

Sherman Oaks Homeowners Association

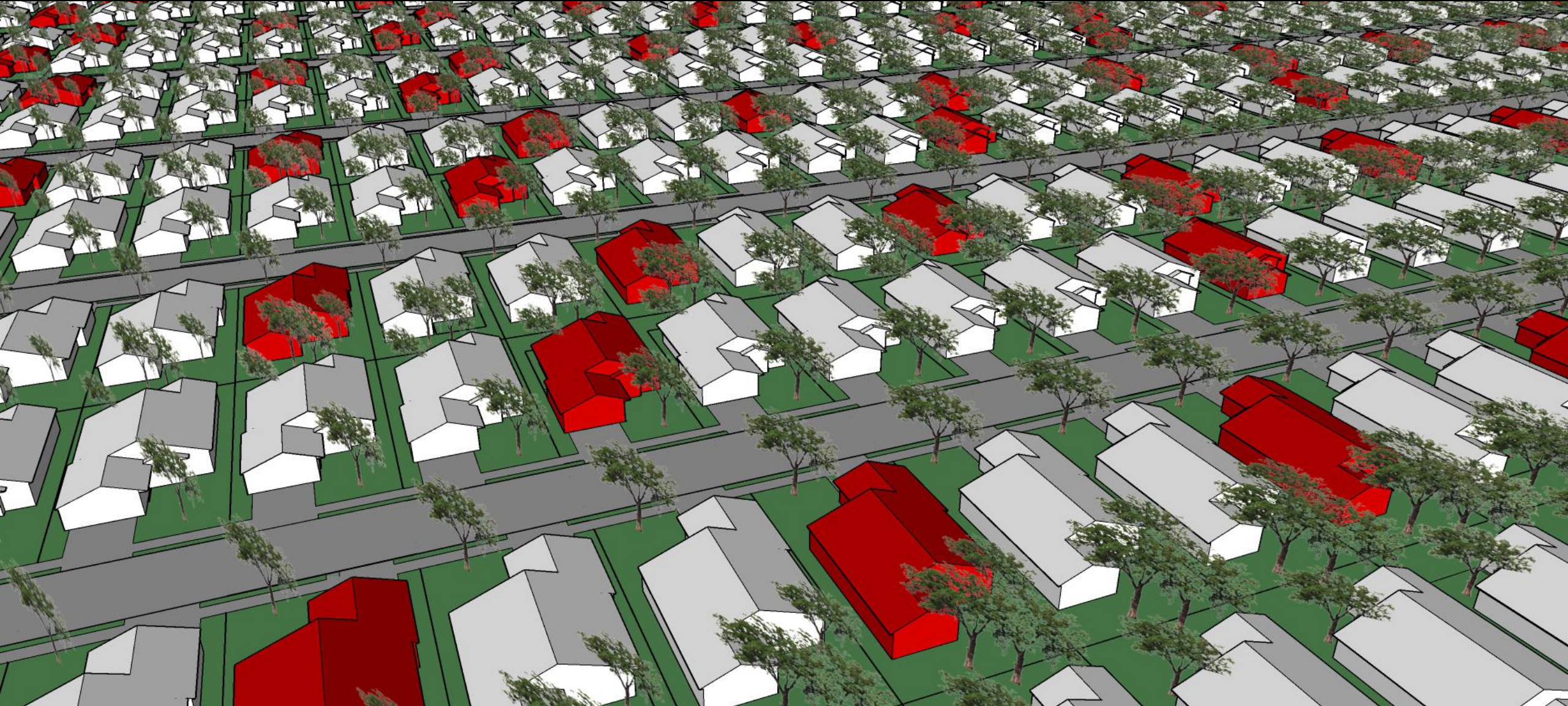


**Single-family neighborhoods
are the target**

Thousands of Privately Owned Homes went into Foreclosure



Big Money Has Been Buying Single-Family Property



Big Money Has Been Buying Single-Family Property

Blackstone to acquire single-family rental firm for \$6B

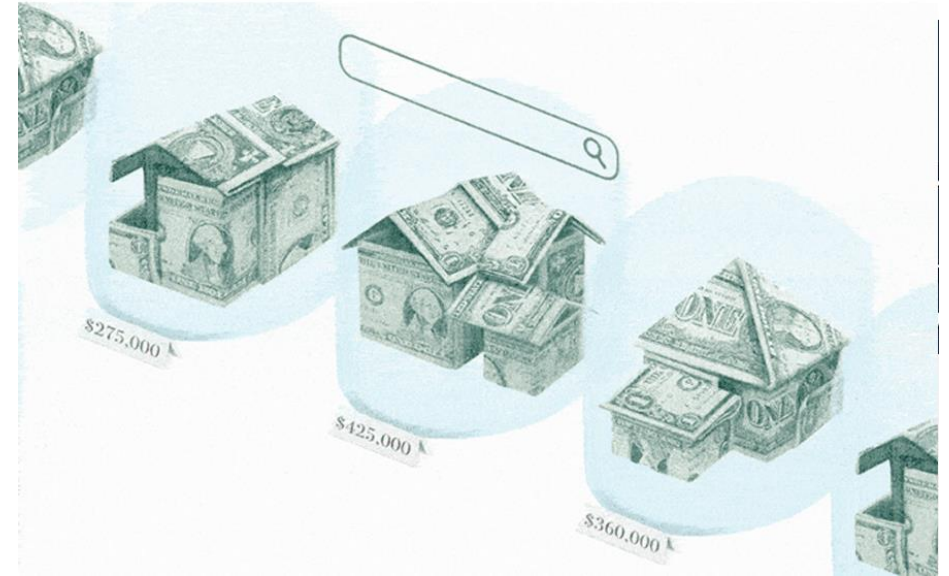
Rent-to-own specialist Home Partners of America has over 17K homes in the US

