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March 8, 2024

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REPORT AND RECOMMENDATIONS RELATIVE TO RELIGIOUS INSTITUTIONS AND  
PROPERTIES OWNED BY FAITH-BASED INSTITUTIONS LOCATED IN COUNCIL DISTRICT  
FIVE (CF 23-0172)**

**I. INTRODUCTION**

On March 22, 2023, Los Angeles City Council adopted the Housing and Homelessness Committee report relative to properties owned by religious institutions located in Fifth Council District. In particular, the Committee instructed the Department of City Planning (DCP), the Los Angeles Housing Department (LAHD) and the City Administrative Officer (CAO), in consultation with the City Attorney, to prepare a report with recommendations in 90 days on the following:

- a. All religious institutions and properties owned by religious institutions located within Council District 5 and the current land use/zoning regulatory controls on these parcels.
- b. Information as to any State or local incentives that currently exist that are feasible toward and/or expedite the development of affordable and supportive housing.
- c. The impact Senate Bill 4 (SB 4), if enacted into law, would have on further streamlining the development of affordable housing at these locations.

In addition, the Committee also instructed the LAHD, DCP and CAO, to request input from affordable housing developers, the co-sponsors of SB 4, and religious institutions that have developed or are in the process of developing on-site affordable housing, to include recommendations in their report for creating affordable and supportive housing on property owned by religious institutions.

SB 4 was signed into law on October 11, 2023, and became effective January 1, 2024.

## II. SUMMARY OF KEY FINDINGS

Our analysis finds that there is a significant amount of land owned by faith-based organizations (FBO) and nonprofit independent higher education institutions (non-public) that could be eligible for streamlining incentives and affordable housing development under SB 4. The senate bill has potential to Affirmatively Further Fair Housing (AFFH) and advance the goals set forth in the 2021-2029 Housing Element Update to expand access to affordable housing in neighborhoods where it has often been absent, such as higher resourced communities. There remain, however, significant barriers to the development of affordable housing on these sites. Despite relaxing some zoning restrictions and streamlining approval processes, affordable housing development is a complicated and costly process. There may be additional measures the City can undertake to support SB 4 in achieving its goals.

Below is a summary of key findings addressed in this report:

- **Zoning restrictions often preclude affordable housing development where housing is currently permitted.** Faith-based and educational institutions are often located in areas that are precluded from permitting affordable (multifamily) housing. Over 70 percent of the City's residential zoned properties do not permit multifamily housing development by-right. Sites not currently zoned for multifamily housing will benefit from use of local zoning incentives and streamlined processes in SB 4.
- **Provisions of SB 4 can help Affirmatively Further Fair Housing (AFFH).** AFFH is a state and federal requirement to address disparities resulting from past and current patterns of segregation to foster more inclusive communities. This includes policies to more equitably distribute the production of affordable housing, particularly in areas with higher resources. Allowing affordable housing development to occur on select single family sites owned by Faith Based organizations (FBO) and Higher Education (HED) sites will lead to more affordable development in areas with lower land intensity uses, which tend to be higher resource areas in Los Angeles.
- **Zoning restrictions create barriers for higher density development and leave excess land underutilized.** While SB 4 addresses some of the most common zoning barriers to develop affordable housing, there are additional challenges regarding density, height and floor-to-area ratio restrictions that limit multifamily development on FBO sites that should be addressed. For SB 4 to be most effective, it needs to be used in conjunction with local density bonus and affordable housing incentive programs.
- **Flexibility of affordability requirements is needed by FBO sites.** One Hundred percent of all the units development using SB 4 must be deed restricted affordable, except that 5% of the units may be reserved for staff of the respective institution. Religious institutions have expressed interest in more flexible housing eligibility requirements to include more members of their institutions (i.e., parish members).

### III. RECOMMENDATIONS

In furtherance of the goals described by the motion and SB 4, several key recommendations have been developed. The recommendations below describe ways local and state actors may establish better resources and a set of incentives to support and streamline measures for faith-based organizations to develop affordable housing projects on their underutilized land.

1. **Develop a local zoning ordinance for affordable housing developments on sites owned by faith-based institutions with tailored incentives that provides more flexibility than SB 4.**
  - a. Align definitions and establish general understanding that a Faith Based Organization (FBO) site refers to properties or locations that are affiliated with religious organizations or institutions, and currently used for religious, charitable, or community uses.
  - b. Provide a tailored menu of incentives for lower and higher density zoned sites, allowing height and bulk incentives to be appropriately differentiated.
  - c. Provide more flexibility than SB 4 by aligning with the City's affordable housing incentive framework and modifying or removing some of the SB 4 eligibility requirements to further facilitate the development of affordable housing. This may include the 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.
  - d. Provide more flexible affordability requirements by allowing 20 percent of the units in a project to be unrestricted by income. This will allow for more economic feasibility.
  
2. **Partner with qualified Affordable Housing advocacy groups to provide training and support for Faith Based Organizations (FBO) to facilitate the development of 100% Affordable Housing.**
  - a. Partner with qualified Affordable Housing advocacy groups like the Southern California Association of Nonprofit Housing (SCANPH) (See Appendix 1.1) to provide training and support for Faith Based Organizations (FBO) to facilitate the development of 100% Affordable Housing.

