

Communication from Public

Name: Jay Ross

Date Submitted: 05/10/2024 01:00 PM

Council File No: 23-0172

Comments for Public Posting: I oppose the removal of the date of ownership criterion from the Faith Based Incentive Program in LA's Housing Element. Last year, Senate Bill 4 granted Faith Based Organizations and Institutions of Higher Learning the right to build 100% affordable housing on property they owned even in restricted zones, provided these properties were owned prior to January 1, 2024. This bill was a means of helping these institutions build affordable housing, but the bill also added a time restriction to prevent these organizations from becoming land speculators acquiring new properties and being granted these special waivers. Now the Planning Department has proposed adding more flexibility to SB 4 by removing the date of ownership criterion. These groups will now be the only group that can purchase new sites on an advantaged basis in single family neighborhoods. This opens all R1 and R2 neighborhoods to 6-8 story apartments. The city recently chose to protect these neighborhoods from ED1 upzoning. If you remove the date, then churches can partner with developers and proactively buy houses and duplexes, demolish them, and build 6-8 story apartments in the middle of single family neighborhoods I support Faith Based Organizations being allowed to build on land they acquired prior to January 1, 2024. I oppose these organizations being allowed to build multi-family housing on land they acquired after January 1, 2024 in single-family neighborhoods. The date of ownership restriction should be added to the FBO Incentive Program.

Communication from Public

Name: Maria Pavlou Kalban
Date Submitted: 05/10/2024 03:03 PM
Council File No: 23-0172

Comments for Public Posting: We, at United Neighbors, oppose removing the date of ownership requirement from the Faith Based Program of the LA Housing Element. This program was meant to coordinate with Senate Bill 4 that went into effect January 1, 2024. SB 4 basically stated that Faith Based Organizations (churches, synagogues, mosques) and Institutions of Higher Learning that own underutilized property would be given the right to build affordable housing on those properties even if these sites were in more restrictive zones. The state bill had an important component-these organizations could only build on property they owned prior to January 1, 2024. This prevented these organizations from becoming future land speculators with "by right" access to much of the city. SB 4 has good intentions, LA shouldn't create unnecessary and unwanted unintended consequences by removing or eliminating the date of ownership requirement. The city has plenty of zoning capacity to meet state mandates. They do not need to add more uncertainty to the lives of residents in this city. Maria Pavlou Kalban United Neighbors