National / TRD Staff



Covid-19 brings single family rentals into investor spotlight

National Partner / By Propmodo

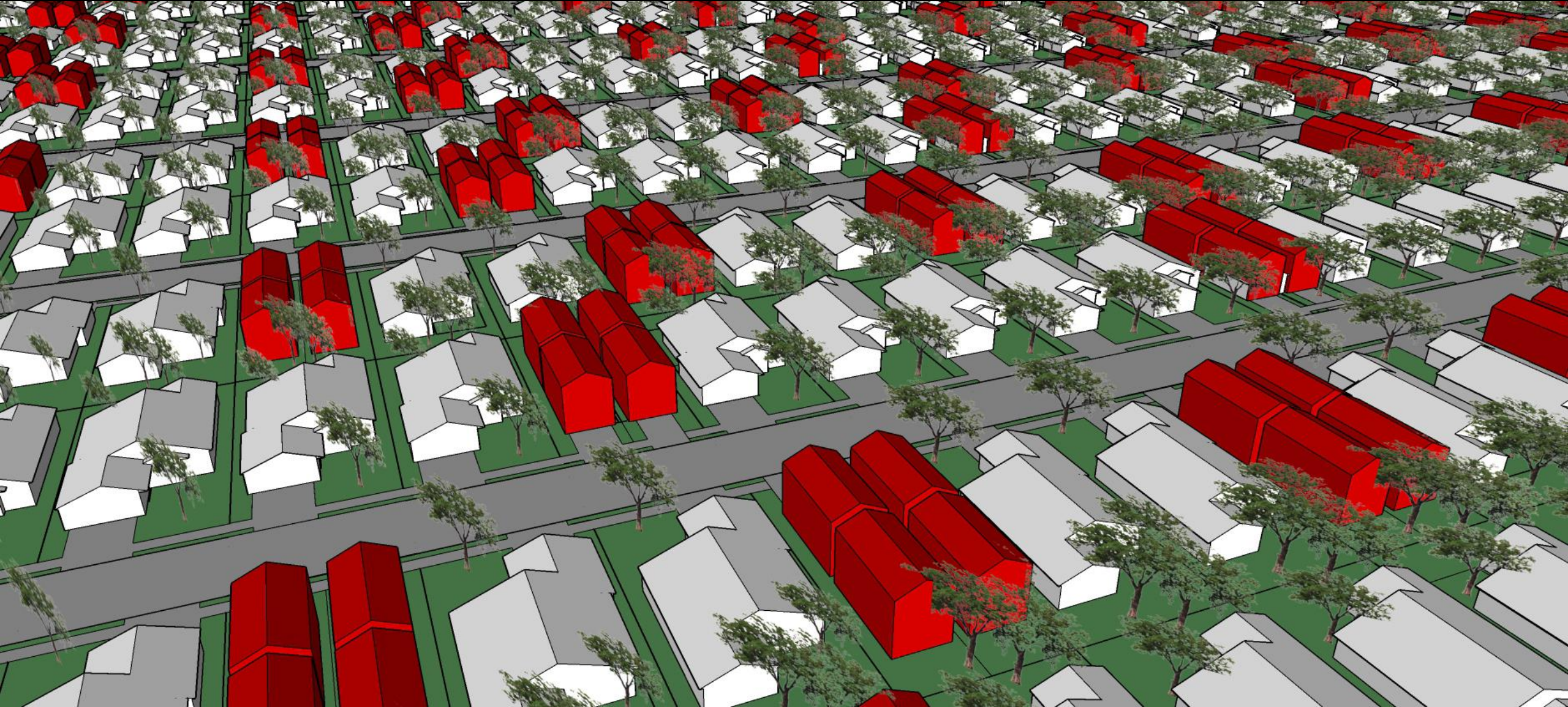


Institutional buyers are flooding single-family market

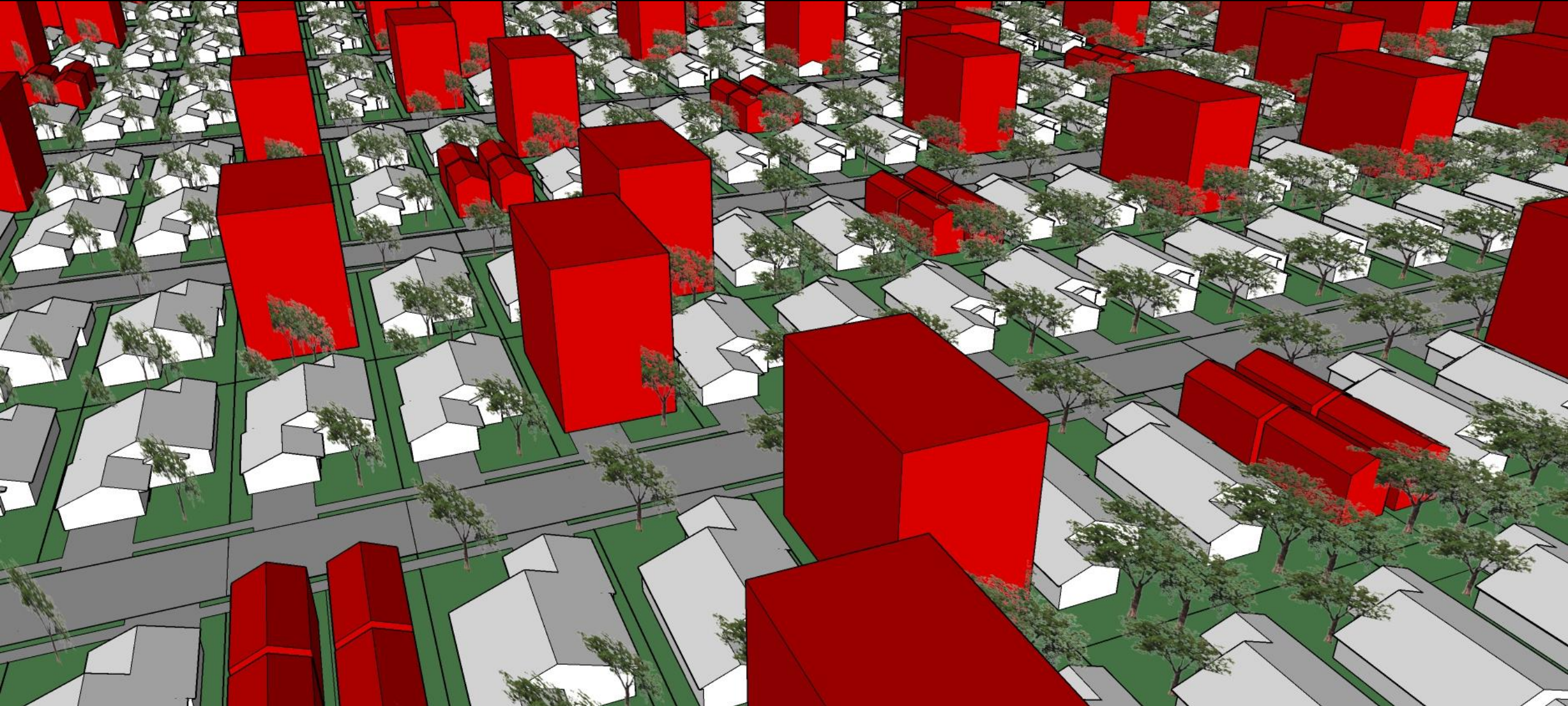
Dropped record \$77B on homes in past 6 months, according to Redfin

National / TRD Staff

Investors wanted to add value to their properties



Deregulation of Single-Family Neighborhoods



Families want the American Dream



Source: KADVACORP

Families want the American Dream



Housing Bills in the State Legislature



SB 677 – Modifies SB 9, removes ownership requirement, removes [redacted] developing adjacent lots, removes all setbacks [redacted] units or at least 1,750 net habitable [redacted]

DEFEATED

AB 647 – Allows no more than 8 housing units located on a lot with [redacted] line. The bill would prohibit setbacks, height [redacted] limitation, floor area ratio, or other standard [redacted] potential development capacity.

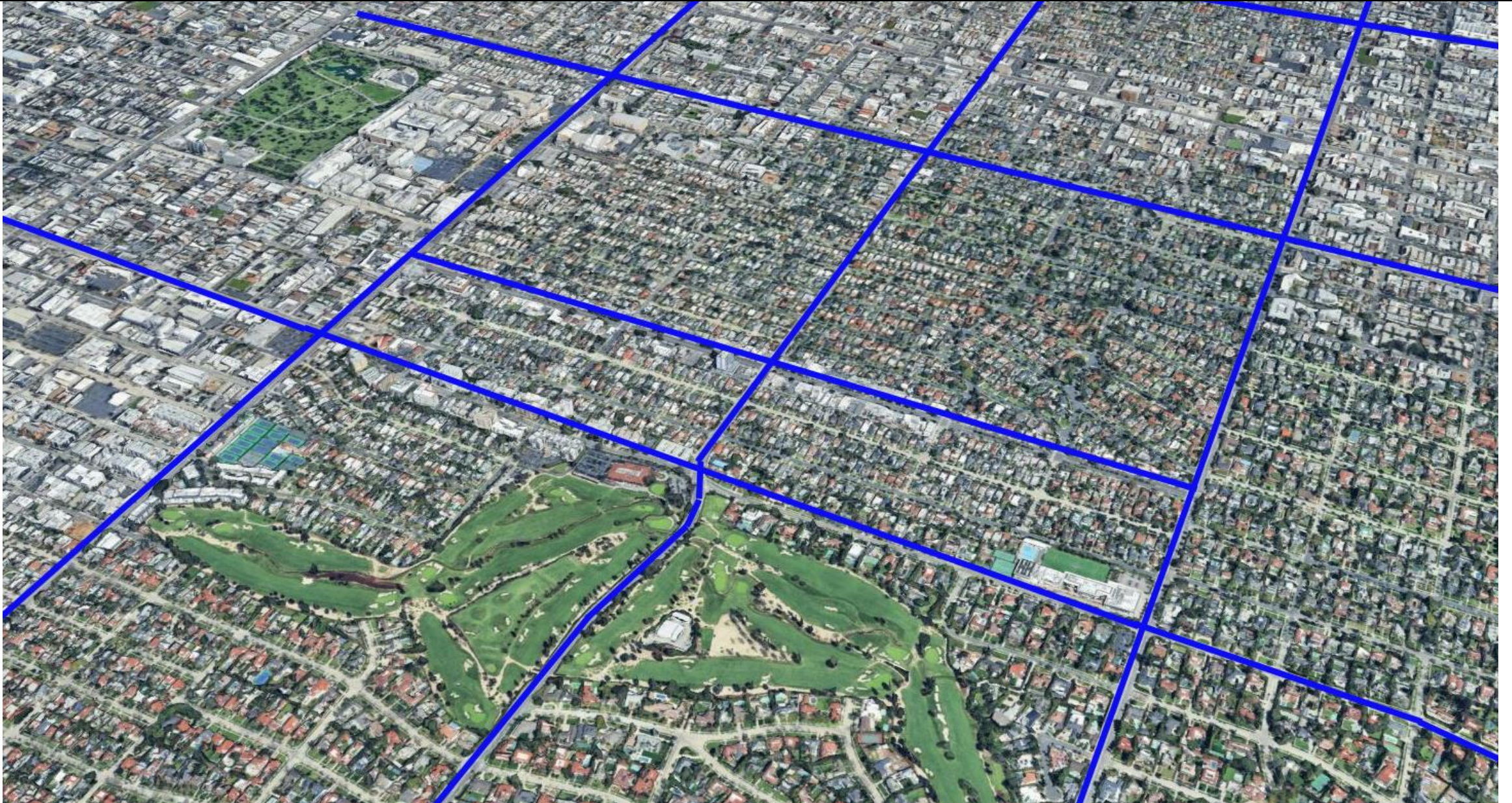
DEFEATED

What is Senate Bill 79 (SB 79)