### IV. BACKGROUND

#### Past State Law Changes

Over the last several years, due to the state's affordable housing crisis, several bills have been introduced to facilitate affordable housing projects on land owned by religious and educational institutions. Two bills focused on parking for housing projects at religious owned sites (AB 1851 and AB 22444) proposed by Assemblywoman Wicks passed in 2020 and 2022 respectively.

#### Senate Bill (SB) 4 Background

On December 5, 2022, Senate Bill 4 (Wiener), the *Affordable Housing on Faith Lands Act*, was introduced with the purpose of facilitating the development of affordable housing on sites owned by religious institutions and not for profit independent higher education institutions (does not

include public universities).<sup>1</sup> Governor Newsom signed the bill into law on October 12, 2023, it went into effect on January 1, 2024, and will sunset in 2036.

In an effort to advance the goal of developing affordable housing, SB 4 will make affordable housing easier to build for faith-based institutions and independent nonprofit colleges.<sup>2</sup> Many of these uses are already community anchors and have available land but are located in areas that are not zoned to permit multifamily housing. This means that in order to construct new housing, the religious institution and affordable housing developer partners must apply for a discretionary entitlement to rezone their land. This legislative process requires City Council approval and also requires the completion of an environmental review process in conformance with the California Environmental Quality Act (CEQA), a process that costs money and often causes significant delays in building affordable housing. SB 4 creates incentives to by-pass these processes for 100% affordable developments.

SB4 allows for the by-right approval of development projects consisting of 100 percent affordable housing units with some additional allowances for ground floor ancillary uses. Through a by-right process, a project eligible under SB 4 would not require a zone change, zone variance, or conditional use, for example, and would not be subject to the California Environmental Quality Act (CEQA). Additionally, qualifying projects may also include any religious institutional use or other legally permitted use that previously existed on the site.

Additional eligibility criteria include:

- The site was owned by the higher education or religious institution on or before January 1, 2024.
- The parcel is in an urbanized area and at least 75% of the perimeter is surrounded by urban uses.
- The parcel is not located on a list of sensitive sites (e.g., wetlands, prime farmland, hazardous waste site, flood hazard area) specified in subparagraphs (B) to (K) of California Government Code Section 65913.4(a)(6) The development project cannot propose demolition of a historic structure that was placed on a national, state, or local historic register.
- The project would not require the demolition of deed-restricted affordable housing, rent-controlled housing, or housing that has been occupied by tenants within the past 10 years.
- The site cannot have had rental housing that was demolished within the past 10 years.
- The project may not be on a site, or adjacent to a site, where more than one-third of the square footage is dedicated to industrial use. The site may not be within 1200 feet of a heavy industrial use, or 1600 feet of a Title V permitted use.
- The site is not eligible if within 3200 feet of an oil or natural gas extraction or refinery use unless there is already an existing and permitted multifamily use on the parcel.

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<sup>1</sup> California Legislative Information: Senate Bill 4:

[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202320240SB\\_4](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240SB_4)

<sup>2</sup> A list of these institutions may be found here: <https://aiccu.edu/page/memberinstitutions>.

- Established labor provisions and prevailing wages must be met during project development.

The bill also states that local governments may conduct a design review of developments so long as it is objective and focused on compliance with adopted local standards that are broadly applicable to developments in the jurisdiction.

### **SB 4 Affordability Requirements**

The bill requires 100 percent of a development project's total units (exclusive of a manager's unit or units) to be affordable to lower income households, generally defined as those making 80 percent of the area median income (AMI) or less. Up to 20 percent of units may be for moderate income households, and up to 5 percent of units may have unrestricted affordability to facilitate housing access to religious institution's staff. The affordable units would be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

### **Labor Requirements**

SB 4 requires contractors to pay prevailing wages and meet certain healthcare requirements, similar to state and local government requirements, as a condition of utilizing streamlining provisions of the law. Projects with 10 or more units are subject to prevailing wage and projects with 50 more units are subject to a project labor agreement.

### **Environmental Assessments and Mitigation**

SB 4 requires that all projects complete a Phase I environmental assessment, and if warranted, a Phase II environmental assessment. If a recognized environmental condition is found, an environmental assessor must be hired to undertake a preliminary endangerment assessment to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. If a release of hazardous substance or potential for exposure is found to exist, the effects shall be mitigated to a level of insignificance in compliance with state and federal requirements.

### **Minimum Density and Development Standards**

The bill also establishes minimum development standards that allow for qualified affordable housing projects in all zones that are not industrial, including in single-family residential zones. In large cities such as the City of Los Angeles, SB 4 provides a base density of 30 units per acre for projects located in residential zones or 40 units per acre in nonresidential zones. Projects in all areas are also provided one additional story above the maximum height otherwise applicable to the parcel. If a higher level of height or density is allowed by the local government, either on the parcel or an adjoining parcel, the higher allowance shall apply.

