

# LA COUNTY FAITH-BASED HOUSING SUMMIT

Welcome!





**Welcome and Opening Prayer**

# Agenda

- ✓ Welcome and Opening Prayer
- ✓ Affordable Housing 101
- ✓ Faith and Community Empowerment (FACE) – Developing Assets
- ✓ LA Voice – Affordable Housing on Religious Land
- ✓ Break
- ✓ Southern California Association of Nonprofit Housing (SCANPH) – Senate Bill 4 Information & Resources
- ✓ LA County Planning – Building in Unincorporated LA County
- ✓ LA County Public Works – Housing & Homelessness Emergency Response
- ✓ LA County Chief Executive Office – Land Bank Pilot
- ✓ Q & A
- ✓ Closing Remarks & Prayer





# Affordable Housing 101

Nicole Smith, Assistant Manager  
Housing Investment and Finance Division



# Introduction



## About LACDA

- Established in 1982
- LA County Board of Supervisors sets policy for LACDA
- Focus: affordable housing and community and economic development in unincorporated LA County & participating cities
- Approximately \$960 million budget and 700 staff members



# Affordable Housing 101



What is Affordable Housing?



Is Your Housing Affordable?



How does Housing become Affordable?



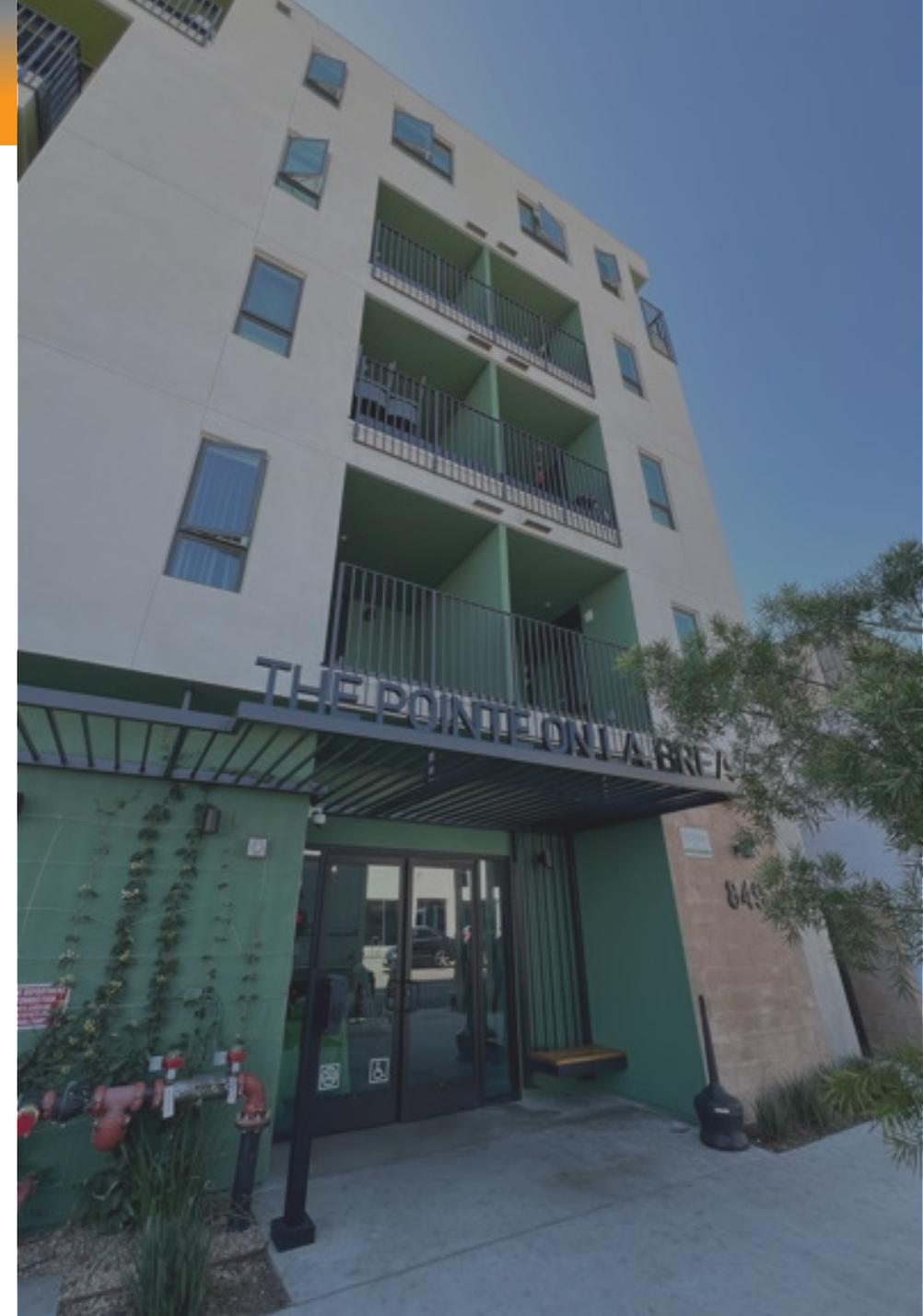
How long will it be Affordable?



How do we make it happen?

# What is Affordable Housing?

- Generally:
  - Housing with a cost that is affordable to an individual.
- Specifically:
  - Housing that costs no more than 30% of a household's income, per the U.S. Department of Housing and Urban Development (HUD)
  - "Costs" include rent and utilities.
- What Affordable Housing is NOT:
  - Not cheaply built nor designed.
  - Not just for "poor" people.



**Is Your Housing  
Affordable?**

# Defining the Terms

- Area Median Income (AMI)
- Los Angeles County AMI
  - \$98,200 for a household of 4 people.
- Low, Moderate, Middle Income
  - Low: 15% to 80% AMI.
  - Moderate: 120% AMI.
  - Middle: 150% AMI.



