

MOTION BY SUPERVISORS HILDA L. SOLIS

December 5, 2023

AND LINDSEY P. HORVATH

Support Faith-Based Organizations and Nonprofit Colleges Interested in

Developing Affordable Housing

On October 11, 2023, Governor Newsom signed into law Senate Bill 4 (SB4), otherwise known as the Affordable Housing on Faith and Higher Education Lands Act of 2023. SB4 was authored by Senator Scott Weiner to provide a streamlined process for religious organizations and nonprofit colleges to develop affordable housing on their property regardless of local zoning restrictions.

Faith-based organizations have a long history of partnering with nonprofit developers to build affordable housing. Often, these religious organizations have excess land that they make available for affordable housing developments. In addition to faith-based organizations, other non-traditional players with surplus land, such as nonprofit colleges, have also stepped up to provide affordable housing solutions for their students, faculty, and others in the community. Many of these faith-based organizations and non-profit colleges are located in areas that are not zoned to permit multifamily

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housing. However, SB4 is simplifying the process for these institutions to develop affordable housing by allowing them to build multifamily housing, regardless of local zoning restrictions.

By some estimates, Los Angeles County is facing a shortage of approximately 500,000 affordable housing units. Therefore, it is imperative that County Departments support all institutions interested in developing affordable housing.

WE, THEREFORE, MOVE that the Board of Supervisors direct the Los Angeles County Development Authority (LACDA) in partnership with the Chief Executive's Office (CEO) to:

1. Host a summit for faith-based organizations (FBOs) and nonprofit colleges based in unincorporated LA County to help guide those interested in utilizing SB4 to build affordable housing on their underutilized land.
2. Provide linkages with technical assistance providers to support FBOs and nonprofit colleges interested in building affordable housing on their properties.
3. Partner with FBOs to consider including their sites for future affordable housing development with the County's Land Bank program.

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