### **Density Bonus**

This bill also specifies that a site eligible for SB 4 will also be eligible for a density bonus and associated incentives or concessions, or waivers or reductions of development and parking standards pursuant to state density bonus law. There is an exception that says if a project receives the one-story height incentive described above, a project applicant may not use a density bonus incentive, waiver, or concession to further increase the height of the development.

### **Parking Standards**

SB 4 projects require off-street parking of up to one space per unit, unless a local ordinance provides for a lower standard of parking, or no parking requirement if the parcel is located within one-half mile walking distance of a high-quality transit corridor or a major transit stop or if there is a car share vehicle within one block of the parcel.

### **Housing Element Rezoning Efforts**

In 2021, Council adopted the 2021-2029 Housing Element Update (CF 21-1230), establishing a commitment to rezone for over 255,432 units – more than half of which are lower-income housing – by February 2025. The Rezoning need will be addressed through a variety of efforts, including the Citywide Housing Incentive Program (CHIP), a cornerstone of the City's efforts to meet its state housing obligations and provide greater housing access.

More specifically, the CHIP outlines a wide array of citywide incentive-based strategies, which will be implemented through one or more simultaneous zoning code amendments. These incentive-based strategies will not modify the underlying zoning of a property, but will instead offer density, floor area, height, parking, and other incentives in exchange for the provision of affordable housing units. Incentives will be offered to build on existing zoning to incentivize the production of affordable housing projects.

One such example of an incentive-based strategy is the Affordable Housing Incentive Program (AHIP)—previously described as the Affordable Housing Overlay (AHO) Program—as described in Council File 21-0972 and detailed in Appendix 1.3. In alignment with the goals of SB 4, AHIP includes tailored incentive-based strategies to facilitate by-right affordable housing production on underutilized parking (P) zones, Public Facility (PF) zones and sites owned by faith-based organizations (FBO). Like SB 4, the CHIP's FBO sub-strategy would offer density, height, and parking incentives as defined in state density bonus law. Specifically, on FBO owned sites, incentives would be tailored to reflect differences between high (5 or more base units) or low density (4 or less base units). Furthermore, the FBO sub-strategy is proposing additional Floor area ratio (FAR) incentives and more flexible eligibility requirements, to address some of the barriers and constraints in the bill and align with the city's affordable housing streamlining strategy (e.g. Executive Directive 1 and the pending Affordable Housing Streamlining ordinance).

## V. ANALYSIS

### Research Supporting Affordable Development on FBO Owned Sites

#### Terner Center at UC Berkeley

The Terner Center at UC Berkeley published a report in August 2023, titled “The Housing Potential for Land Owned by Faith-Based Organizations and Colleges.”<sup>3</sup> This study identified over 47,019 acres of potentially developable acres owned by FBOs statewide. According to the study, Los Angeles hosts just over 9% of the state’s share of potentially developable FBO sites. Half of statewide SB 4 developable land is located in the state’s “high” or “highest” resource opportunity areas and low-density, single-family neighborhoods.<sup>4</sup> This data highlights an opportunity to build housing in neighborhoods with lower poverty rates and greater economic, educational, and environmental amenities.

#### City of Pasadena’s Religious Facility Housing Ordinance

On September 19, 2022, Pasadena City Council adopted an ordinance to allow affordable housing development by-right on sites owned by religious institutions.<sup>5</sup> The religious institution must be verified as a legally established and operating non-profit and must have owned all the sites for the proposed project for a minimum of five years prior to submitting the project application. The ordinance allows a density of up to 36 dwelling units per acre, and up to 75 total dwelling units are permitted by-right for affordable housing projects that meet the ordinance’s standards.

Religious institution owned sites covered by the ordinance include lots developed with an *existing* religious facility use on-site, or lots in commercial or multifamily residential zones that are *adjacent to or contiguous with* a lot developed with an existing religious facility use. Under these provisions, rental housing units must allocate at least 80% of their units to low-income households, while the rest are reserved for moderate income households. The rental rates for income-restricted units will remain affordable indefinitely. For-sale housing units must sell a minimum of 80% of their units to moderate-income households, with the remaining going to workforce income households. Alternatively, 50% of units can be sold to low-income households, with the rest for workforce income households, and these income-restricted units will be under a 45-year affordability covenant. The ordinance also offers additional parking relief.

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<sup>3</sup> [Terner Center at UC Berkeley. "The Housing Potential for Land Owned by Faith-Based Organizations and Colleges"](#)

<sup>4</sup> [Terner Center at UC Berkeley. "The Housing Potential for Land Owned by Faith-Based Organizations and Colleges"](#)

<sup>5</sup> [https://library.municode.com/ca/pasadena/ordinances/code\\_of\\_ordinances?nodeId=1178060](https://library.municode.com/ca/pasadena/ordinances/code_of_ordinances?nodeId=1178060)

## Constraints

### **Zoning Constraints Affecting the Identified Sites**

As previously mentioned, faith-based and educational institutions are often located in areas not zoned to permit multifamily housing. The overall development potential and geographic distribution of multifamily housing is highly affected by zoning because over 70 percent of the City’s residential zoned properties do not permit multifamily housing development by-right. Affordable housing developments proposed on sites that do not currently allow multifamily development but satisfy the requirements of the proposed bill would be eligible to receive by-right approval as well as minimum development standards. As visualized in Table 1.1 below, 22 percent of FBO owned sites citywide are zoned for single family, whereas 41 percent of FBO owned sites are zoned for multifamily residential development and the remainder are zoned for varying land uses including industrial and manufacturing zones. Of the total FBO owned sites in Los Angeles, nearly 76 percent may be eligible for SB 4 provisions.