# LA County Income Categories

Household Size	1	2	3	4	5	6	7	8
	person	persons						
<b>Acutely Low Income (Maximum 15% AMI)</b>	\$ 10,350	\$ 11,800	\$ 13,300	\$ 14,750	\$ 15,950	\$ 17,100	\$ 18,300	\$ 19,450
<b>Extremely Low Income (Maximum 30% AMI)</b>	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950
<b>Very Low Income (Maximum 50% AMI)</b>	\$ 48,550	\$ 55,450	\$ 62,400	\$ 69,350	\$ 74,900	\$ 80,450	\$ 86,000	\$ 91,550
<b>Lower Income (Maximum 80% AMI)</b>	\$ 77,700	\$ 88,800	\$ 99,900	\$ 110,950	\$ 119,850	\$ 128,750	\$ 137,600	\$ 146,500
<b>Moderate Income (Maximum 120% AMI)</b>	\$ 82,500	\$ 94,300	\$ 106,050	\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
<b>Middle Income (Maximum 150% AMI)</b>	\$ 103,150	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450

# LA County Affordable Housing Costs

	0	1	2	3	4
	studio	bedroom	bedrooms	bedrooms	bedrooms
	(1 person)	(2 persons)	(3 persons)	(4 persons)	(5 persons)
<b>Renter-Occupied</b>					
<b>Acutely Low Income (Maximum 15% AMI)</b>	\$ 258	\$ 295	\$ 331	\$ 368	\$ 398
<b>Extremely Low Income (Maximum 30% AMI)</b>	\$ 516	\$ 589	\$ 663	\$ 737	\$ 795
<b>Very Low Income (Maximum 50% AMI)</b>	\$ 859	\$ 982	\$ 1,105	\$ 1,228	\$ 1,326
<b>Lower Income (Maximum 80% AMI)</b>	\$ 1,031	\$ 1,178	\$ 1,326	\$ 1,473	\$ 1,591
<b>Moderate Income (Maximum 120% AMI)</b>	\$ 1,890	\$ 2,160	\$ 2,430	\$ 2,701	\$ 2,917

**So...is Your Housing  
Affordable?**

**It is Not for Many in  
LA County...**

**Average LA County Rent:  
~ \$2,500 / Month\***

\*Los Angeles County 2024 Affordable Housing Needs Report. California Housing Partnership, May 2024. Available at: [CHPC.Net/HousingNeeds](https://www.chpc.net/housingneeds).

# Who Can Afford \$2,500 / Month?

Household Size	1	2	3	4	5	6	7	8
	person	persons						
<b>Acutely Low Income (Maximum 15% AMI)</b>	\$ 10,350	\$ 11,800	\$ 13,300	\$ 14,750	\$ 15,950	\$ 17,100	\$ 18,300	\$ 19,450
<b>Extremely Low Income (Maximum 30% AMI)</b>	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950
<b>Very Low Income (Maximum 50% AMI)</b>	\$ 48,550	\$ 55,450	\$ 62,400	\$ 69,350	\$ 74,900	\$ 80,450	\$ 86,000	\$ 91,550
<b>Lower Income (Maximum 80% AMI)</b>	\$ 77,700	\$ 88,800	\$ 99,900	\$ 110,950	\$ 119,850	\$ 128,750	\$ 137,600	\$ 146,500
<b>Moderate Income (Maximum 120% AMI)</b>	\$ 82,500	\$ 94,300	\$ 106,050	\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
<b>Middle Income (Maximum 150% AMI)</b>	\$ 103,150	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450

# Who Can Afford \$2,500 / Month?

Household Size	1	2	3	4	5	6	7	8
	person	persons						
<b>Acutely Low Income</b> (Maximum 15% AMI)								
<b>Extremely Low Income</b> (Maximum 30% AMI)								
<b>Very Low Income</b> (Maximum 50% AMI)								
<b>Lower Income</b> (Maximum 80% AMI)								
<b>Moderate Income</b> (Maximum 120% AMI)				\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
<b>Middle Income</b> (Maximum 150% AMI)	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450	

**These are left out!**

# Average LA County Rent:

**2-Bedroom: \$3,550**

**3-Bedroom: \$5,250**

# Who Can Afford \$2,500 / Month?

Household Size	1	2	3	4	5	6	7	8
	person	persons						
<b>Acutely Low Income</b> (Maximum 15% AMI)								
<b>Extremely Low Income</b> (Maximum 30% AMI)								
<b>Very Low Income</b> (Maximum 50% AMI)								
<b>Lower Income</b> (Maximum 80% AMI)								
<b>Moderate Income</b> (Maximum 120% AMI)				\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
<b>Middle Income</b> (Maximum 150% AMI)	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450	

**These are left out!**

# Who Can Afford 2-Bedroom Rent (\$3,550)?

Household Size	1	2	3	4	5	6	7	8
	person	persons	persons	persons	persons	persons	persons	persons
<b>Acutely Low Income</b> (Maximum 15% AMI)								
<b>Extremely Low Income</b> (Maximum 30% AMI)								
<b>Very Low Income</b> (Maximum 50% AMI)								
<b>Lower Income</b> (Maximum 80% AMI)								
<b>Moderate Income</b> (Maximum 120% AMI)								\$ 155,550
<b>Middle Income</b> (Maximum 150% AMI)						\$ 170,900	\$ 182,700	\$ 194,450

**These are left out!**

# Who Can Afford \$5,250 / Month?

Household Size	1	2	3	4	5	6	7	8
	person	persons						
<b>Acutely Low Income</b> (Maximum 15% AMI)								
<b>Extremely Low Income</b> (Maximum 30% AMI)								
<b>Very Low Income</b> (Maximum 50% AMI)								
<b>Lower Income</b> (Maximum 80% AMI)								
<b>Moderate Income</b> (Maximum 120% AMI)								
<b>Middle Income</b> (Maximum 150% AMI)								

**Everyone is left out!**

**~ 1 Million Households  
in LA County  
Are Left Out**

**How Can We Help?**

**Supply More  
Affordable Housing**

# How does housing become affordable?



- Government Intervention.
  - Focused on Moderate to Low Income households.
  - Zoning and Permitting incentives.
  - Financing resources.
- Landowners.
  - Missional directive to provide housing that is affordable.

# How Long Will it Be Affordable?

- As long as possible!
- Typical government-required covenants last around 55 years.
- Landowners, can establish a longer period of affordability.



