

Communication from Public

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Comments for Public Posting: I strongly 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 before 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. I support Faith-Based Organizations being allowed to build on land they acquired before 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. I ask that the date of ownership restriction be added to the FBO Incentive Program.