Table 1.1 Percentage of Total FBO owned Sites Citywide

|   | <b>Single Family Zoned<br/>FBO Sites</b> | <b>Multifamily Zoned<br/>FBO Sites</b> | <b>Sites Potentially<br/>Eligible for SB 4</b> |
|---|--|--|--|
| <b>Percentage of<br/>Citywide FBO<br/>owned sites</b> | 22%                                      | 41%                                    | 76%  |

In subsequent sections of this report, we identify the location and current zoning of sites that would benefit from streamlining approval given that SB 4 has been signed into law.

### **Affordable Housing Production and Financing**

Availability and access to capital for affordable housing projects is limited and expensive. Public resources are available through federal, state and local funding programs, but in amounts far below demand and need. The limited resources are very competitive, with requests exceeding available funds by as much as three to one for funds administered by LAHD. With the passage of voter-approved United to House LA (Measure ULA), there is the potential of significantly increasing the pool of local funding for multifamily housing production.

### **Labor and Workforce Requirements**

Under SB 4, a proposed development with 10 or more units is subject to prevailing wage and proposed developments of 50 or more units are subject to additional labor requirements related to health care and apprenticeship programs. Prevailing wage and other workforce requirements for affordable housing developments are not new for the City of Los Angeles. Projects funded by Proposition HHH and Measure ULA both have specific labor requirements, as do most projects funded by public agencies. The Bureau of Contract Administration, Department of Public Works monitors and enforces compliance with state and federal prevailing wage requirements and apprenticeship requirements for local affordable housing projects.



### **Stakeholder Constraints**

DCP and LAHD interviewed affordable housing developers and religious institutions with experience working in partnership on affordable housing developments in the City of Los Angeles. Additional stakeholder feedback on these topics was collected at the November 2023 Southern California Association of Non-Profit Housing (SCANPH) conference during a panel entitled “Partnering with Places of Worship: Opportunities, challenges, and the Impact of SB 4.” Some of the challenges noted by stakeholders include:

Limited knowledge of real estate and affordable housing: Religious institutions without any previous real estate experience may not have the knowledge or capacity to navigate the local housing development approval process. This can include how to pursue a development partner, familiarity with the development process and the ongoing cost implications of maintaining housing over the long term. There may be opportunities for the City to leverage existing resources to offer assistance to interested faith-based organizations.

Limited financing options<sup>6</sup>: Religious institutions may not be aware of how regulations relating to public financing affect project costs and timelines or affect their ability to meet project goals. In some cases, private financing may be a better option due to the increased flexibility it may provide, in addition to their limited knowledge of public financing opportunities and availability of funds. One religious institution expressed a lack of familiarity with applying for local and state funding programs and recommended opportunities to educate religious institutions who are interested in developing affordable housing. As a potential strategy, one institution shared an example of partnering with an established affordable housing developer with extensive experience developing 100% affordable housing in Los Angeles County to more effectively navigate the capital stacking normally required for financing housing development for low-income households.

Affordability and Use restrictions: Several stakeholders expressed concern and challenges with the limitations of making housing available to members of faith-based institutions due to income-based affordability requirements. Affordable housing developers voiced concerns about the limited use permissions under SB 4 and that broader social services beyond childcare facilities should be taken into consideration.

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<sup>6</sup> [https://nhpfoundation.org/documents/NHPF\\_FaithBasedAffordableHousing\\_Articles.pdf](https://nhpfoundation.org/documents/NHPF_FaithBasedAffordableHousing_Articles.pdf)

**Implications of SB 4 on Council District 5**

**SB 4 Eligibility of Sites**

Utilizing Los Angeles County Assessor use information, DCP was able to identify 393 faith owned sites (occupying 5.6 million sq. ft. of land area) in Council District 5 that may be eligible for SB 4 provisions. Approximately 98% of FBO sites identified in the district are located in High and Highest Resource areas, in alignment with citywide priorities to unlock opportunities to develop affordable housing for lower income households and affirmatively further fair housing. Information on potentially eligible sites Citywide and in CD 5 are detailed in Table 1.2 and 1.3 below.

Table 1.3 FBO Sites Potentially Eligible for SB 4 Provisions in CD 5

| Potentially Eligible | Not Eligible | Total FBO owned Parcels | Eligible FBO Site Square Footage |
|----------------------|--------------|-------------------------|----------------------------------|
| 281                  | 112          | 393                     | 2.5 million                      |

Table 1.3 Percentage of Total FBO owned Sites

|                 | Single Family Zoned FBO Sites | Multifamily Zoned FBO Sites | FBO Sites Potentially Eligible for SB 4 | FBO Sites in High or Highest Resource Areas |
|-----------------|-------------------------------|-----------------------------|---|---|
| <b>Citywide</b> | 22%                           | 41%                         | 76%                                     | 19%   |
| <b>CD 5</b>     | 12%                           | 37%                         | 71.5%                                   | 98%   |

The criteria used to identify sites that are “No” (not eligible), “Maybe” (potentially eligible) and “Yes” (potentially eligible) for SB 4 affordable housing development is listed below.

