

## Communication from Public

**Name:** Brad Kane  
**Date Submitted:** 08/07/2024 02:39 PM  
**Council File No:** 23-0172  
**Comments for Public Posting:** Can you please name is as 08/03/24 Community Impact Statement submitted by South Carthay Neighborhood Council



August 3, 2024

Karen Bass  
Los Angeles City Mayor  
City Hall  
200 N. Spring Street  
Los Angeles, California 90012  
Email: [karen.bass@lacity.org](mailto:karen.bass@lacity.org)

Re: Council File # 23-0172

Opposition to: (i) removal of SB4's requirement that property sought to be developed by a Faith Based Organization (FBO) be acquired by January 1, 2024; and  
(ii) any increase in the allowable non-income restricted units beyond 5%.

Dear Mayor Bass,

The South Carthay Neighborhood Association ("SCNA") opposes two aspects of CF 23-0172. First, The SCNA opposes the removal of the date of ownership criterion from the Faith Based Incentive Program in LA's Housing Element for religious and non-profit educational organizations. Second, the SCNA opposes any increase of the allowable non-income restricted units, including the proposed increase from 5% to 20% for what is represented to be 100% affordable housing to be built by religious and non-profit educational organizations.

Last year, Senate Bill 4 granted Faith Based Organizations ("FBO") and non-profit educational organizations 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 specifically added a time restriction to prevent these organizations from becoming land speculators acquiring new properties and being granted these special waivers. Further, the promise of 100% affordable housing is undermined by any increase in the allowable non-income restricted units above 5%.

To remain true to the purposes of SB 4, avoid land speculation raising housing costs, and produce affordable housing, the SCNA asks the City Council to: (i) add the January 1, 2024 date of ownership restriction to the FBO incentive program; and (ii) reject any increase in the allowable non-income restricted units above 5%.

Please let us know where you stand on this issue as soon as possible. We will follow up shortly with a phone call to your office, or I may be reached at (323) 697-9840.

Sincerely,

Brad Kane

President

South Carthay Neighborhood Association

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