# How do we make it happen?



- You!
- Education
- Partnership



**Let's Do This!**



**F A C E**

FAITH & COMMUNITY  
EMPOWERMENT

# **Developing Congregational Assets**

**Possibilities &  
Opportunities**

# Connecting Congregations & Community

- **23 Years Experience Providing Opportunities & Resources**
- **Equipped over 5000+ Faith Leaders/Churches**
- **1000 Partners from White House to Fortune 500 Companies**
- **Numerous initiatives: Affordable Housing, Capacity Building, Homeownership, Foreclosure Prevention, Paid Youth Internships, Mental Health, Advocacy, Clean Energy, Racial Solidarity**

# Reality of Many Churches

- **Pandemic**
- **Declining Attendance**
- **Declining Offerings**
- **Empty Buildings/Parking Lots**
- **100,000 Churches to Close\***

\*Mark Elsdon, Gone for Good? Negotiating the Coming Wave of Church Property Transition

• [Based on trends on worship attendance.](#)

• [Thousands of churches will likely closedown.What happens to all that real estate?\(religionnews.com\)](#) March 15, 2024

# Affordable Housing Projects

- **Housing Types**

- Low-Income Affordable Housing
- Senior Housing
- Specialty Population (i.e., recovery, disabled)
- Veterans Housing
- Homeless Housing

- **Mixed-Use Project**

- Development design includes one or more office or retail space

# Dilemma

- **Don't know what is possible**
- **Don't know who to go to or trust**
- **Don't have expertise**
- **Don't know what you can ask for**
- **Fear because it is new territory to them**
- **Lack of funds**

# Affordable Housing Development Factors

- **Land**
- **Funding**
- **Political Support**
- **Community Support**
- **Zoning**
- **Long-term financial feasibility**

# Good News

- **Your empty buildings/parking lots**
- **Don't have to sell or close the church (Instead do a ground lease)**
- **Inflow of funds for faith-based organization**
- **Do good & help people**
- **Zero/Minimal upfront out of pocket cost**
- **Bring new life to your congregation**
- **Possibility of owning the developed building**

# More Good News

## Nonprofit Affordable Housing Developer Partnership Benefits

- **Church doesn't have to have the funds or the expertise**
- **99% of the work will be done by the developer**
- **Secure financing (including tax credits)- no/minimal upfront out of pocket cost for the church**
- **Manage the construction**
- **Do the property management**
- **Coordinate required social services**
- **SB 4 (no Zoning change approval cost for qualified projects, streamlined)**

# Wesley Village: Garden Grove UMC

(Completed 2017), Garden Grove, CA

- **Land Size: 2.2 Acres**
- **Project Size: 47 Units & Community Space**
  - 31 Low-income (1-3 bedrooms) 50%-59% AMI
  - 16 senior housing (1-2 bedrooms)
  - Community Center: Offices, Health Clinic, Computer Center, Multiple-Purpose Room for Residents & Neighborhood
- Community Partners: [Alzheimer's Orange County](#), the [Boys & Girls Clubs of Garden Grove](#), [Lestonnac Free Clinic](#)
- **Project Cost: \$12 Million**
- **Ground Lease: 60 Years**

## Church Funds Used

- **\$0 (ZERO) Out of Pocket** (Only paid an attorney fee)

## Wins

- **\$500K (\$200K at closing and \$50K/year for 6 years)**
- **New Building** (Used for Headstart program)
- **New landscaping** for church (improved look of facility)
- **Increased Rental Revenue**
- **Congregation still exists** and better off financially

**Impetus:** Church was going through financial challenges & Excess Parking & Unused Church Land



# Legacy Square, Santa Ana UMC

(Opened March 2023)

- **Land Size: 1.7 Acres**
- **Project Size: 93 Units & Community Space**
  - 1 Bedroom x30
  - 2 Bedroom x39
  - 3 Bedroom x24
  - (30 of the units to house formerly homeless)
  - Community Center & Computer Lab (2000 sq ft.)
- **Land Value: \$4.7 Million**
- **Project Cost: \$50 Million**
- **Ground Lease: 65 Years**



## Church Funds Used

- **\$0 (ZERO) Out of Pocket** (Only legal fees)

## Wins

- **\$98k annual ground lease payment – 3% increase annually**
- 500 sq. ft. Church Office Space in the new building with private patio
- \$10 million for transit, urban greening, & pedestrian improvements in the neighborhood
- Strong partnerships with city, church, developer & community groups (ie: Kennedy Commission)

**Impetus:** Church had 2 sites but financially infeasible and there was an increased housing need

## Outside Funds: \$50 Million (Total)

- \$22.5 Million LIHTC Tax Credit (Bank of America)
- \$15 Million AHSC (Affordable Housing Sustainable Communities Project)
- \$5 Million Permanent Loan (Bank of America)
- \$2.9 Million General Partner Equity
- \$1.5 Million CalHFA SNHP Funds

**Legacy Square,  
 Santa Ana UMC  
 (Opened March 2023)**

**Once a condemned building**

**Legacy Square** Coming Early 2023

For information:  
<https://nationalcore.org/community/legacy-square>

LEGACY SQUARE

THIS PROJECT HAS BEEN MADE POSSIBLE BY FINANCING FROM NO PLACE LIKE HOME PROGRAM THROUGH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

SANTA ANA UNITED METHODIST CHURCH

CalHFA California Housing Finance Agency

BANK OF AMERICA

MERCYHOUSE

NATIONAL CORE HOUSING

HOPE THROUGH HOUSING



# Imperial Beach Neighborhood Center

(Expecting to Break Ground in 2024)

- **Land Size: 1.5 Acre**
- **Project Size: 50 Units & Neighborhood Center**
  - Senior Housing & Permanent Supportive Housing
  - Community Space for Homeless Services (1500 sq. Ft)
- **Land Value: \$6 Million**
- **Project Cost: \$35 Million**
- **Ground Lease: 75 years**



## Church Funds Used

- **\$0 (ZERO) Out of Pocket**

## Wins

- Neighborhood Center (13,000k sq ft): community space-1200 sq ft, 3 staff offices, 4 offices to lease, warehouse for outreach & storage-2400 sq ft, 5 dormitory rooms, kitchen, men & women shower facilities
- Opportunity to birth new community of faith with new dormitory residents

## Outside Funds Awarded to Date:

- **\$625,000 from the City**
- **Pursuing \$8.5 million from County & 25 Section 8 vouchers**

**Impetus:** Only 20 people & \$60K/year at closing of the church - amongst 13 other dying churches in the area.



# Potential Deal Structure

1. **Church is Administrative Partner** – Partners with an experienced affordable housing developer to develop the housing as a joint venture.
2. **Church Leases Property** – Church selects an affordable housing partner that is provided a long-term land lease (i.e. 55 years) with which it can build housing on church property.
3. **Church Sells Property** – Church creates a lot split, sells part of its property to an affordable housing developer.