**No:** Farmland, wetlands, land identified under any conservation plan or easement, habitat for protected species, parcels with a local, state, or national register on site, parcels with housing in the past five years that have 2 or more units, sites with RSO units, parcels on or near industrial land uses, sites within 1600 feet of a Title V AQMD permits, parcels within 3200 feet of an active and inactive oil or natural gas extraction/refinery site with no permitted multifamily or commercial uses.

**Maybe:** In a Very High Fire Severity Zone, on a hazardous waste site, in a delineated earthquake fault zone, within a special flood hazard area, in a regulatory floodway as determined by FEMA, sites with housing in the past five years that have a single dwelling unit, within 3200 feet of an oil or natural gas refinery/extraction site with a permitted commercial use.

Yes: Sites owned by FBOs that do not meet any listed criteria in “No” or “Maybe” categories.

These criteria directly correspond to eligibility qualifications in SB 4. In addition to citing certain environmental conditions, SB 4 also contains provisions related to industrial land use, such as disqualifying otherwise eligible sites located within 1600 feet of a Title V Air Quality Management District (AQMD). UCLA’s 405 Hilgard Avenue address holds a Title V permit, so any FBO owned sites within 1600 feet of that parcel are SB 4 “No.”

For more robust detail on the eligibility methodology, see Appendix 1.2.

Table 1.4 FBO Parcels by Council District (the Potentially Eligible category includes parcels that were identified as SB 4 “yes” and SB 4 “maybe.” For a breakdown on the count of “yes” and “maybe” parcels see Table 1.5.)

| Council District | Potentially Eligible* | Not Eligible |
|------------------|-----------------------|--------------|
| 1                | 318                   | 365          |
| 2                | 197                   | 13           |
| 3                | 218                   | 30           |
| 4                | 188                   | 147          |
| 5                | 281                   | 112          |
| 6                | 238                   | 7            |
| 7                | 169                   | 141          |
| 8                | 886                   | 180          |
| 9                | 806                   | 124          |
| 10               | 298                   | 208          |
| 11               | 222                   | 143          |
| 12               | 125                   | 55           |
| 13               | 305                   | 214          |
| 14               | 358                   | 269          |
| 15               | 481                   | 150          |

## CONCLUSION

As discussed in this report, Senate Bill 4 has the potential to streamline a significant amount of affordable development in high and highest resource areas citywide. By offering use and affordability flexibility through local incentive programs defined in the Citywide Housing Incentive Program, there may be lesser regulatory barriers preventing affordable housing developers from advancing SB 4 and 2021-2029 Housing Element goals. Additionally, partnering with organizations like the Southern California Association of Nonprofit Housing (SCANPH) to establish training and support services for FBO leaders and housing developers will mitigate the procedural barriers facing affordable housing developers. The Department of City Planning appreciates this opportunity to provide further information and clarification on these tools, and in particular how they relate to ongoing efforts related to land use and planning. As work continues on these efforts, the departments look forward to continued collaboration and information sharing. The recommendations provided in this report are intended to further facilitate this collaboration.

For questions, please contact Senior City Planner Matthew Glesne at [matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent P. Bertoni", with a large, stylized flourish at the end.

VINCENT P. BERTONI, AICP  
Director of Planning - LACP

cc: Ann Sewill, General Manager, Housing Department  
Matthew W. Szabo, City Administrative Officer, City Administrative Office

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**FBO Web Application Overview:**

The “Map of Faith-Based Owned Land in Los Angeles” web application maps parcels owned by FBOs across the City and includes an additional layer classifying each parcel’s SB 4 eligibility as “yes” “no” or ‘maybe.” SB 4 also includes provisions for streamlining affordable housing on parcels owned by members of the [Association of Independent California Colleges](#). These were excluded from the web app because only one of these schools, The American Jewish University, is located in CD 5. That university is already included on the map as a Faith-Based Organization.

Other layers include Council Districts, Tax Credit Allocation Committee Opportunity Areas (TCAC), a layer called AB 2097 after the assembly bill mandating that no parking can be required for affordable projects with ½ mile of public transit, Historical Preservation Overlay Zones (HPOZ), Community Plan Implementation Overlays (CPIO), and Specific Plans to indicate where additional design reviews may be required for SB 4 FBO projects. Very high Fire Severity Zones (VFHSZ), Housing within the Last 5 Years, and SB 4 Industrial Layers are included because they have the greatest impact on SB 4 parcel eligibility. “LUPAMS” data is used for retrieving ownership information that appears in the attribute table when a FBO owned parcel is clicked on.

