

MOTION

HOUSING & HOMELESSNESS

Senate Bill 4 (Wiener) was signed into law on October 11, 2023, and streamlines the building process for faith-based organizations and non-profit colleges that want to build affordable projects for low-income families by allowing them to build multifamily housing regardless of local zoning restrictions. The law guarantees by-right approval of projects, so long as they are consistent with all objective standards of the jurisdiction and comply with listed environmental protections. The idea is that land owned by churches, temples, mosques, and non-profit colleges can be utilized more efficiently to tackle California's chronic housing shortage, especially in high-demand urban areas.

The City of Los Angeles is actively looking to enact SB 4 at the local level. Under SB 4, the faith-based organization or non-profit college must agree to maintain the affordability to households below 80% of the area median income for at least 55 years for rental housing and 45 years for homeownership opportunities. SB 4 also protects construction workers by requiring prevailing wages on projects with over 10 units. On projects with at least 50 units, contractors must offer apprentices employment and pay for health care for construction workers and their dependents. This creates an economic base and new opportunities for construction workers and provides our local communities with a highly skilled workforce.

The Los Angeles Department of City Planning is currently developing the "Citywide Housing Incentive Program" (CHIP) as one of the programs within the Housing Element. CHIP includes a multi-layered approach aimed at housing Angelenos, recognizing the urgency of planning for equitable housing solutions for the City's residents. One of the programs under CHIP is the "Affordable Housing Incentive Program" (AHIP) which will provide tailored land use incentives for 100% Affordable Housing Projects citywide. AHIP will expand the types of zones eligible for 100% Affordable Housing Projects to parcels owned by faith-based organizations and public agencies.

The City Planning Commission recently approved CHIP and the policy matter is now pending committee and full Council approval. There are two programs within AHIP that do not comply with state policy regarding housing production and labor protections—the faith-based organization ("FBO") projects and 100% Affordable Housing Project policies. As CHIP and SB 4 come forward, the City Council must look to state law to guide its implementation of these important programs. Where there is a city incentive for faith-based organizations and non-profit colleges to develop through the use of SB 4, there must be compliance with SB 4 on affordability requirements and labor standards. Furthermore, the Planning Department must include state-supported labor policies for faith-based organizations and 100% AHIP policies.

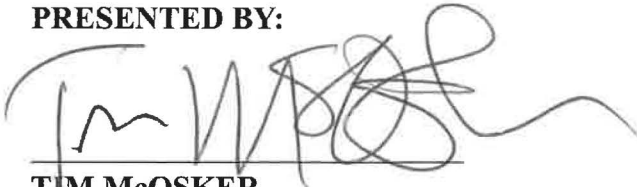
I THEREFORE MOVE that the City Council instruct the Planning Department and the Chief Legislative Analyst, with the assistance of the Office of the City Attorney and Housing Department, to report on language that: 1) fully incorporates the labor standards and the affordability requirements of Senate Bill 4, as adopted by the State Legislature, into the Department of City Planning's local implementation of Senate Bill 4 projects and policies, and

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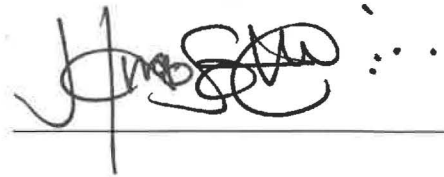
that 2) removes from the Citywide Housing Incentive Program, any local adaption of SB 4's intent so that SB 4 is the only law that governs incentives for by-right development of housing on lands governed by SB 4.

PRESENTED BY:



TIM McOSKER

Councilmember, 15th District



SECONDED BY:



ORIGINAL

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