

Communication from Public

Name: One Voice Westchester
Date Submitted: 05/14/2024 04:22 PM
Council File No: 23-0172
Comments for Public Posting: Please include the attached letter in the public record on CF23-0172 re: Faith Based Organization Incentive Program.
Thank you!



May 14, 2024

Los Angeles City Planning Department
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

RE: Faith Based Organization (FBO) Incentive Program

Dear Housing Element Team and those involved with the FBO Incentive Program,

One Voice Westchester, a community advocacy group in Westchester Playa representing thousands of residents, opposes the removal of the date of ownership criterion from the FBO Incentive Program in L.A.'s Housing Element.

Last year, Senate Bill 4 (SB 4) granted FBOs 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.

We support FBOs being allowed to build on land they acquired prior to January 1, 2024.

We oppose these organizations being allowed to build multi-family housing on land they acquired after January 1, 2024 in single-family neighborhoods.

We ask that the date of ownership restriction be added to the FBO Incentive Program.

Thank you for considering this important request.

Warmly,

Jolie Delja & Sarah Howard
One Voice Westchester



<https://linktr.ee/onevoicewestchester>



[@onevoicewestchester](https://www.instagram.com/onevoicewestchester)



[@onevoicewestchester](https://www.facebook.com/onevoicewestchester)

Communication from Public

Name: Christine Mills OBrien

Date Submitted: 05/14/2024 09:38 AM

Council File No: 23-0172

Comments for Public Posting: As a Hollywoodlander who understands basic planning and zoning issues as well as separation of church and state interference, I oppose the city's attempt to accommodate a carve out for faith based housing development on all R-1 zoned properties. My opposition includes your proposal of allowing FBO to build multi-family housing on land they acquired after January 1, 2024 (in single-family neighborhoods). Under the ruse of changing the zoning code by offering a "building advantage" to faith based groups you are undermining a contribution to property tax. Not only does this break the zoning code , but it creates unfair tax. The city's interference with the creation of affordable housing continues to puzzle me in light of a Ninth Circuit Martin vs. Boise that determined beds at religious shelters like the Salvation Army can not be counted as "shelter beds" because of the church and state issue. Is the city of Los Angeles following this ruling? Is this Ninth circuit ruling being used to determine what is affordable and available for the homeless and affordability queue. Please clarify, the public needs to know. Thank you Christine Mills O'Brien

Communication from Public

Name: Sherman Oaks Homeowners Assoc
Date Submitted: 05/14/2024 06:21 PM
Council File No: 23-0172
Comments for Public Posting: The Sherman Oaks Homeowners Association opposes the omission of the date of ownership requirement in the Faith Based Program of the CHIP program.

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SHERMAN OAKS HOMEOWNERS ASSOCIATION

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May 14, 2024

Subject: SOHA Opposes Omission of the date of ownership in the Faith Based Incentive Program

The Sherman Oaks Homeowners Association opposes the omission of the date of ownership requirement 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.

Unlike many of the housing bills coming out of Sacramento over the past several years, SB 4 was a bill that we supported as a way for all faith-based organizations to provide affordable housing on land they owned. But unfortunately, the city (and by extension the Departments of City Planning) couldn’t leave well enough alone and turned this noncontroversial bill into a local lightning rod with their amendments to make the state bill much more permissive locally.

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 developers that can purchase new sites on an advantaged basis in single family neighborhoods.

We support Faith Based Organizations being allowed to build on land they acquired prior to January 1, 2024.

We oppose these organizations being allowed to build multi-family housing on land they acquired after January 1, 2024 in single-family neighborhoods.

We ask that the date of ownership restriction be added to the FBO Incentive Program.

Respectfully,

Maria Pavlou Kalban
Vice President and Chair, Legislative Committee