# Potential Project Timeline

- **Church Body Approval** (Less than 1 year)
- **Secure Entitlements/Permits and Funding** (1 to 2 years)
- **Development/Construction** (2 years)

Housing projects often take 3 to 4 years to complete



# Financing Options

- **Partnership** – Partner in JV also contributes their own funds and credit
- **Private Loans** (i.e. mortgage)
- **Public Financing** – tax credits, bonds, grants



# Meridian – Case Study

- 100 Units (1-3 bedrooms)
- 3 Commercial units
- 42,930 SF (0.99-ac) of land
- \$45 million total cost
- Predevelopment cost \$8.6 Million (\$7.25 Million is land cost)
- Property provides cash flow



# Meridian Financing

## 60% from Government

	Per Unit/ Commercial Space	Total	%
Permanent Financing	\$171,790	\$17,694,365	40%
Equity Raised from Government Sources (i.e. tax credits)	\$272,727	\$27,000,000	60%
Total Project Cost	\$433,926	\$44,694,365	

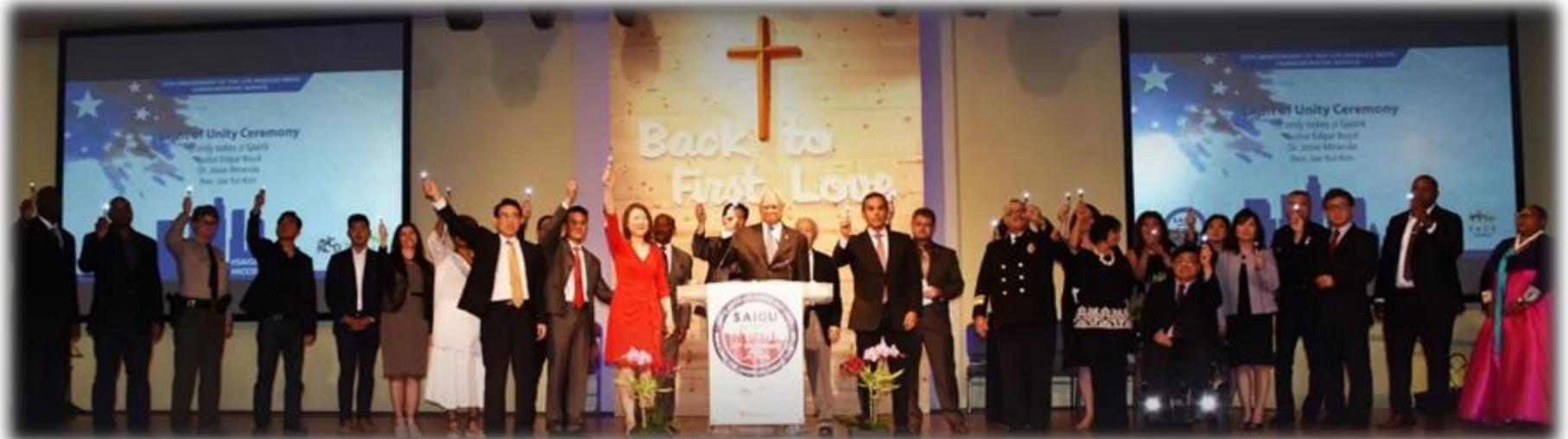
\*\* Data pulled from 2015 TCAC Application \*\*

# Church's Project Partners

1. **Consultant (FACE)**
2. **Affordable Housing Developer**
3. **Architectural Firm**
4. **Real Estate Attorney**
5. **Insurance Company**
6. **Community Service Provider**
7. **Property Management**

# FACE Partnership

- Questions: [info@facela.org](mailto:info@facela.org)
- [www.facela.org](http://www.facela.org)





# Affordable Housing On Religious Land

Growing Movement and Opportunities



# Needs and Solutions

- We need 500,000 units of affordable housing
- The 3 P's
  - **Production** of New Affordable Housing
  - **Preservation** of Existing Affordable Housing
  - **Protection** of Tenants and Supportive Programs



# Challenges to Production

- Lack of Land
- Zoning that doesn't reflect current needs
- Sprawling, low density neighborhoods
- Nimbyism



# Why affordable Housing on Religious Land?

- Congregations have land to help with production
- Underutilized land and buildings
- Properties located in every city
- Located in high resource areas
- Reflects mission and moral vision of faith communities

# Affordable Housing Potential

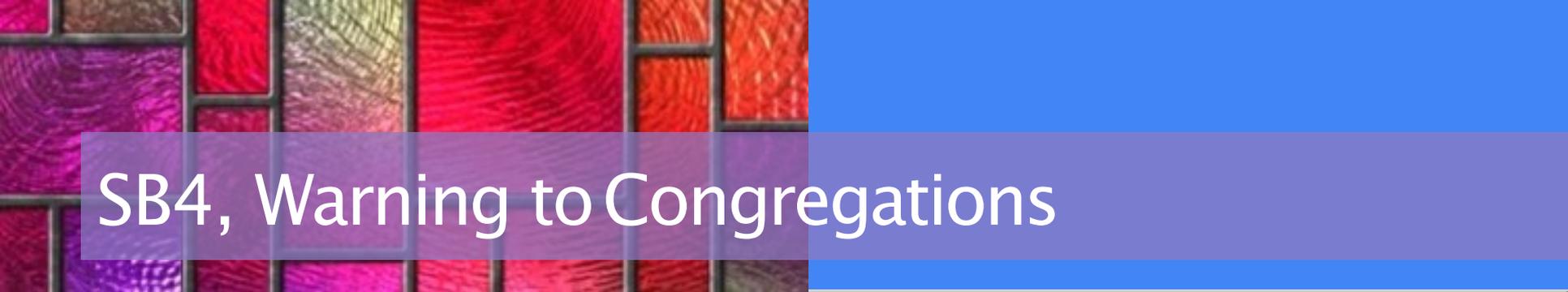
## Unincorporated LA County Church Parcels

	Base Yield	Base + Overlay	Base + 50% Bonus	Base + 80% Bonus	Base + Overlay + 50% Bonus	Base + Overlay + 80% Bonus
<b>All Church Owned Parcels</b>	4,898	22,090	7,252	8,659	33,263	39,986
<b>Vacant or Parking Lots</b>	165	959	255	302	1,444	1,732

A decorative header featuring a stained glass pattern on the left side, transitioning into a solid blue background on the right. The title text is overlaid on a semi-transparent purple band.