The web application may be accessed at this link: [FBO Web App Viewer](#)

Username: CD5\_Guest

Password: CD5\_portal2

## Appendix 1.1




# Faith-Based Development Opportunities for Affordable Housing

A background image of a city skyline, likely Los Angeles, with various skyscrapers and buildings under a clear sky. The image is partially obscured by a blue overlay on the left side where the title is located.

It's clear there is an alignment in mission between religious institutions and nonprofit affordable housing developers. SCANPH's advocacy work has strongly asserted that places of worship that want to provide homes on such underutilized land should not be limited, delayed, or prevented from taking this action. SCANPH was the primary cosponsor of SB 4, often called "the church lands bill". SB 4 was passed into law in 2023 and makes 100% affordable housing development projects by right on land owned by a religious institution, as well as on land owned by an independent institution of higher education.

A report from the Turner Center for Housing Innovation at the UC Berkeley estimates the housing potential for land owned by faith-based institutions. [View the report here.](#)

### WHO WE ARE




SCANPH is a membership association composed of businesses that support the development of affordable housing; nonprofit developer organizations - our core member - build, own, and operate thousands of low-income multi-family units to serve those most in need in communities across our region.

### HOW WE CAN HELP



It's important to note that affordable housing development is extremely challenging and requires a sophisticated understanding of financing and land use; therefore, joint development with an experienced nonprofit developer is likely necessary. SCANPH can provide access to trainings/workshops, planning and land use consultants, RFP examples/templates and Affordable Housing Developers.

### LEARN MORE




SCANPH is happy to share the above resources with faith-based institutions that are ready to develop affordable housing. If you have land that you are interested in possibly transforming into an affordable housing development opportunity or have any additional questions, please [get in touch.](#)

## CONTACT US

 [www.scanph.org](http://www.scanph.org)

 [info@scanph.org](mailto:info@scanph.org)

 340 E. 2nd St., Suite 406  
Los Angeles, CA 90012

## **Appendix 1.2**

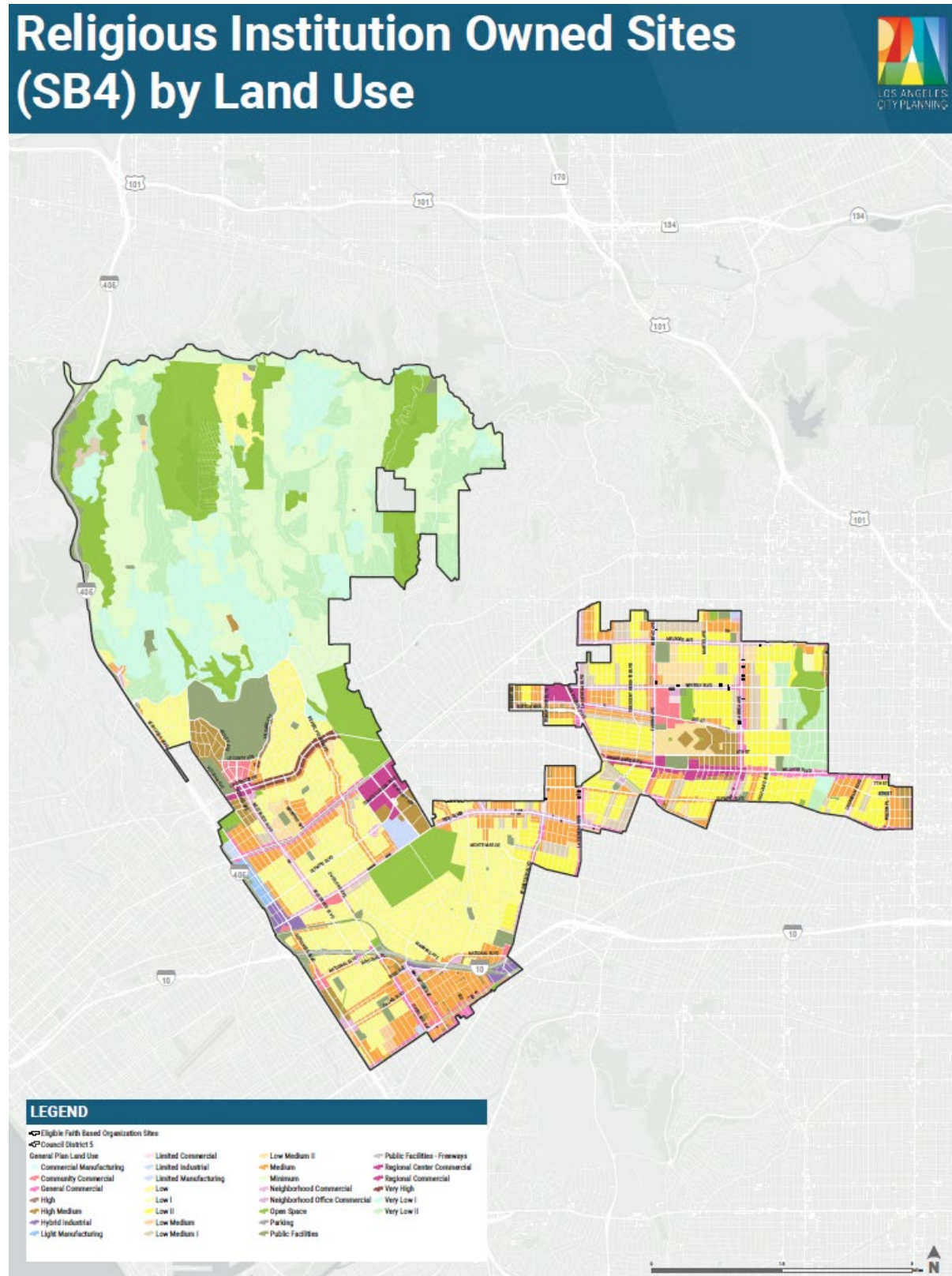
### *FBO Site Identification Methodology*

