

## Communication from Public

**Name:** Susan Collins

**Date Submitted:** 05/29/2024 09:20 PM

**Council File No:** 23-0172

**Comments for Public Posting:** Dear [Mayor Bass and Councilmembers, While I support the city's goal of adding more affordable housing in Los Angeles, restrictions and guidelines are equally important to ensure that affordable housing is built without unintended consequences that would negatively impact existing communities in Los Angeles. Currently the Planning Department is proposing the omission of a "time of ownership" requirement for Faith Based Organizations in the Housing Element incentive program. Based on state law SB 4, the intent of this bill was to allow Faith Based Organizations to build affordable housing on land they owned in restrictive zones, including single family neighborhoods. The bill requires ownership of this land prior to January 1, 2024. The LA Planning Department is proposing to omit this requirement. The omission of this provision makes Faith Based Organizations not only future land speculators but possibly unwitting business partners to aggressive developers that want access to all our neighborhoods with few restrictions and rights they would not normally receive and with no community input. We need to maintain the state's time of ownership requirement in the Affordable Housing Program for Faith Based Organizations. Please help us in this effort. Sincerely, Susan Collins Sherman Oaks

## Communication from Public

**Name:** Yasmine Yousaf

**Date Submitted:** 05/29/2024 04:24 PM

**Council File No:** 23-0172

**Comments for Public Posting:** The Neighborhood Council 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. 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.

## Communication from Public

**Name:** Robin Rudisill

**Date Submitted:** 05/29/2024 04:27 PM

**Council File No:** 23-0172

**Comments for Public Posting:** Dear Councilmember Park, I support the city's goal of adding more affordable housing in Los Angeles. But restrictions and guidelines are equally important to ensure that affordable housing is built without unintended consequences that would negatively impact existing communities in Los Angeles. Currently the Planning Department is proposing the omission of a "time of ownership" requirement for Faith Based Organizations in the Housing Element incentive program. Based on state law SB 4, the intent of this bill was to allow Faith Based Organizations to build affordable housing on land they owned in restrictive zones, including single family neighborhoods. The State of California law currently in place requires ownership of this land prior to January 1, 2024. There was very good reason to include this requirement in the law. However, based on pressure from developers, the LA Planning Department is proposing to omit this requirement. The omission of this provision makes Faith Based Organizations not only future land speculators but possibly unwitting business partners to aggressive developers that want access to all our neighborhoods with few restrictions and rights they would not normally receive and with no community input. We need to maintain the state law's time of ownership requirement in the Affordable Housing Program for Faith Based Organizations. Please work for your constituent community members (as opposed to developers looking to maximize profits) to assure this happens. Sincerely, Robin For the Love of Los Angeles and our precious Coast, Robin Rudisill (310) 721-2343

**From:** Robin Rudisill wildrudi@icloud.com  
**Subject:** Faith Based Organizations need guidelines too  
**Date:** May 29, 2024 at 4:18 PM  
**To:** councilmember.park@lacity.org  
**Cc:** Kevin Brunke kevin.brunke@lacity.org, Jeff Khau jeff.khau@lacity.org, Star Parsamyan star.parsamyan@lacity.org, Jacob Burman jacob.burman@lacity.org, Juan Fregoso juan.fregoso@lacity.org, Sean Silva sean.silva@lacity.org, Matthew Glesne matthew.glesne@lacity.org, Erika Cui erika.cui@lacity.org, blair.smith@lacity.org



Dear Councilmember Park,

I support the city's goal of adding more affordable housing in Los Angeles. But restrictions and guidelines are equally important to ensure that affordable housing is built without unintended consequences that would negatively impact existing communities in Los Angeles.

Currently the Planning Department is proposing the omission of a "time of ownership" requirement for Faith Based Organizations in the Housing Element incentive program. Based on state law SB 4, the intent of this bill was to allow Faith Based Organizations to build affordable housing on land they owned in restrictive zones, including single family neighborhoods. The State of California law currently in place requires ownership of this land prior to January 1, 2024. There was very good reason to include this requirement in the law. However, based on pressure from developers, the LA Planning Department is proposing to omit this requirement.

The omission of this provision makes Faith Based Organizations not only future land speculators but possibly unwitting business partners to aggressive developers that want access to all our neighborhoods with few restrictions and rights they would not normally receive and with no community input.

We need to maintain the state law's time of ownership requirement in the Affordable Housing Program for Faith Based Organizations.

Please work for your constituent community members (as opposed to developers looking to maximize profits) to assure this happens.

Sincerely,  
Robin

*For the Love of Los Angeles  
and our precious Coast,  
Robin Rudisill  
(310) 721-2343*



## Communication from Public

**Name:** Robin Rudisill

**Date Submitted:** 05/29/2024 04:30 PM

**Council File No:** 23-0172

**Comments for Public Posting:** Re. Council File 23-0172 Religious Institutions/Faith-Based Owned Property/SB 4 Dear Councilmember McOsker, I support the city's goal of adding more affordable housing in Los Angeles. But restrictions and guidelines are equally important to ensure that affordable housing is built without unintended consequences that would negatively impact existing communities in Los Angeles. Currently the Planning Department is proposing the omission of a "time of ownership" requirement for Faith Based Organizations in the Housing Element incentive program. Based on state law SB 4, the intent of this bill was to allow Faith Based Organizations to build affordable housing on land they owned in restrictive zones, including single family neighborhoods. The State of California law currently in place requires ownership of this land prior to January 1, 2024. There was very good reason to include this requirement in the law. However, based on pressure from developers, the LA Planning Department is proposing to omit this requirement. The omission of this provision makes Faith Based Organizations not only future land speculators but possibly unwitting business partners to aggressive developers that want access to all our neighborhoods with few restrictions and rights they would not normally receive and with no community input. We need to maintain the state law's time of ownership requirement in the Affordable Housing Program for Faith Based Organizations. Please work for your constituent community members (as opposed to developers looking to maximize profits) to assure this happens. Sincerely, Robin For the Love of Los Angeles and our precious Coast, Robin Rudisill (310) 721-2343

**From:** Robin Rudisill wildrudi@mac.com

**Subject:** Faith Based Organizations need guidelines too

**Date:** May 29, 2024 at 4:23 PM

**To:** Tim McOsker-Councilmember CD15 councilmember.mcosker@lacity.org

**Cc:** Erika Cui erika.cui@lacity.org, Matthew Glesne matthew.glesne@lacity.org, blair.smith@lacity.org, jeanne.min@lacity.org, Anissa Raja Anissa.Raja@lacity.org, Pamela Thornton pamelathornton@lacity.org, adam.acosta@lacity.org, Drew Leach drew.leach@lacity.org, Christian Guzman christian.l.guzman@lacity.org, erika.velazquez@lacity.org



**Re. Council File 23-0172  
Religious Institutions/Faith-Based Owned Property/SB 4**

Dear Councilmember McOsker,

I support the city's goal of adding more affordable housing in Los Angeles. But restrictions and guidelines are equally important to ensure that affordable housing is built without unintended consequences that would negatively impact existing communities in Los Angeles.

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Sincerely,  
Robin

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