# SB4, Affordable Housing on Faith Lands Act

- Use by-right, Ministerial Review not Discretionary Review
- Increased density regardless of zoning
  - 30 dwelling units, du/acre (residential)
  - 40 dwelling units, du/acre (non-residential)
- Streamlines the entitlement process
- Must be 80% lower income, 20% moderate income allowed
- A minimum of 55 years affordable
- 5% can be for parsonage, staff, etc.

The background of the slide features a colorful stained glass pattern on the left side, transitioning into a solid blue horizontal bar that spans the width of the slide. The title text is overlaid on this blue bar.

# SB4, Warning to Congregations

- Congregations: have the right to determine what happens on their land, and how their needs are addressed in a new development
- Have the right to lease their land and/or buildings instead of selling, non-subordinated
- Do not have to donate land for free, or provide a discounted sales or lease price
- Do not have to take on risk for the development



# Our Process

Congregational Land Committee



# Who We Are, CLC Technical Team

- LA Voice - Business Development
- The Arroyo Group - Urban Planner
- MHCH - Housing Advocacy Group
- Mitchelville Real Estate Group - Development Consultant

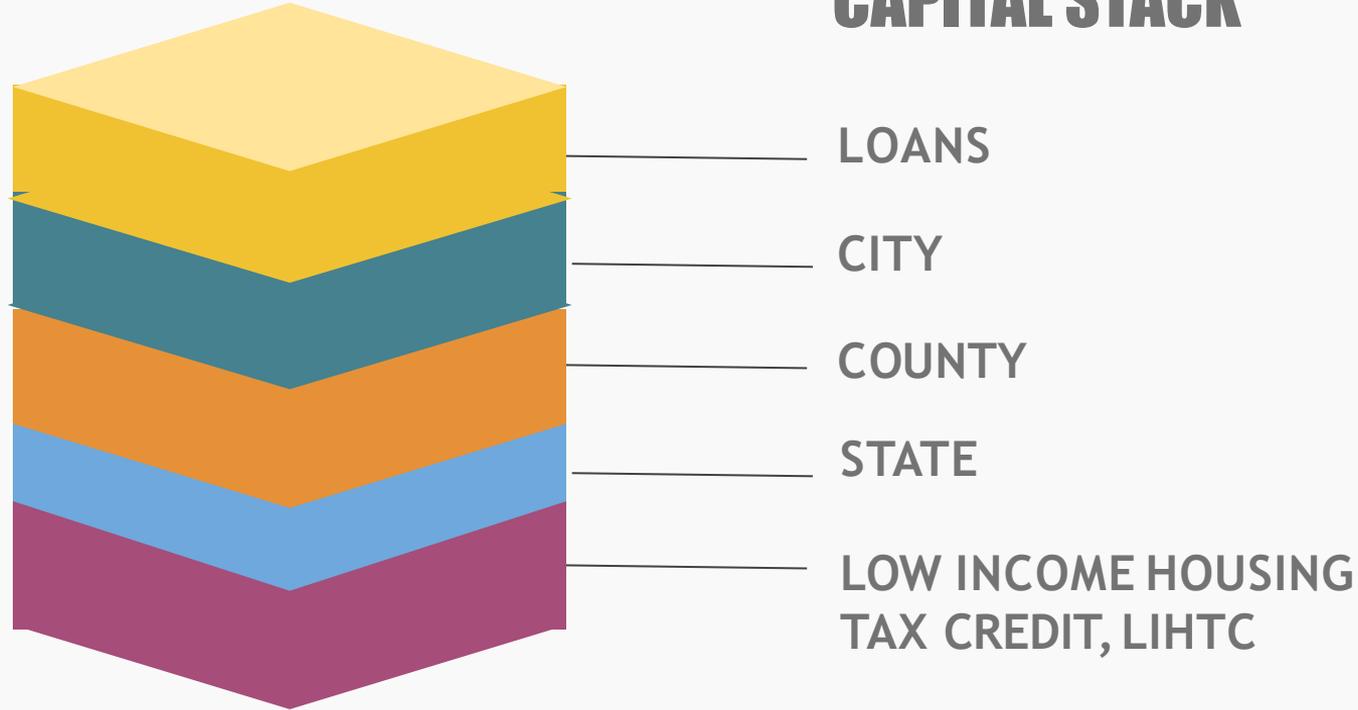
# What Makes a Successful Project?

- **Congregation leads with a vision**
  - Congregation is able to set a vision for the development that occurs
  - Vision is realistic based on all opportunities & constraints
- **Missional & Economic Benefits for congregation**
  - Provide community with much needed affordable housing, harmony with churches' existing social services
  - Congregation receives just compensation for land used for housing

# What Makes a Successful Project?

- **Partnership with Developer**
  - Developer, not the congregation, will perform all necessary duties to finance, build and manage housing
  - Congregation selects Developer and executes an agreement outlining terms of project
- **Build City support**
  - Engage local government early on
  - Engage organizing resources of congregations and advocates to build support for the project

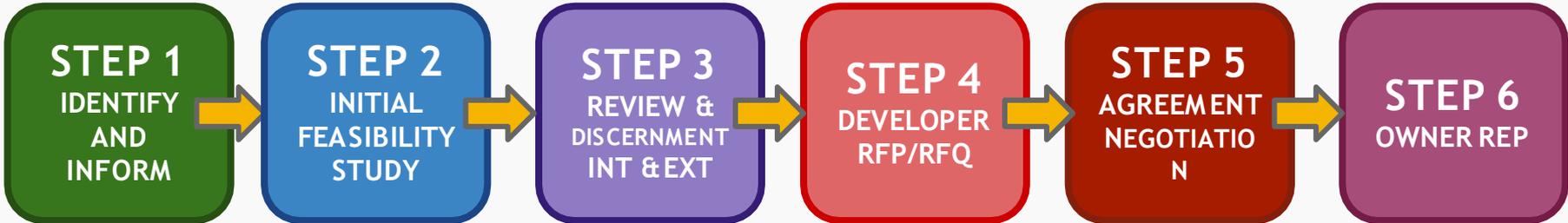
## CAPITAL STACK



# PROJECT TIMELINE, Typical



# OUR PROCESS



- Cohort
- Intake



- Site Planning
- Zoning
- Population
- Funding



- Internal
  - Board
  - Congregation
- External
  - Denomination
  - City
  - Neighbors



