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May 8, 2019

Honorable Gavin Newsom
Governor of the State of California
1303 10th Street, Suite 1173.
Sacramento, CA 95814

Re: Senate Bill 50 and recent amendment.

Dear Governor Newsom,

Studio City Residents Association (SCRA), an organization of over 2000 members, has been focused on the quality of life in Studio City and Los Angeles for more than 25 years. In accord with its mandate, SCRA strongly opposes Senate Bill 50 for the following reasons.

SB 50 will not solve or mitigate the problem of homelessness on our streets: it will not increase the amount of **affordable** housing. Prior Senate Bill 827 of which SB50 is a rewrite, was opposed by SCRA and failed passage due to widespread opposition and lack of support by our prior governor. SB50, recently amended, and on further inspection and review, is even more objectionable than the earlier version.

For example, Senate Bill 1818 over ruled local zoning ordinances on height restrictions. What followed was that existing affordable units were demolished; an increase to the height limit was applied for and granted under SB 1818 provided the builder reserved two units at below market with no parking space provided. Condominiums were built and priced accordingly to market. They replaced existing **affordable** housing units that resulted in a net loss of **affordable** housing. Modest apartments and houses were being replaced by high end condominiums which was not the intended purpose of SB 1818.

The SCRA has asked our elected representatives for a concerted combined effort at local and state level to build **affordable** housing stock with local input and control as local planning departments have better knowledge of what is needed and how it can be best accomplished.

SCRA requests that your office acknowledge the widespread opposition to SB 50 and not lend support this bill because the same arguments against SB 827 apply to in greater degree to SB 50. Please lend your support to a more pragmatic effort to address the homeless problem created in part by a lack of **affordable** housing and not support SB 50. Thank you.

Sincerely,

Alan Dymond, president
Studio City Residents Association

cc Senator Bob Herzberg,
Assemblymember Adrin Nazarian,