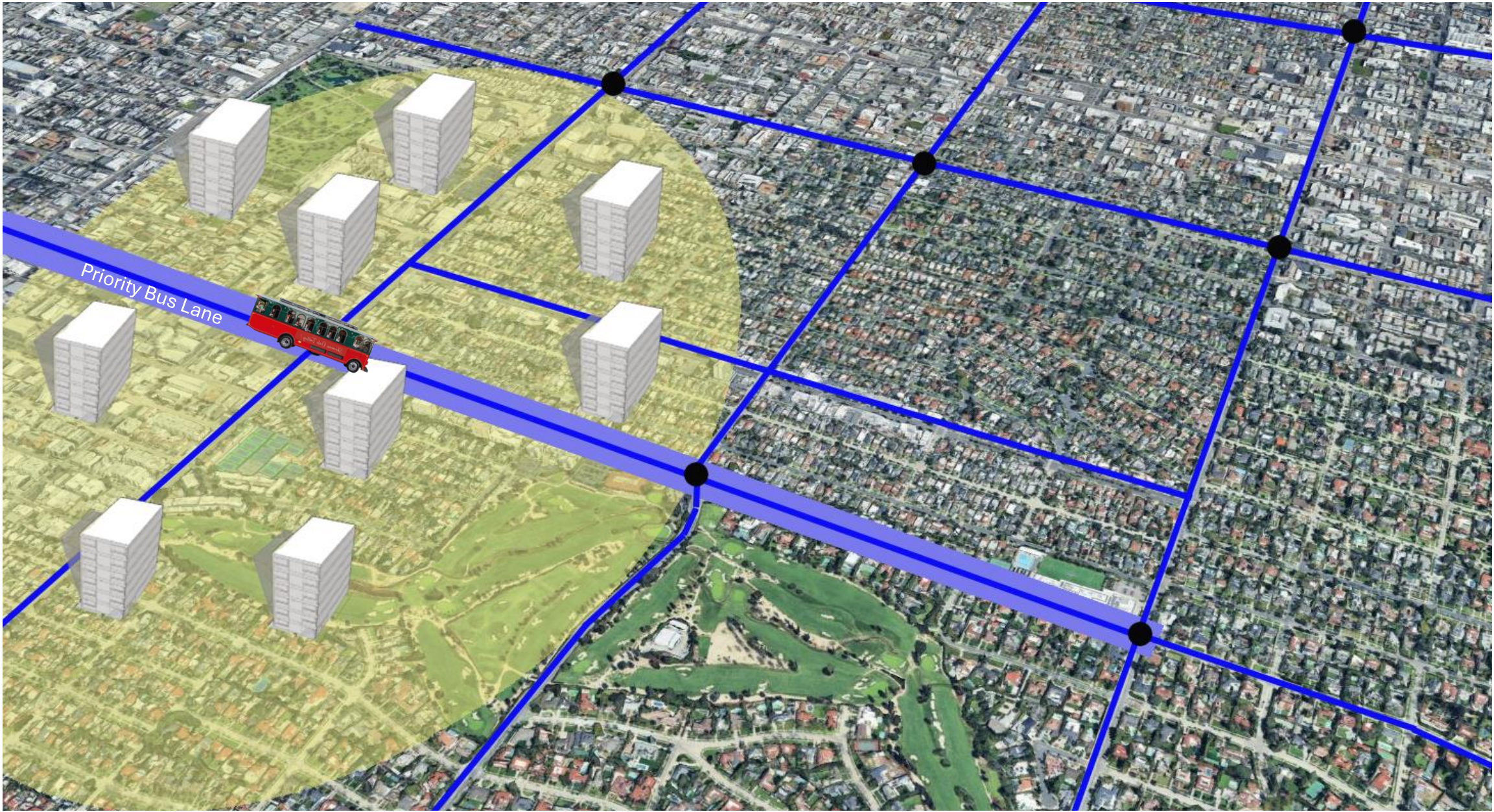
SB 79 – Allows 65 – 75-foot-high by-right apartment buildings anywhere within a half mile radius (including single-family neighborhoods) of qualifying bus stops, commuter rail and heavy rail stops. A qualifying bus stop services a bus route that at some part of its route passes through a “priority bus lane”. SB 79 does not require any affordable housing units.

What is Senate Bill 79 (SB 79)