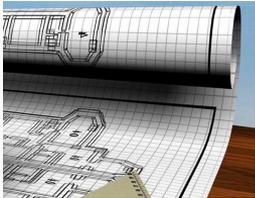
- Set terms
- Invitational
- Competitive



- Selection
- Negotiate
- Review document



- PRE-DEV
- Support





Congregations

- ❑ Site Identification
- ❑ Discernment
  - ❑ Focus Missional Values
  - ❑ Reimagine Space
  - ❑ Build Congregational Will

- ❑ Initial Feasibility Study
  - ❑ Develop Site Plan
  - ❑ Estimate Unit Yield
- ❑ RFP/RFQ
  - ❑ Establish Expectations
  - ❑ Find Best Fit Developer



Developers

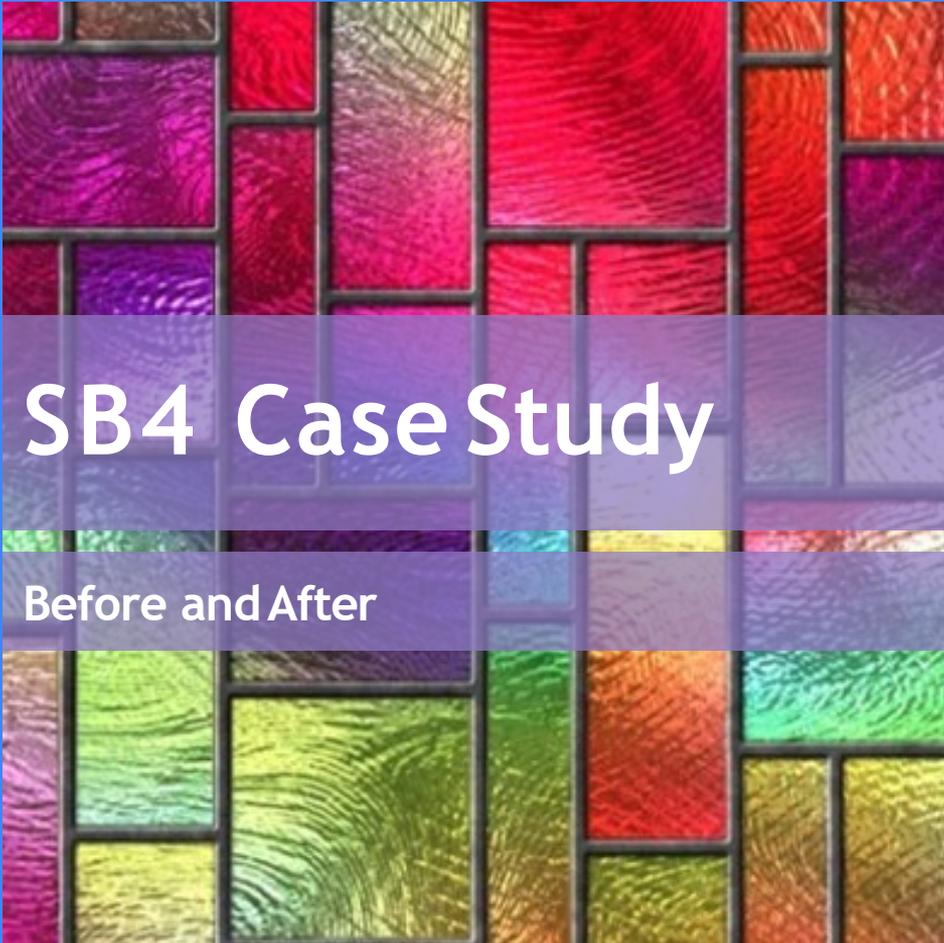


## Summary of Our Role

We are **intermediaries and advisors**, working to create effective partnerships between congregations and developers for affordable housing development, particularly in high-opportunity and gentrifying areas.