It is important to note that the sites identified in this analysis and shown on Map 1.1: “Faith Based Owned Sites by Land Use” do not represent the actual total amount of FBO properties in the City of Los Angeles because property records do not always include ownership information indicating the site is owned by a religious institution. The Department of City Planning utilized two methods to identify FBO sites. For example, to identify sites containing a church or house of worship and/or associated parking lots, the department utilized assessor use-codes 7100 and 7110, which the Los Angeles County Registrar applies to properties recorded as having an on-site church, temple, or other house of worship or a parking lot serving a house of worship. Then, to identify the properties owned by a faith-based organization that do not contain a house of worship or associated parking lot, a series of key words associated with multiple faiths were used to identify sites owned by faith-based organizations.<sup>7</sup> These sites were then cross referenced with tax exemption status to further narrow sites owned by faith-based organizations. Reference Map 4: “Religious Owned Sites by Land Use” to see FBO sites eligible under SB 4.

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<sup>7</sup> Assessor ownership information containing the following keywords was utilized to identify as many properties in the City owned by faith-based organizations: Christian, Savior, Resurrection, Christ, Islam, Muslim, Temple, Jewish, Buddhist, Hindu, Sikh, Tao, Archdioceses, Lutheran, Catholic, Dioceses, Episcopalian, Saint, Presbyterian, Orthodox, Evangelical, Pentecostal, Mormon, Advent, Methodist, Zion, Baptist, Anglican, Apostolic, Apostle, God, Congregation, Holy, Holiness, Bible, Torah, Cavalry, Fellowship, Chabad, Seventh Day, Latter day saints, Faith, Nazarene, Coptic, Gospel, Communion, and Salvation.

**Map 1.1: Faith Based Owned Sites by Land Use in CD 5**







**Table 1.5: FBO Sites Eligible for SB 4 by Council District – Including breakdown of “Yes” and “Maybe” parcels potentially eligible for SB 4**

| 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 |

### Appendix 1.3: SB 4 x FBO Incentive Program Comparison

|                           | SB 4   | Affordable Housing Incentive Program (AHIP)<br>- FBO Strategy  |
|---------------------------|--|--|
| <b>Procedure</b>          | By-right processing for 100% Affordable Housing Developments.  | By-right processing for at least 80% Affordable Housing Developments.  |
| <b>Site Applicability</b> | <p>Sites owned by religious or independent higher education nonprofit institutions regardless of zoning (except for some industrial/manufacturing areas):</p> <ul style="list-style-type: none"> <li>● Be a Religious Institution as defined by <u>Government Code Section 65913.16(a)(10)</u>, or an associated nonprofit public benefit corporation as defined in Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code</li> <li>● Not adjoined to a site where more than 1/3 of the sf is dedicated for industrial uses (which includes utilities, manufacturing, transportation storage and maintenance facilities, and warehousing uses).</li> <li>● Not within 1200 feet of heavy industrial use</li> <li>● Not within 1600 feet of Title V permitted use</li> <li>● Not within 3200 feet of active oil/natural gas or extraction site unless there is a permitted existing multifamily use on the parcel</li> <li>● SB 4 sites cannot be:               <ul style="list-style-type: none"> <li>○ Farmland</li> <li>○ Wetlands</li> <li>○ Within a Very High Fire Hazard Severity Zone, unless site meets exception criteria in 65913.4(a)(6)(D)</li> <li>○ A Hazardous waste site, unless it meets exception criteria in 65913.4(a)(6)(E)(i)(ii)</li> <li>○ In an Earthquake Fault Zone, unless it meets exception in 65913.4(a)(6)(F)</li> <li>○ In a Special Flood Hazard Area unless it meets exceptions in 65913.4(a)(6)(G)(i)(ii)</li> <li>○ Within a regulatory floodway unless it meets exceptions in</li> </ul> </li> </ul> | <p>Sites owned by religious institutions except for manufacturing zones not permitting residential uses and certain contaminated sites:</p> <ul style="list-style-type: none"> <li>● Be a Religious Institution as defined by <u>Government Code Section 65913.16(a)(10)</u>, or an associated nonprofit public benefit corporation as defined in Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code</li> <li>● Provide proof and documentation of Religious Institution and registered nonprofit status</li> <li>● Adhere to state and federal housing laws.</li> </ul> <p>FBO projects in AHIP cannot be:</p> <ul style="list-style-type: none"> <li>● In a Very High Fire Severity Zone</li> <li>● In a Sea Level Rise area</li> <li>● On a hazardous waste site</li> <li>● On a site requiring the demolition of a designated or eligible historic resource</li> </ul> <p>Environmental Site Assessment shall be required if sites meet one of the following criteria:</p> <ul style="list-style-type: none"> <li>● Project sites was previously used as a gas station, automotive maintenance or repair, gas or oil well, or drying cleaning facility, or</li> <li>● Project sites located within 500 feet of a Hazardous Materials</li> <li>● Project sites located within 500 feet of a Hazardous Materials site designated as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator or Large Quantity Generator, Oil Drilling District (O), or</li> <li>● Project sites located within 50 feet of a property identified as having an oil well or an oil field (active or inactive) by the California Geologic Energy Management Division.</li> </ul> |