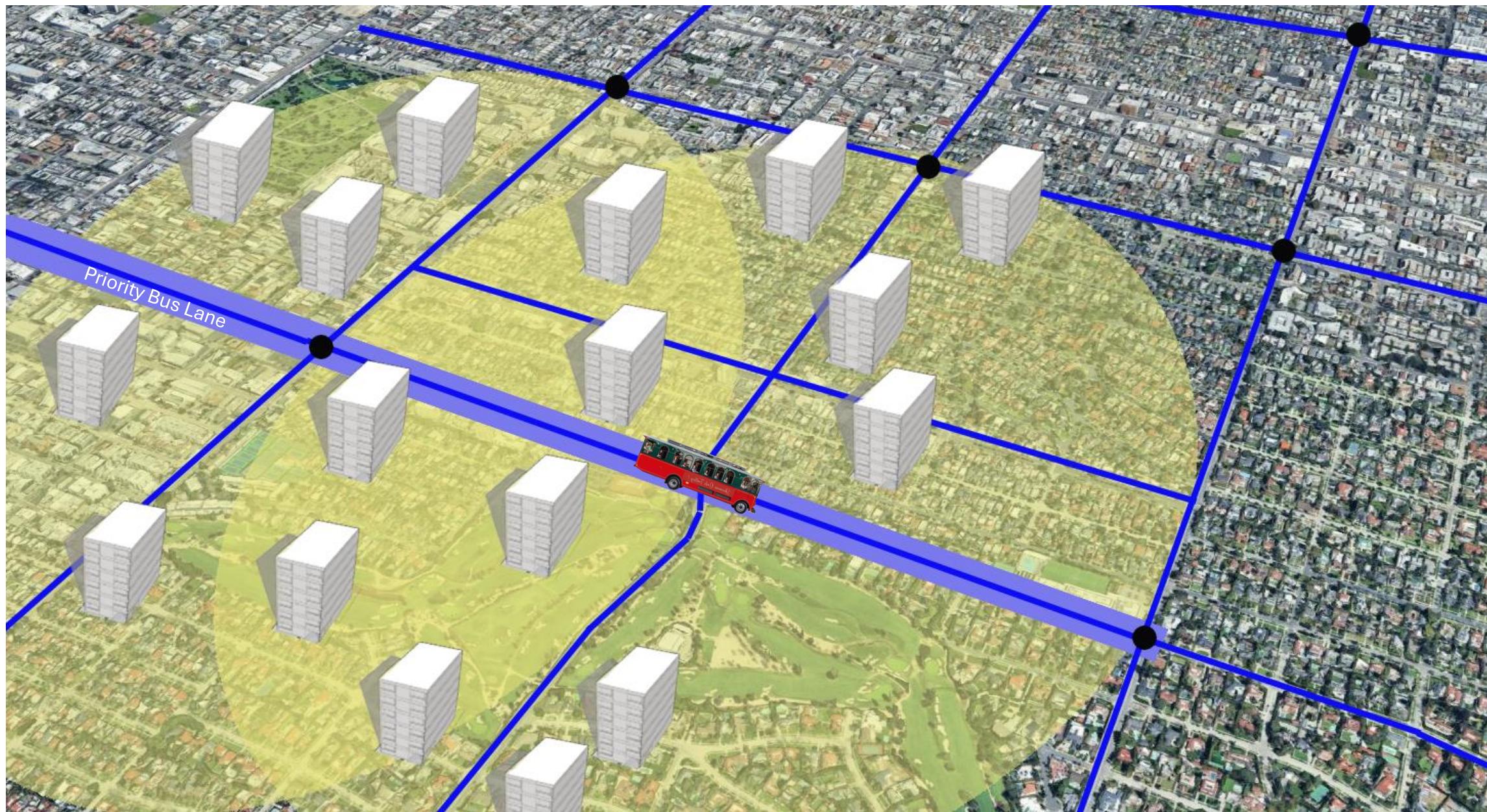


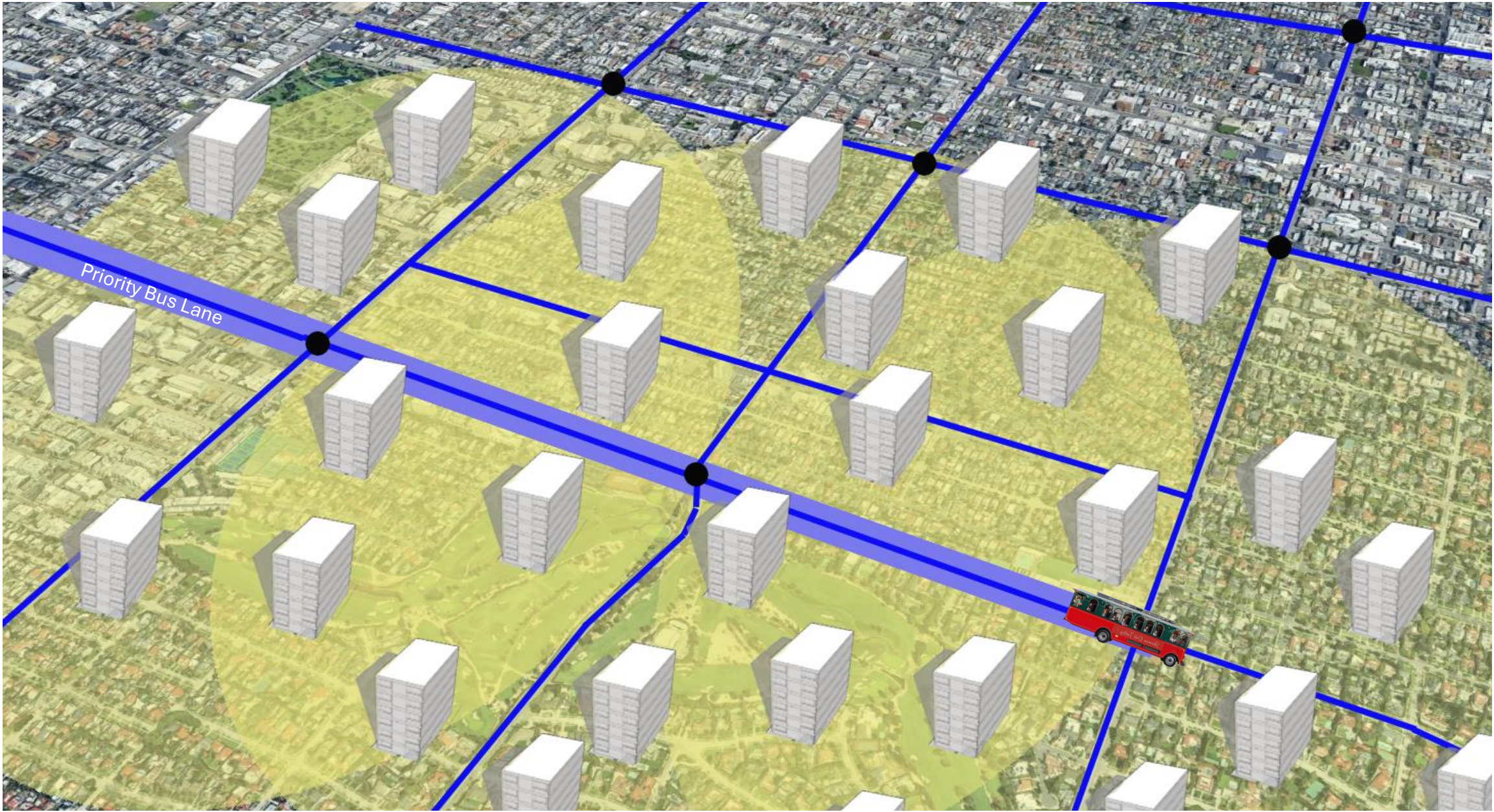


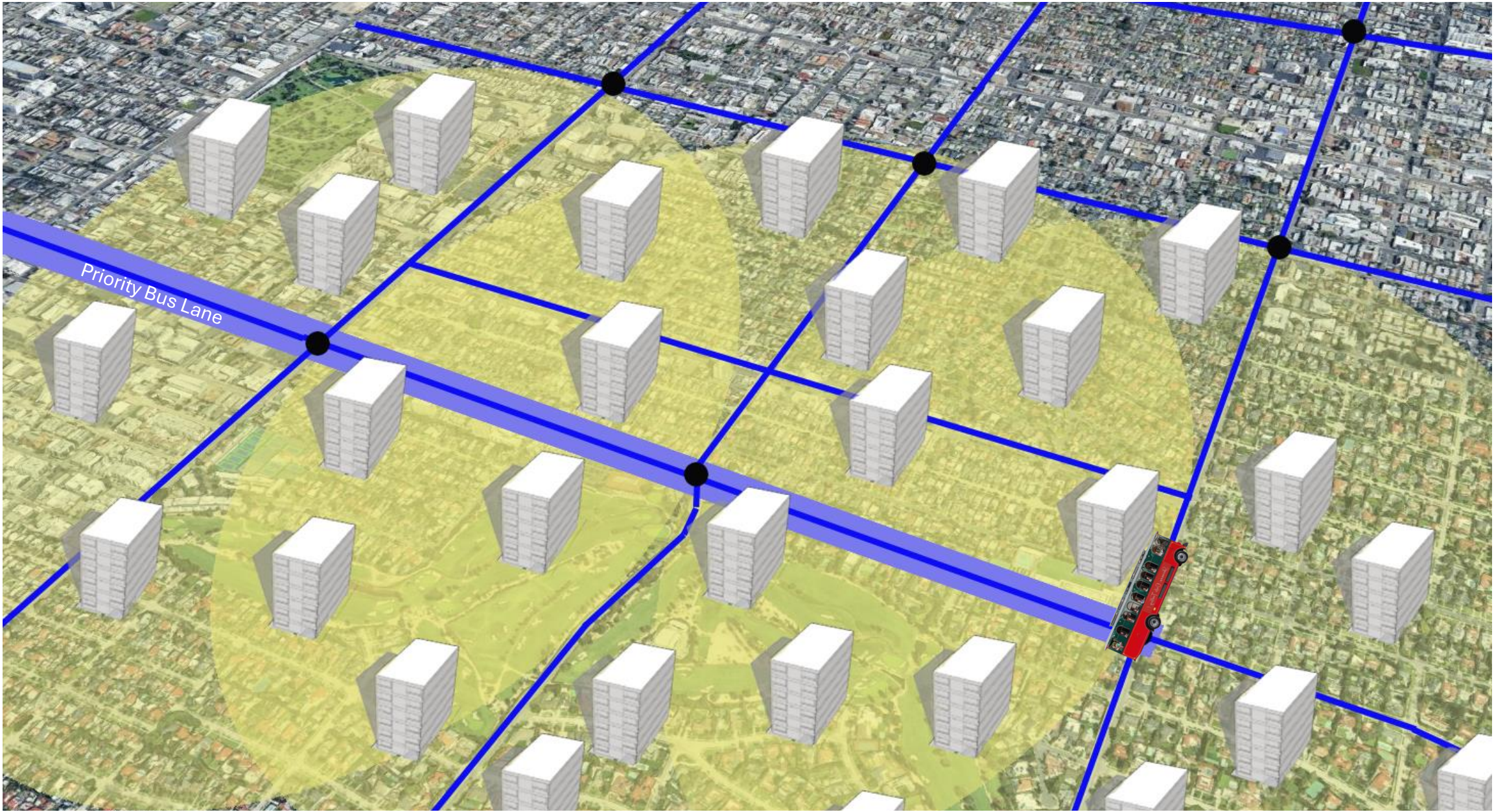


