

MOTION

With the region's scarcity of affordable housing - a particular challenge on the Westside, where prohibitively high land costs and historically restrictive zoning have presented major hurdles - a range of innovative policy tools must be considered to help quickly deliver homes that Angelenos can actually afford.

Currently working its way through the California State Legislature is Senate Bill (SB) 4 (Wiener), *Affordable Housing on Faith Lands Act*. Introduced on December 5, 2022 by Senator Scott Wiener, and co-sponsored by the Non-Profit Housing Association of Northern California, Southern California Association of Non-Profit Housing (SCANPH), Jewish Public Affairs Committee of California, California Conference of Carpenters, and Inner-City Law Center, **SB 4, if enacted into law, will allow religious organizations and non-profit colleges to develop affordable housing on their property regardless of local zoning restrictions.**

In 2021, the Council adopted the 2021-2029 Housing Element (CF21-1230), establishing a commitment to rezone for over 255,432 units by February 2025. In alignment with the goals of SB 4, the rezoning program includes incentive based strategies to facilitate affordable housing production on Faith Based properties through an Affordable Housing Overlay, as described in Council File 21-0972.

Dating back to the Missions opening their doors in Skid Row in the late 19th century, religious institutions have been at the forefront of supporting Angelenos facing poverty and housing insecurity. Houses of worship, such as the Jewish spiritual community IKAR, are also now looking to build affordable and supportive housing on their land, recognizing the nexus of housing and homelessness.

SB 4 seeks to make it easier for more religious and non-profit educational organizations statewide to start building more affordable homes. To maximize the potential of Faith Based properties, specifically in areas of the City that continue to lack a robust supply of affordable units, the City should take proactive steps to support both houses of worship and affordable housing developers as they seek to help more of our most vulnerable neighbors.

I THEREFORE MOVE that the Council instruct the Planning Department, Housing Department, and the City Administrative Officer, in consultation with the City Attorney, to prepare a report with recommendations in 90 days on the following: (1) all religious institutions and properties owned by religious institutions located within the Fifth Council District, and the current land use/zoning regulatory controls on these parcels; (2) 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, and (3) the impact of SB 4 (Wiener), if enacted into law, would have on further streamlining the development of affordable housing at these locations.

I FURTHER MOVE that the Council instruct the Housing Department, Planning Department, and the City Administrative Officer, 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 faith-based institutions.

PRESENTED BY: 
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SECONDED BY: 

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