Building Industry Association of Southern California, Inc.

August 1, 2025

David W. Louie, Chair
County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Chair Louie and Members of the Los Angeles County Regional Planning Commission,

The Building Industry Association of Southern California, Inc. (BIASC) extends our strong support for the proposed next phase of Valencia by FivePoint: Entrada South and Valencia Commerce Center.

BIASC is the voice of the region's building industry, with six chapters offering localized services to building professionals from Ventura to the southern tip of Orange County. Throughout its 103-year history, the association has served its builder and associate members by anticipating, protecting and promoting their common interests through its many programs, services, councils and committees. Together, our members build nearly all new home communities throughout the region. More information can be found at www.biasc.org.

FivePoint has achieved something extraordinary: proving that creating high-quality new housing at scale does not have to come at the expense of the environment. The community, which is planned to provide up to 21,000 homes at full buildout, is also one of the largest in the nation to commit to net-zero greenhouse gas emissions.

Our region is facing an extreme shortfall of housing for our population. This issue was worsened by the recent tragic wildfires in Pacific Palisades and Altadena. But it is not just a crisis of supply. It is also a crisis of affordability. Many local residents dedicate too much of their income toward housing costs, leaving not enough funding for other critical areas like education, healthcare and retirement savings, and degrading overall quality of life.

Valencia by FivePoint is an important part of the solution. The proposal before you and the entire Valencia by FivePoint plan will provide extensive benefits to the greater Los Angeles region. FivePoint is thoughtfully creating a holistic, master-planned community with plans

for schools, fire stations, and a library. Valencia by FivePoint will help generate quality local jobs and strengthen the business community across the County and the region. Now more than ever, it is important that we support housing. Valencia by FivePoint has been well planned for years and is included in the SCS/RPT, the county's own General Plan Housing Element as well as the local Area Plan. Advancing these projects forward will support the county's RHNA goals that is far behind schedule.

Valencia by FivePoint is already home to more than 3,000 residents, and is seeking approval for the next neighborhood, Entrada South, which will provide more than 1,000 additional homes. FivePoint is also seeking approval for the next phase of the Valencia Commerce Center, a vibrant commercial space that attracts job-generating companies, boosts the local economy, and helps promote a healthy jobs/housing balance.

BIASC strongly supports the proposal and approvals requested to continue the buildout of this innovative community and the benefits noted.

Respectfully,

Jeff Montejano
Chief Executive Officer
BIASC

cc: Los Angeles County Board of Supervisors