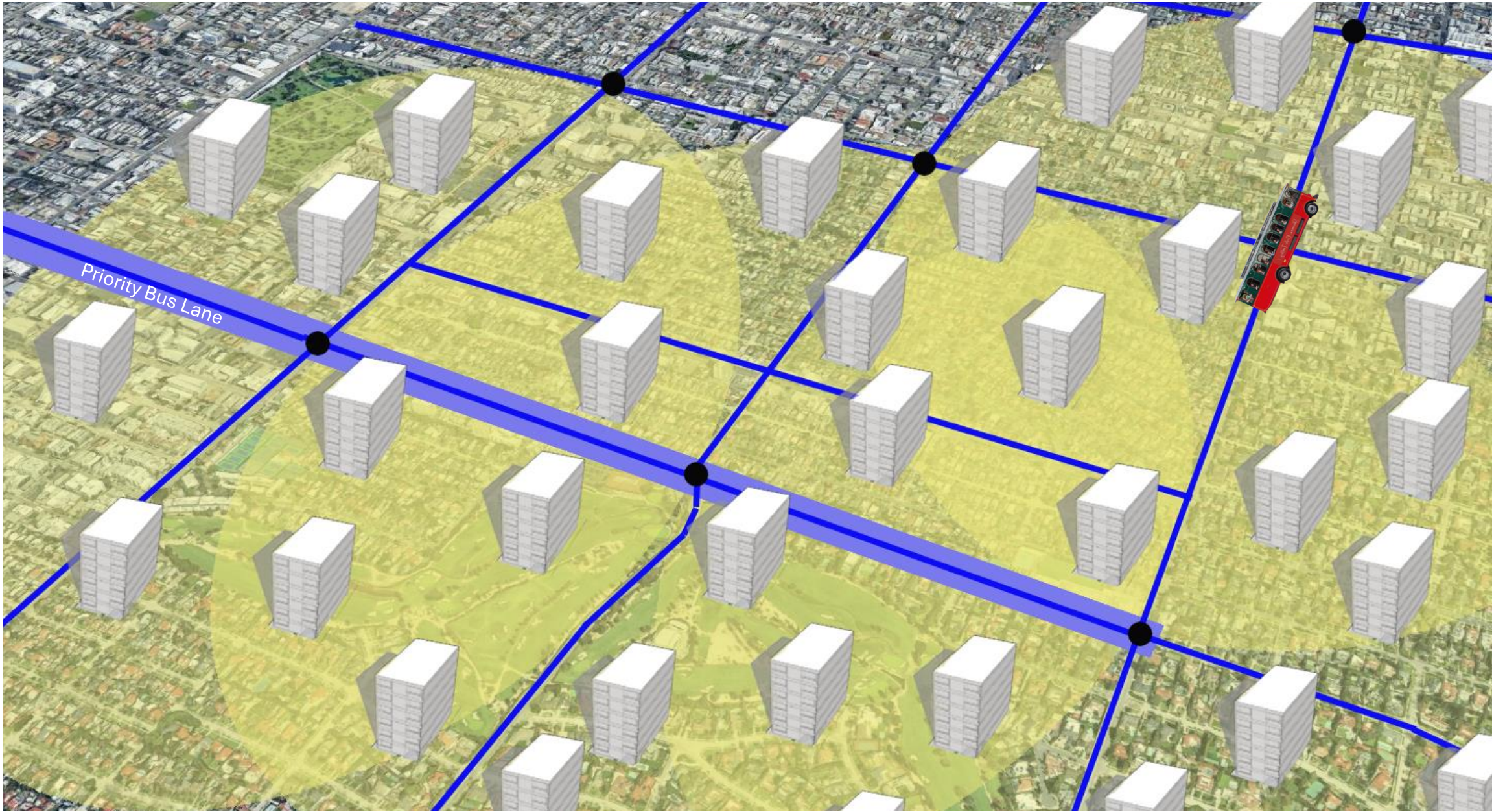


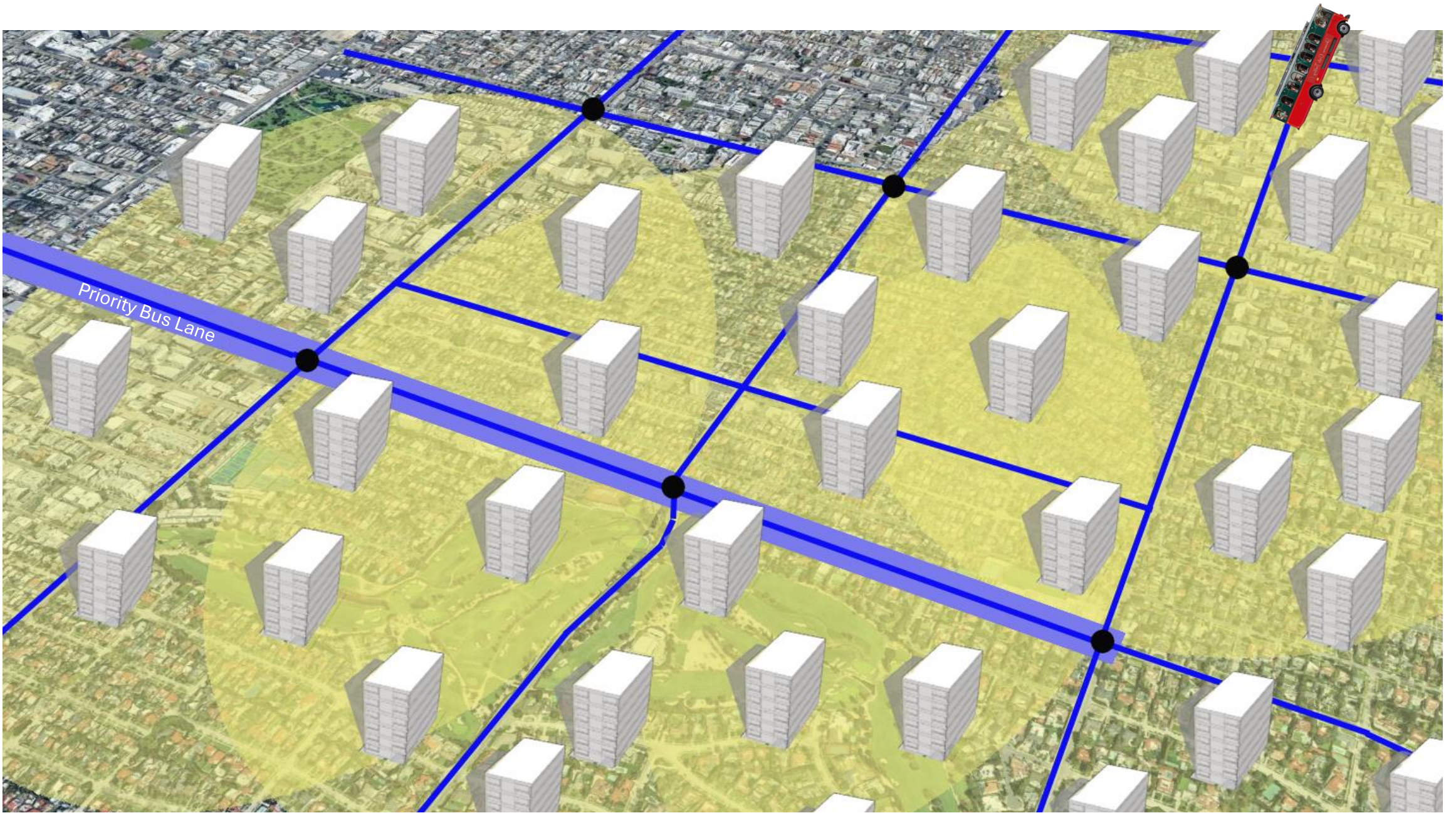
This is market rate housing with the same incentives as affordable housing programs.

