

Communication from Public

Name: James Dastoli

Date Submitted: 05/22/2024 01:50 PM

Council File No: 23-0172

Comments for Public Posting: I would like to express my support for the "time of ownership" requirement for faith-based organizations.

Communication from Public

Name:

Date Submitted: 05/22/2024 03:21 PM

Council File No: 23-0172

Comments for Public Posting: Separation of Church and State. There is not enough water, power, city services nor safety in the proposed refining and building. As LA has increased building, crime, homelessness and so many other bad issues have increase as well. Giving all real or supposed faith based a free ticket reads as criminal and illegal. All in favor should be held responsible.

Communication from Public

Name: Brentwood Homeowners Association

Date Submitted: 05/23/2024 05:02 PM

Council File No: 23-0172

Comments for Public Posting: Please see the attached letter opposing the removal of the date of ownership criterion from the Faith Based Incentive Program in LA's Housing Element.



PO Box 49427 ■ Los Angeles, California 90049 ■ (424) BHA-8765 ■ info@brentwoodhomeowners.org

May 23, 2024

Los Angeles City Council
City Planning Commission
Via email: housingelement@lacity.org and LACouncilcomment.com

Re: CF 23-0172--Opposed to removal of date of ownership requirement in the Faith Based Incentive Program in the Housing Element

The Brentwood Homeowners Association (BHA) represents approximately 4,500 single family homes and condominiums north of San Vicente Blvd to the Santa Monica Mountains, west of the 405, and east of Canyon View Drive. **BHA opposes 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. A further reason for not removing the date is that would incentivize the formation of new organizations claiming to be faith organizations in order to take advantage of the more liberal rules.

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.

Sincerely,

Thelma Waxman
President

cc: Councilwoman Traci Park, CD-11
Jeff Khau, CD-11 Planning Deputy