

Communication from Public

Name: Mark Alpers on behalf of the Hancock Park Homeowners Association

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Council File No: 23-0172

Comments for Public Posting: The Hancock Park Homeowners Association opposes the removal of the date of ownership criterion from the proposed Faith Based Incentive Program in LA's Housing Element. Last year, Senate Bill 4 granted Faith Based Organizations (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 Los Angeles City 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 and Historic Preservation Overlay Zones (HPOZs). We support Faith Based Organizations being allowed to build on land they acquired prior to January 1, 2024. The HPHOA also supports the Planning Department proposal to use the same definition of Faith Based Organizations as SB 4. We oppose these organizations being allowed to build multi-family housing on land they acquired after January 1, 2024 in single-family neighborhoods and HPOZs. We ask that the date of ownership restriction be added to the FBO Incentive Program.