### Congregational Land Committee





# SB4 Case Study

Before and After

# R-1, Low Density General Plan



# Concept 1



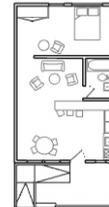
# Bungalow Court



# SB4, 30 du/acre + bonus



Yield 31 Units  
Planned  
Development

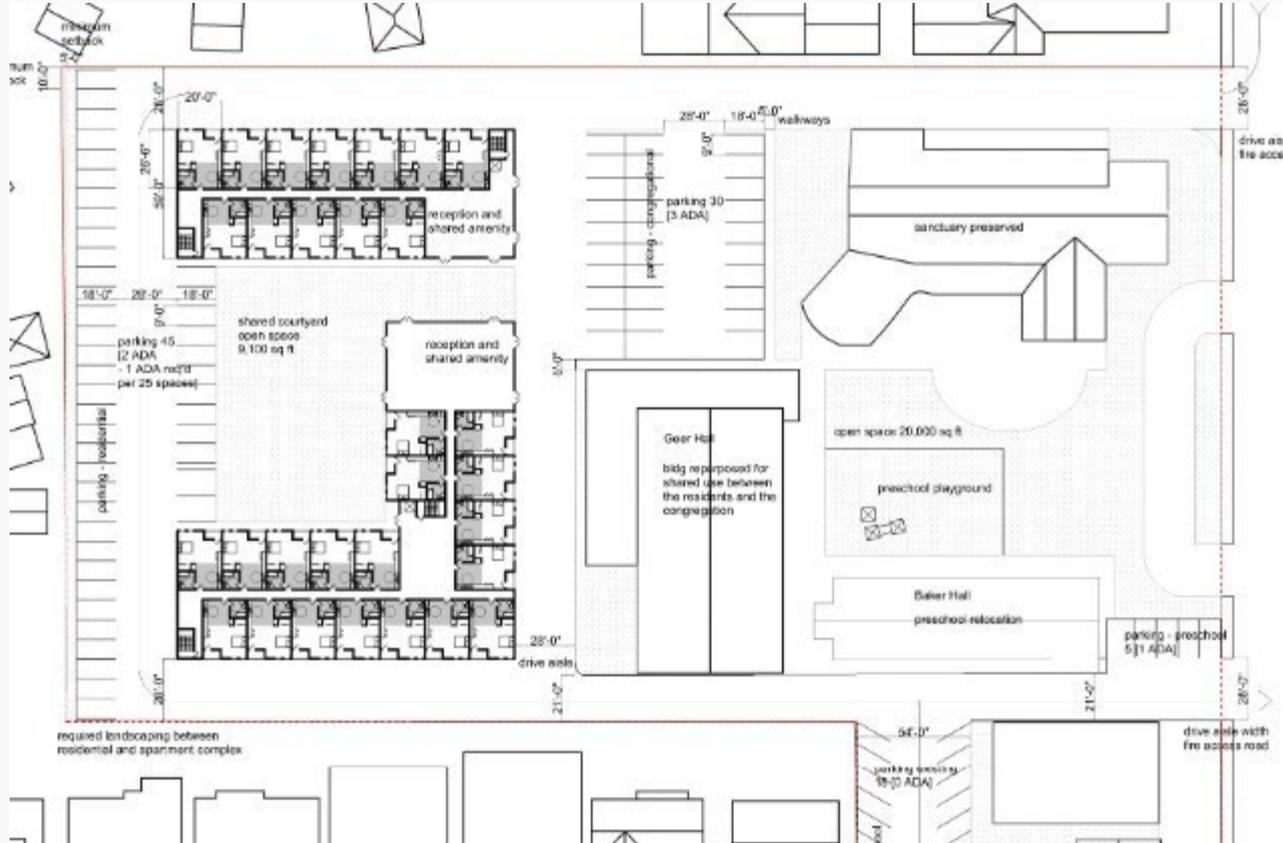


# SB4, 30 du/acre + bonus



SB4 increases the density of 30 dwelling units per acre increases the sites maximum density of **121 units** without a density bonus

# SB4, 30 du/acre + bonus



The 90 unit apartment concept features 98 existing and new parking spaces. Conforms to development standards of R-1 zone



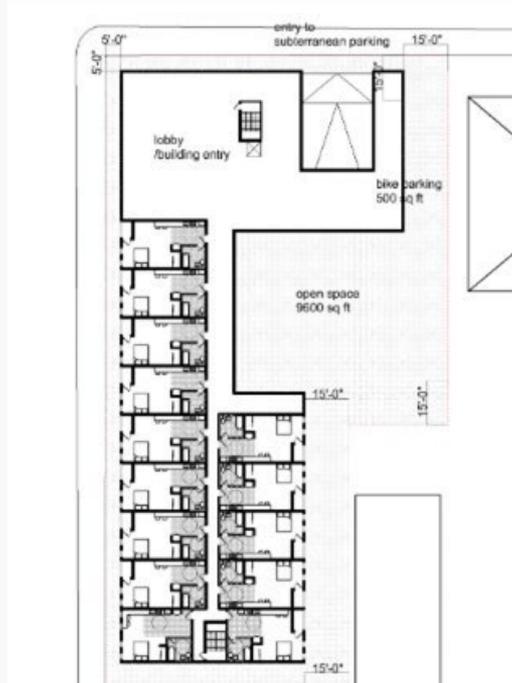
# Housing Types

Every site is unique

# Housing Types



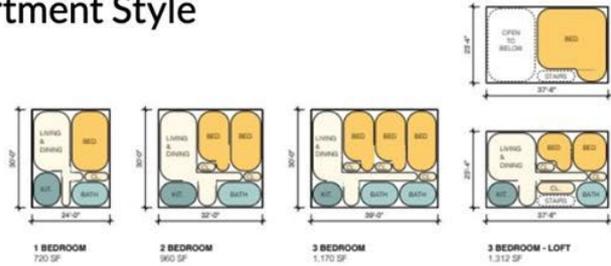
## APARTMENT STYLE - Studios (Los Angeles near USC)





