

Senate Bill 4 Report Back

REPORT AND RECOMMENDATIONS RELATIVE TO RELIGIOUS INSTITUTIONS AND
PROPERTIES OWNED BY FAITH-BASED INSTITUTIONS LOCATED IN COUNCIL
DISTRICT FIVE

CF 23-0172

LOS ANGELES
CITY PLANNING

March 2024

Council Motion

Requested LACP, LAHD, and the CAO, in consultation with the City Attorney, to report back on:

- (1)** All properties owned by religious institutions located within CD 5, and the current land use/zoning regulatory controls on these parcels
- (2)** Information on State or local incentives that could expedite the development of affordable and supportive housing
- (3)** The impact SB 4 would have on further streamlining the development of affordable housing at these locations, soliciting input from affordable housing developers and faith-based organizations

Senate Bill (SB) 4 Overview

Provides ministerial streamlining for 100% Affordable Housing Projects proposed on lands owned by Faith-based Organizations (FBOs) and Not for Profit Higher Education institutions (HEDs).

- If meets certain criteria (labor, environmental, historic, tenants (10 yrs), non-industrial, etc)
- Site must be owned by 2024
- Receives height and density allowances + DB
 - A min. of **30 units / acre + one story**
 - OR **an adjoining parcel**
- Subject to a 60/90 day period to determine conformance (except for DRB areas)



St. Mary's Episcopal Church in Hollywood

Methodology for CD 5 Analysis

FBO sites mapped using LA County assessor data (ownership, use codes, and tax exemption status).

Web app refined FBO sites as “SB 4 Yes” “SB 4 Maybe” “SB 4 No” based on available information

Sites are “SB 4 No” when we can confirm exclusion and “maybe” when further information is required (e.g. for sites with one-family residences, or in fire zones)

Web App has limitations and data is not ensured to be 100% accurate

Council District	Yes	Maybe	No
1	222	96	365
2	133	64	13
3	164	54	30
4	108	80	147
5	190	91	112
6	176	62	7
7	45	124	141
8	645	241	180
9	563	243	124
10	159	139	208
11	160	62	143
12	80	45	55
13	164	141	214
14	191	167	269
15	339	142	150

Table 1.4 – FBO owned parcels and SB 4 Eligibility by Council District

Methodology for CD 5 Analysis

Conducted interviews with religious leaders and affordable housing developers to identify barriers:

1. Affordability and Use restrictions
2. Limited knowledge of real estate and affordable housing
3. Limited financing options



Key Findings

Report analyzed eligible sites, their zoning and resource area to find that:

- 1.** SB 4 can increase affordable housing production in areas where zoning precludes multifamily housing (such as CD 5)
- 2.** SB 4 can help Affirmatively Further Fair Housing (AFFH) in high resource areas that have historically underproduced affordable housing (such as CD 5)
- 3.** SB 4 will help alleviate zoning restrictions that are barriers to high density development and leave land underutilized
- 4.** More flexible affordability requirements are necessary for expanding SB 4 eligibility and feasibility

Recommendations

1. Develop a local zoning ordinance for affordable housing developments on sites owned by Faith Based institutions (AHIP in CHIP ordinance)
 - a. Align definitions and many key provisions
 - b. Provide a tailored menu of incentives for lower + higher density zoned sites
 - c. Provide more flexible affordability requirements by allowing 20% non-restricted
 - d. Provide more flexibility than SB 4 (e.g. removal of SB 4's requirement for institutions to have owned the site by January 1, 2024, some of the site exclusions and labor requirements).
2. Partner with qualified Affordable Housing advocacy groups to provide training and support for FBOs developing affordable housing projects

Select Appendices

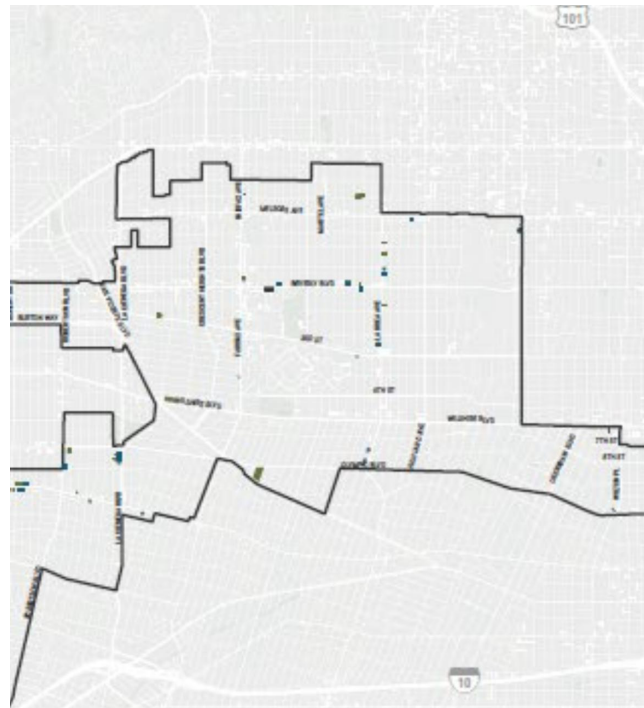
SB 4 [Web App](#)

FBO Site Methodology

FBO sites by CD

SB4 vs AHIP comparison

[Sites Inventory Appendix](#)



Questions?