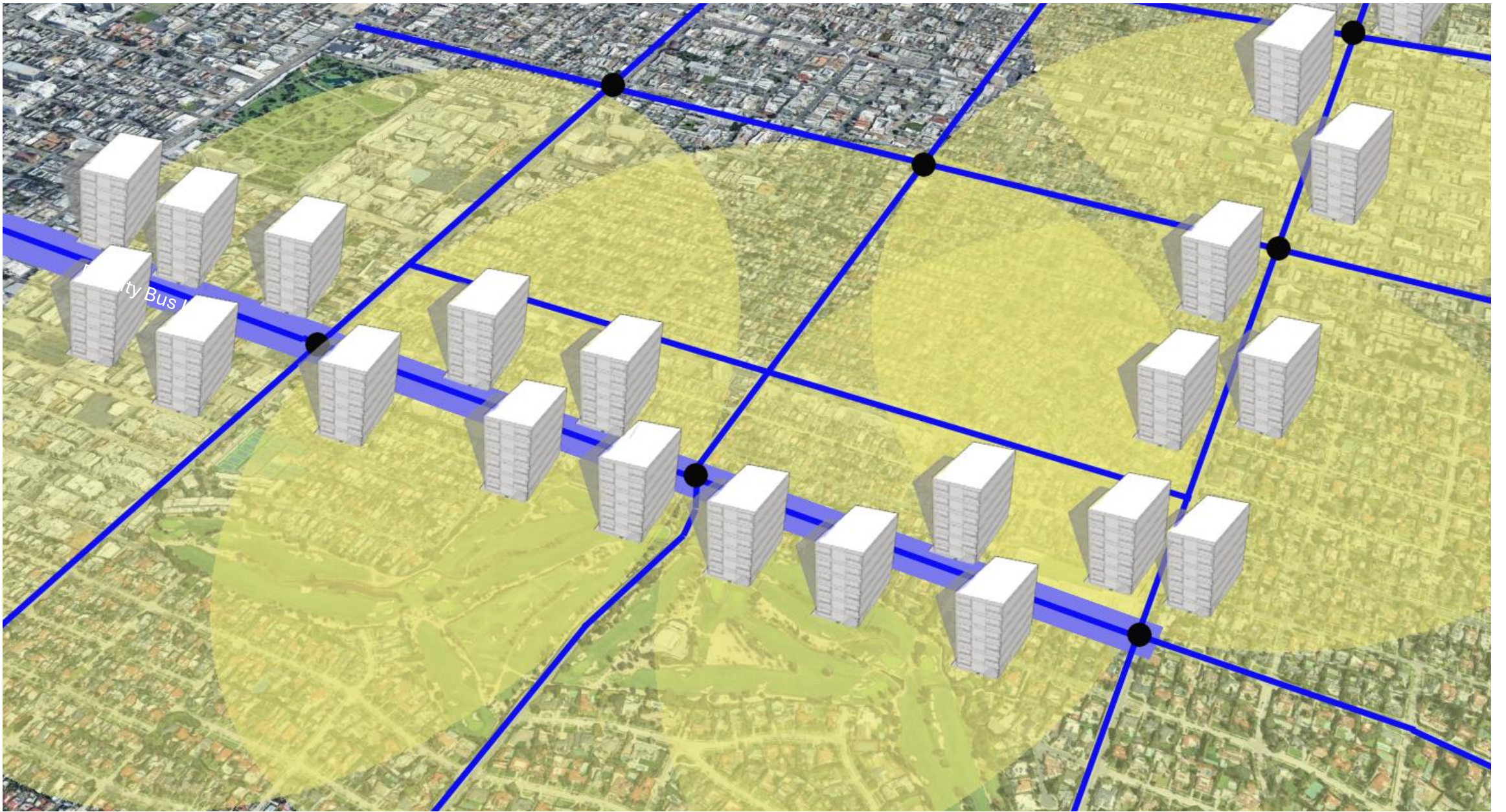












Impact of SB 79 in Sherman Oaks

234 Bus Route



Oxnard St.

**"G" Line
(Orange Line)
Burbank Blvd.**

Magnolia Blvd.

Riverside Dr.

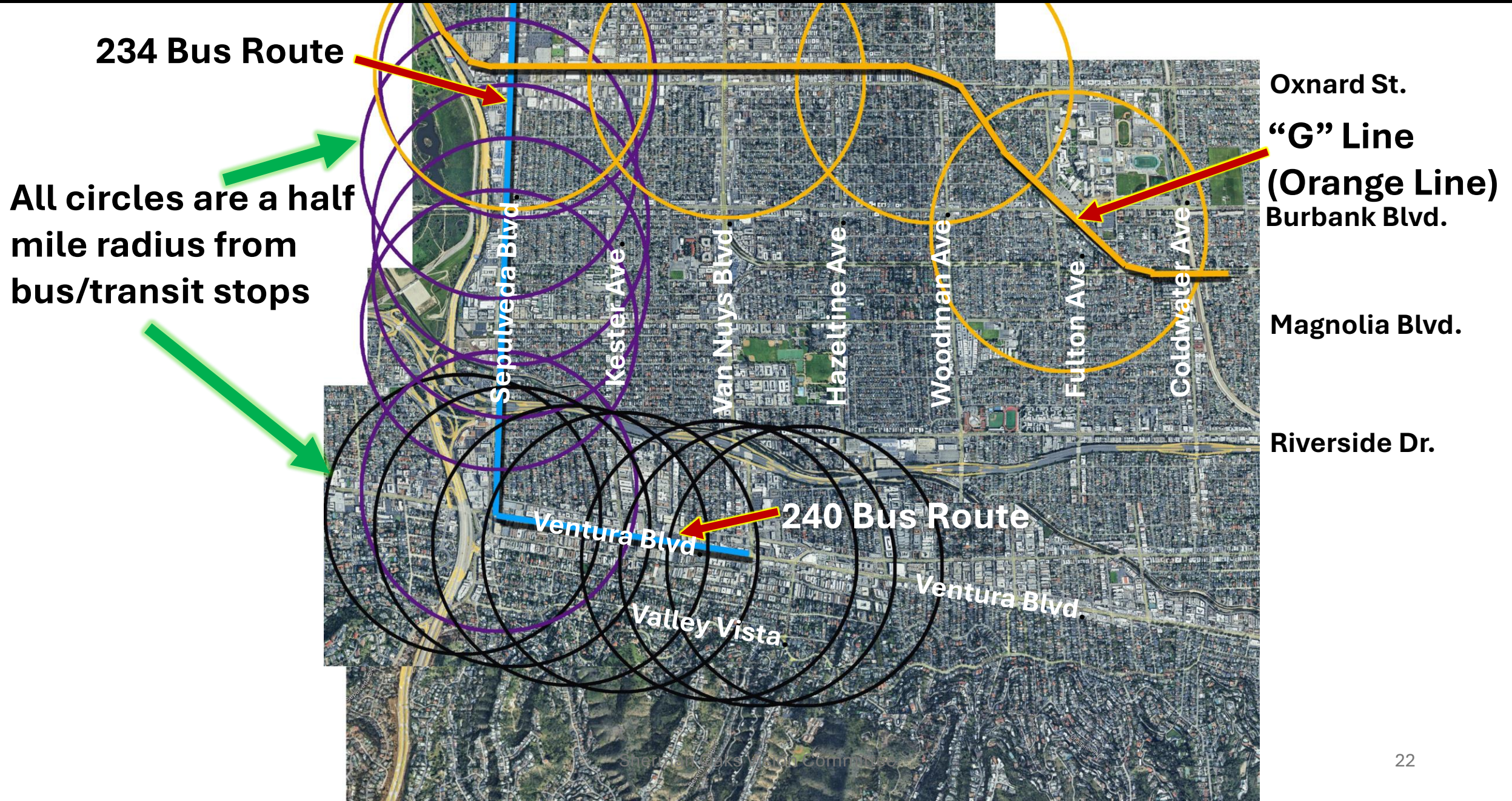
240 Bus Route

Ventura Blvd

Ventura Blvd.