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|  | <p>65913.4(a)(6)(H)</p> <ul style="list-style-type: none"> <li>○ Land identified for conservation</li> <li>○ Habitat for Protected Species</li> <li>○ Land under a conservation easement</li> <li>○ A site requiring demolition of covenanted affordable units, rent stabilized units, units occupied by tenants within the past 5 years that does not follow procedures outlined in subsection (d) of 66300,</li> <li>○ A site requiring demolition of a registered historic structure</li> </ul> | <ul style="list-style-type: none"> <li>● If a recognized environmental condition is found, the development proponent shall undertake a preliminary endangerment assessment,</li> <li>● If a release of hazardous substance is found to exist on the site, the release shall be removed, or any significant effect of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.</li> <li>● If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with current state and federal requirements.</li> </ul> |
| <p><b>Ancillary Uses</b></p>             | <p>Ancillary uses allowed on ground floor as follows:</p> <ul style="list-style-type: none"> <li>● Specified uses under existing CUP.</li> <li>● In single-family residential zoned sites: restricted uses that have a community benefit, such as childcare centers and community centers.</li> <li>● In non single-family residential zones: commercial uses that are permitted without a conditional use permit</li> </ul>   | <p>Ancillary uses allowed on ground floor include residential lobbies, community rooms, resident amenities spaces, child care centers, supportive services areas, common open space or use whose primary purpose is to provide services and assistance to residents of the building or the general public.</p>   |
| <p><b>Affordability Requirements</b></p> | <p>Projects must be 100% Affordable, but may contain up to 20% MI and up to 5% of the units may be for the institution's staff.</p>  | <p>Projects must restrict a minimum of 60 % of units as lower income. 20% of units may be restricted to moderate or lower income levels. A maximum of 20% of units may be unrestricted.</p>  |
| <p><b>Labor Requirements</b></p>         | <p>SB 4 projects with 10+ units subject to prevailing wage requirements for the project's construction workers and apprentices, per Chapter 1 of the California Labor Code Law.</p>  | <p>None</p>  |
| <p><b>Floor Area Ratio</b></p>           | <p>Bill does not specify level.</p>  | <p>Residential Low Density: No incentive or 1.5:1, whichever is greater<br/>Residential Higher Density: 35% or 3:1, whichever is greater</p>   |

|                |  |   |
|----------------|--|---|
| <b>Parking</b> | <ul style="list-style-type: none"> <li>• No more than one space/unit for projects not located within 1/2 mile of a MTS.</li> <li>• Required parking for current or proposed religious use may be reduced by 50%</li> <li>• The lesser parking requirements apply if a state or local law imposes a lesser parking/unit requirement.</li> </ul> <p>No parking required for projects:</p> <ul style="list-style-type: none"> <li>• Located within 1/2 mile walking distance of a major transit stop / high-quality transit corridor.</li> <li>• Located within one block of a car share vehicle</li> </ul> | <ul style="list-style-type: none"> <li>• .5 spaces per unit</li> <li>• No parking required (if within 1/2 mile of transit)</li> <li>• Required parking for current or proposed religious use may be reduced by 50%</li> </ul> |
|----------------|--|---|

**Appendix 1.4: Non-Profit California Colleges in Los Angeles**

| Name                                     | Address   | Council District |
|--|---|------------------|
| <b>American Jewish University</b>        | 15600 Mulholland Drive<br>Los Angeles, CA 90077   | 5                |
| <b>Loyola Marymount University</b>       | 1 Loyola Marymount University<br>Dr, Los Angeles, CA 90045                                | 11               |
| <b>Mount Saint Mary's University</b>     | 12001 Chalon Road<br>Los Angeles, CA 90049 &<br>10 Chester Place<br>Los Angeles, CA 90007 | 11 & 1           |
| <b>Occidental College</b>                | 1600 Campus Road<br>Los Angeles, California 90041   | 14               |
| <b>Otis College of Art and Design</b>    | 9045 Lincoln Blvd<br>Los Angeles, CA 90045  | 11               |
| <b>Sci-Arc</b>                           | 960 E 3rd St, Los Angeles, CA<br>90013  | 14               |
| <b>The Chicago School</b>                | Aon Center, 707 Wilshire Blvd,<br>Los Angeles, CA 90017                                   | 14               |
| <b>University of Southern California</b> | 3551 Trousdale Pkwy. Los<br>Angeles, CA 90089   | 9                |



