



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 23-0172 - Agenda Item Number: 7

LA City SNow <cityoflaprod@service-now.com>

Sat, May 25, 2024 at 9:37 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: lahd-hdb-ahcstaff@lacity.org, Clerk.CIS@lacity.org, Tiffany.Prescott@hacla.org, CPC@lacity.org, ach.alternate@lacity.org, APCSouthValley@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or Resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Greater Toluca Lake

Name: Tess Taylor

Email: tess.taylor@gtlnc.org

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/21/2024

Type of NC Board Action: Against

Impact Information

Date: 05/25/2024

Update to a Previous Input: No

Directed To: Affordable Housing Commission, City Council and Committees, Area Planning Commission - South Valley, City Planning Commission, Housing Authority of the City of Los Angeles

Council File Number: 23-0172

City Planning Number:

Agenda Date: 05/21/2024

Item Number: 7

Summary: GTLNC opposes the removal of the date of ownership criterion from the Faith Based Incentive Program in LA's Housing Element. Section 65913.16 of the Government Code, relating to housing, Chapter 771 (SB 4, 2023) grants Faith Based Organizations and Institutions of Higher Learning (FBOs) 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 to help these FBOs build so-called affordable housing, and the bill added a time restriction to prevent these FBOs from becoming land speculators acquiring new properties and being granted special waivers. Now the Los Angeles City Planning Department has proposed adding “more flexibility” to SB 4 by removing the date of ownership criterion. FBOs will now be the only group who can purchase new sites on an advantaged basis in single family neighborhoods. GTLNC opposes FBOs being allowed to build multi-family housing on land they acquired after January 1, 2024 in single-family neighborhoods. GTLNC asks that the date of ownership restriction be added to the FBO Incentive Program. # # # END # # #

Ref:MSG10417407



2024-05-21 GTLNC Opposes removal of ownership date criterion from FBO CF 23-0172.pdf

307K



Community Impact Statement



Filed via CIS portal to [Council File 23-0172](#) (Yaroslavsky).
Religious Institutions / Faith-Based Owned Property / Affordable Housing /
Supportive Housing / Development / Land Use / SB 4 (Wiener).

**Unanimously Approved by
the Greater Toluca Lake Neighborhood Council
at its Regular Board Meeting on Tuesday, May 21st, 2024**

VOTE: 14 / 0 / 0

Position: OPPOSE

GTLNC opposes the removal of the date of ownership criterion from the Faith Based Incentive Program in LA's Housing Element.

Section 65913.16 of the Government Code, relating to housing, Chapter 771 (SB 4, 2023) grants Faith Based Organizations and Institutions of Higher Learning (FBOs) 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 to help these FBOs build so-called affordable housing, and the bill added a time restriction to prevent these FBOs from becoming land speculators acquiring new properties and being granted special waivers.

Now the Los Angeles City Planning Department has proposed adding "more flexibility" to SB 4 by removing the date of ownership criterion. FBOs will now be the only group who can purchase new sites on an advantaged basis in single family neighborhoods.

GTLNC opposes FBOs being allowed to build multi-family housing on land they acquired after January 1, 2024 in single-family neighborhoods.

GTLNC asks that the date of ownership restriction be added to the FBO Incentive Program.

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