statutory protections against transit-oriented upzoning for all designated historical sites, specifically preserving local registers (including HPOZs), the California Register of Historical Resources, and the National Register of Historic Places.

Adding more housing is not a problem for communities, but how and where it is added matters, and that should be the role of the local jurisdiction.

I respectfully ask for your support for our positions on these bills.

[INSERT NAME]

[INSERT CITY]