Valley Vista

Impact of SB 79 in Sherman Oaks



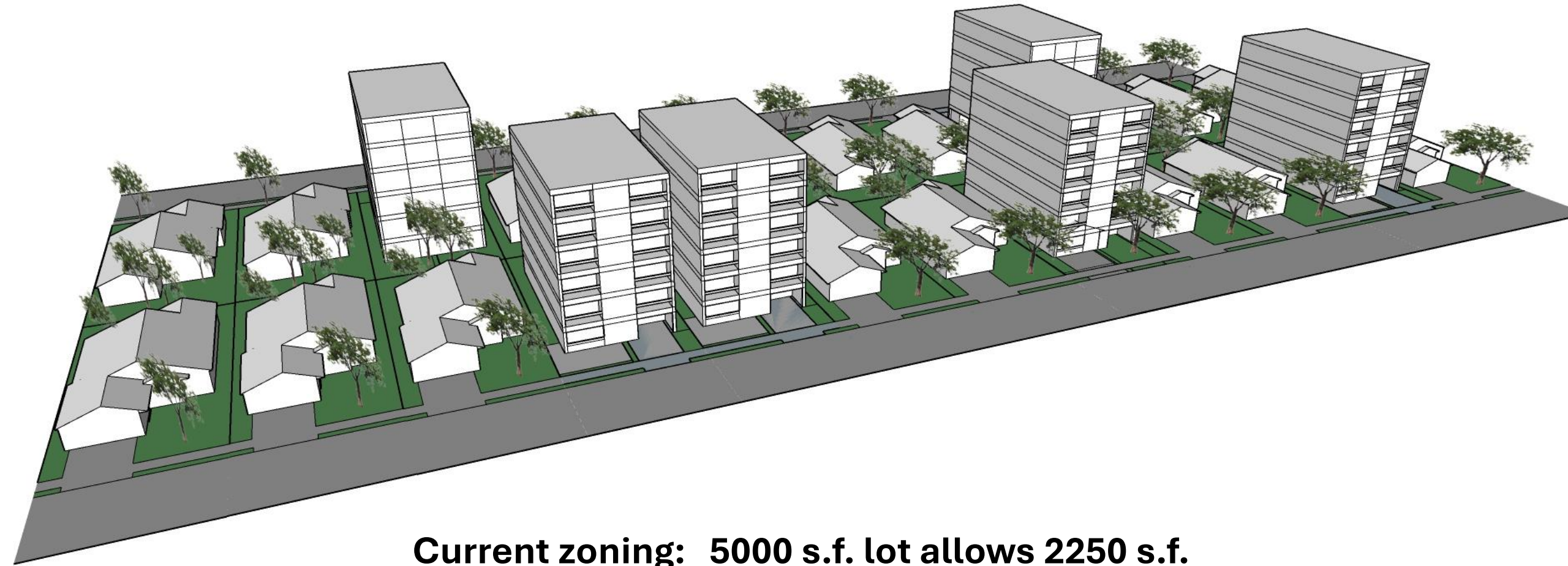
Impact of SB 79



Current zoning: 5000 s.f. lot allows 2250 s.f.

SB 79: will allow 6- 7 stories, 9 - 11 units, 15,000 – 17,500 s.f.

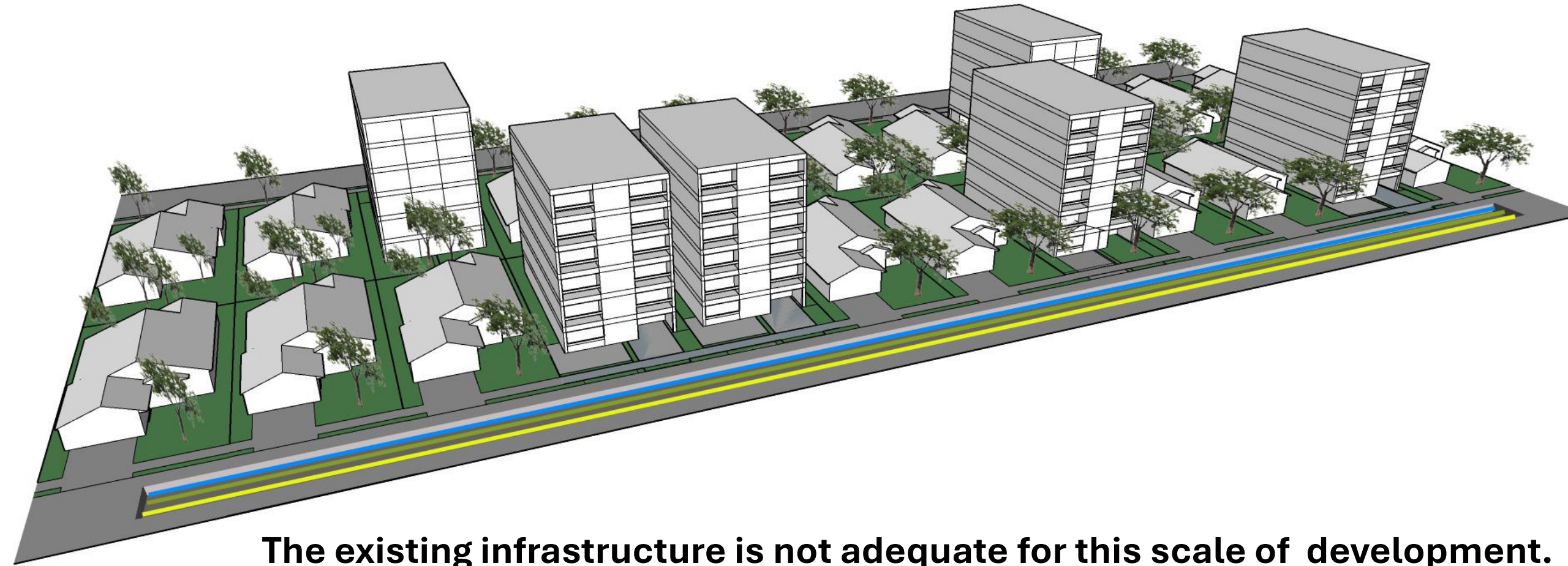
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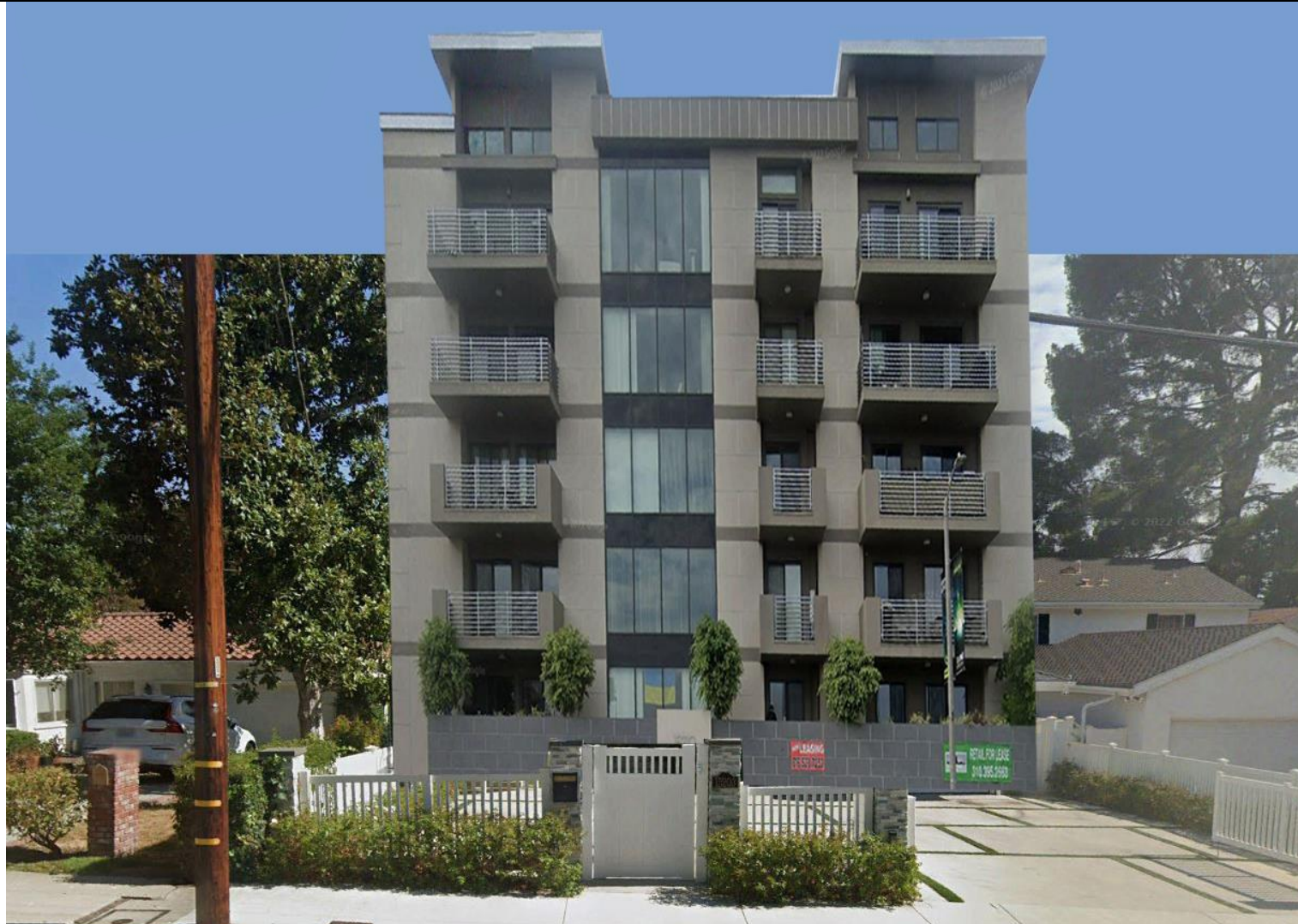
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Impact of SB 79



**The existing infrastructure is not adequate for this scale of development.
Our taxes will increase to cover the costs to upgrade the systems.**

SB 79



**A SIX STORY APARTMENT HOUSE IN A SINGLE-FAMILY NEIGHBORHOOD
THE IMPACT OF SB 79 A HALF MILE FROM A BUS OR RAIL STOP**

Another Excuse to Get Into Single-Family Neighborhoods



Streets For All's [study](#) uses county assessor data to find the average property tax value per acre per zoning category, highlighting the potential revenue that could be captured by legalizing more housing

At maximum build-out (3.3% of the City redeveloped), SB 79 would allow the City of LA's annual property tax income to grow by nearly \$1 billion

Said Nithya Raman, "This important report from Streets For All shows that housing is a massive driver of tax revenue, meaning that addressing our housing shortage makes good fiscal sense."

With SB 79 our homes become the piggy bank for the city

Develop the Underutilized Commercial Properties



Legislative Process

Senate (SB) ← **House of Origin** → Assembly (AB)

Introduced and assigned by each House to committees

Committee 1
Housing

Committee 2
Local
Government

Committee 3
Appropriations

Any committee can kill the bill.

If the bill passes all the committee hearings it goes to a full Senate or Assembly floor vote

If it passed the bill goes to the opposite House and the process starts again.

If the Bill passes both Houses, it goes to the Governor.

The Governor can sign, veto or do nothing (and it still becomes law).

When to Engage

with Sacramento:

1. At every committee hearing in the house of origin
2. Before a full floor vote
3. Committee hearings in the opposite house
4. Before the full floor vote in the opposite house
5. Before the governor acts

How to Engage

1. Post to the legislative portal
2. Send letters to the committee chair and members
3. Send letters to your Senator and/or Assemblymember
4. Send letters to the Governor

How to Engage



with City Hall:

1. Introduce a resolution to oppose
2. Send letters to the Mayor
3. Send letters to our Councilmember
4. Send letters to Council File. 25-0002-S19
<https://cityclerk.lacity.org/lacityclerkconnect/>

New State Legislation

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, the City of Los Angeles recognizes the importance of addressing the availability of affordable housing in a fair, equitable, and community-focused manner; and

WHEREAS, existing law under SB 375 (Steinberg, 2005) encourages coordination of housing and transportation policy, with greater land use intensity and more housing near transit. Additionally, under AB 2097 (Friedman, 2022) and AB 2011 (Wicks, 2022), existing law preempts certain local land use restrictions that limit housing near transit and allows greater densities near transit; and

WHEREAS, SB 79 establishes new state zoning standards around train stations and major bus stops (bus rapid transit stops) that allow for multi-family homes up to seven stories near immediately surrounding major transit stops, with lower height standards extending up to half a mile away from such stops; and

WHEREAS, while the intent of SB 79 may be to address issues around the supply of housing, the bill's provisions further undermines local governance, circumvents local decision-making processes, and imposes unintended burdens on communities; and

WHEREAS, the City of Los Angeles has a strong interest in maintaining, what little remains, of local control over land use and zoning laws to best serve the needs of its residents, ensure community input, and protect the unique character of its neighborhoods.

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-26 State Legislative Program OPPOSITION for SB 79 (Wiener) unless amended to exempt municipalities with a state-approved and compliant Housing Element.

PRESENTED BY _____
JOHN S. LEE

United Neighbors

New State Legislation

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JOHN S. LEE

Councilmember, 12th District

Solutions

It wouldn't be us if we didn't offer solutions

Our future rests with revitalizing commercial corridors



and creating future neighborhoods.

Apartment Buildings Do Not Belong In Single-Family Areas



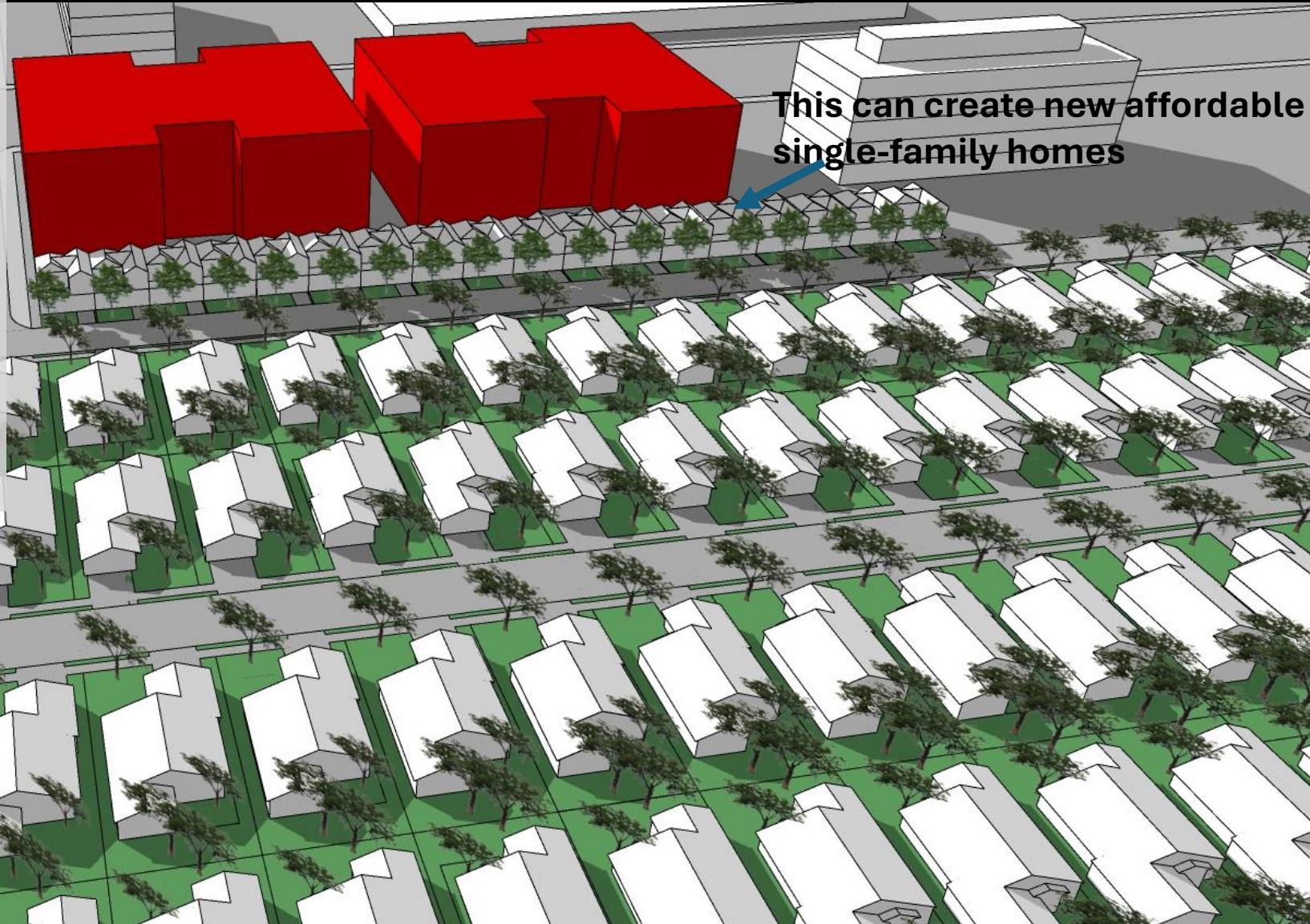
On Commercial Sites New Housing Can Be Created

Here is where we have the infrastructure to support more affordable housing because of the economy of scale and where we can create our new neighborhoods that will enhance our community.



Buffered by Townhomes Across from Single-Family Areas

Here is where we have the infrastructure to support more affordable housing because of the economy of scale and where we can create our new neighborhoods that will enhance our community.



Buffered by Townhomes Across from Single-Family Areas



Where is can
look like...

What is Wanted are New Affordable Single-Family Homes



We need new affordable starter homes for our kids and for the people eager to share in the American dream of home ownership.



What is Wanted are New Affordable Single-Family Homes



Join us and turn an idea into a reality.



unitedneighbors.net

THERE IS A BETTER WAY...

to add housing in our communities, and it is not in single-family neighborhoods

For generations, people have poured their life savings, hopes, and futures into their homes, expecting a fair return not just in value, but in peace, stability, and a sense of place.



THERE IS A BETTER WAY...

to add housing in our communities, and it is not in single-family neighborhoods

When families buy into single-family zones, they do so under the tacit promise that the surrounding environment will remain predictable and stable — not suddenly transformed by policy shifts or zoning changes.



Greed should not be the reason we lose our homes



Sherman Oaks Homeowners Association

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