## Housing Types

### Apartment Style

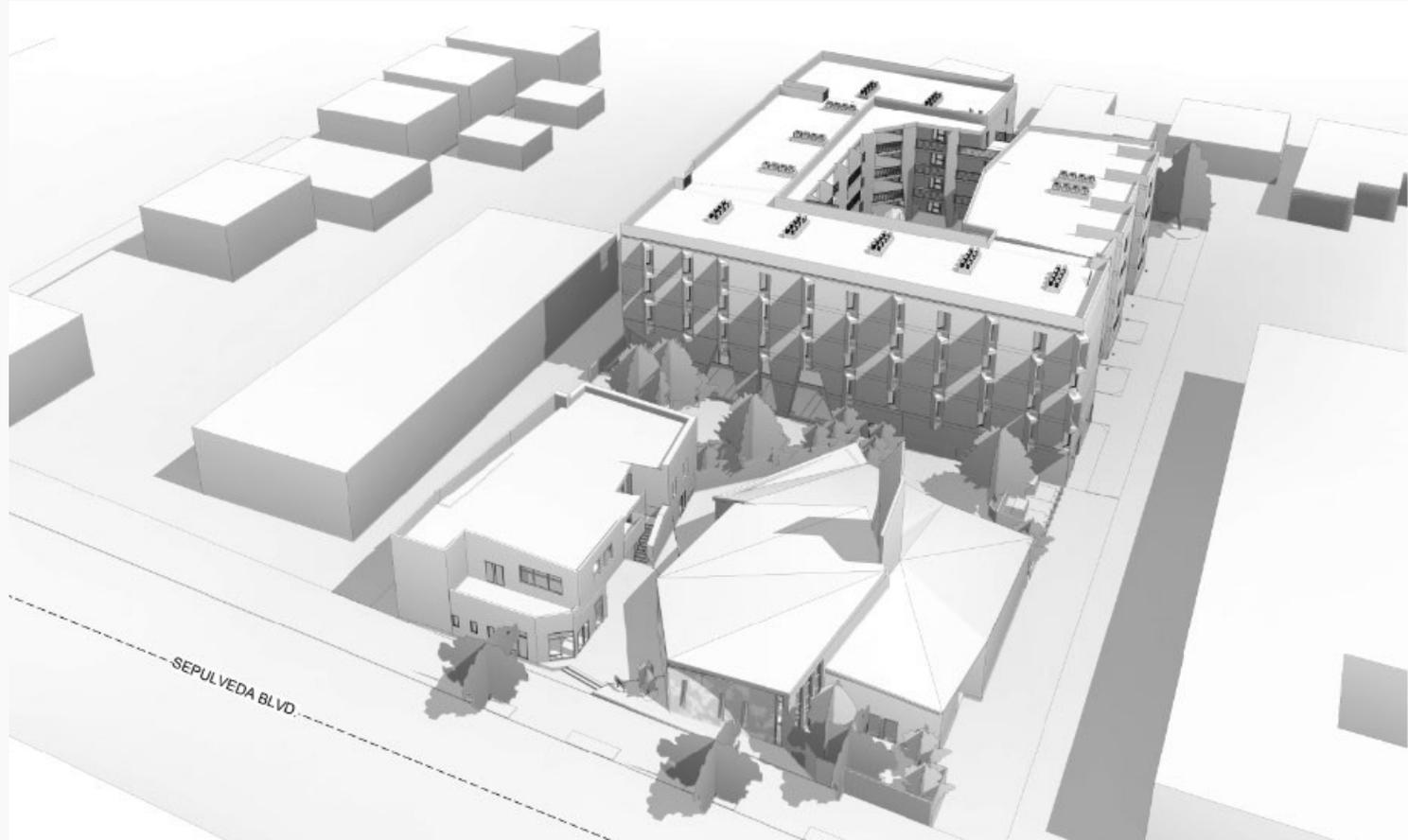




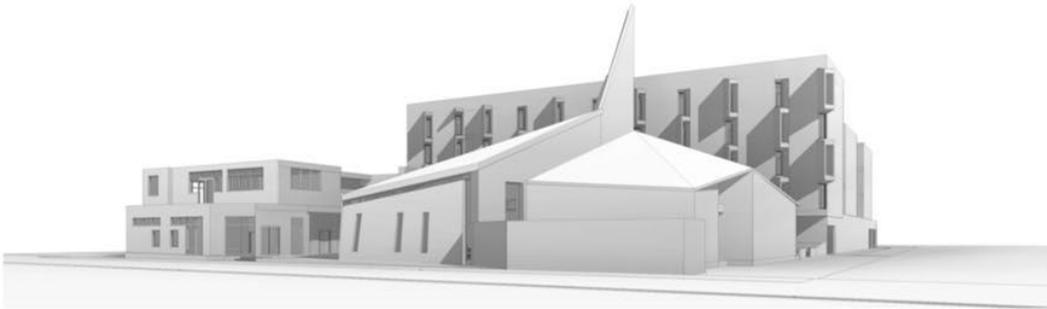
# New Church Spaces



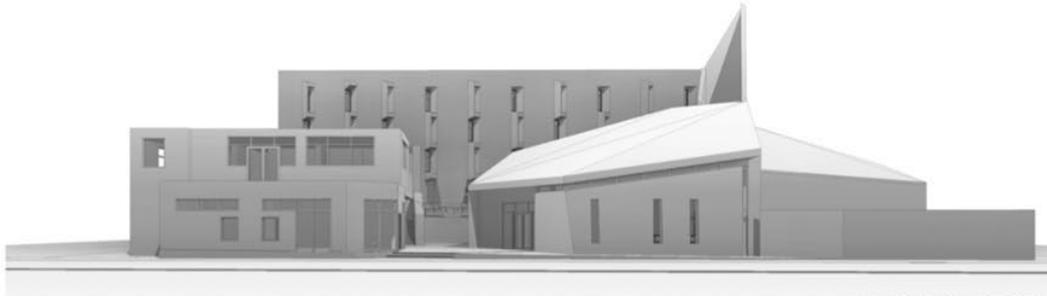
# New Church Spaces



## New Sanctuary Apartment Style + New Sanctuary



② PERSPECTIVE 2 - SEPULVEDA BLVD.



① PERSPECTIVE 1 - SEPULVEDA BLVD.



# Adaptive Reuse + New Construction



## ADAPTIVE REUSE



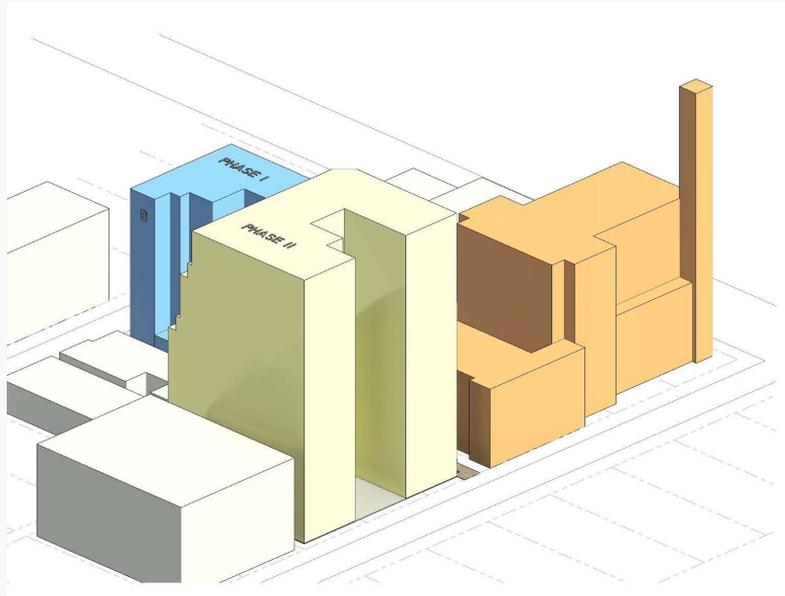
# Campus Illustration



# Multi Phased Development



## MID RISE BUILDING

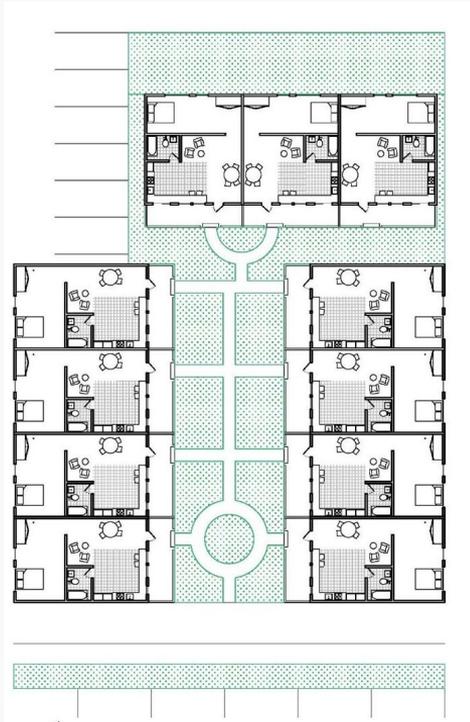


# High Rise in Downtown



# Senior Housing

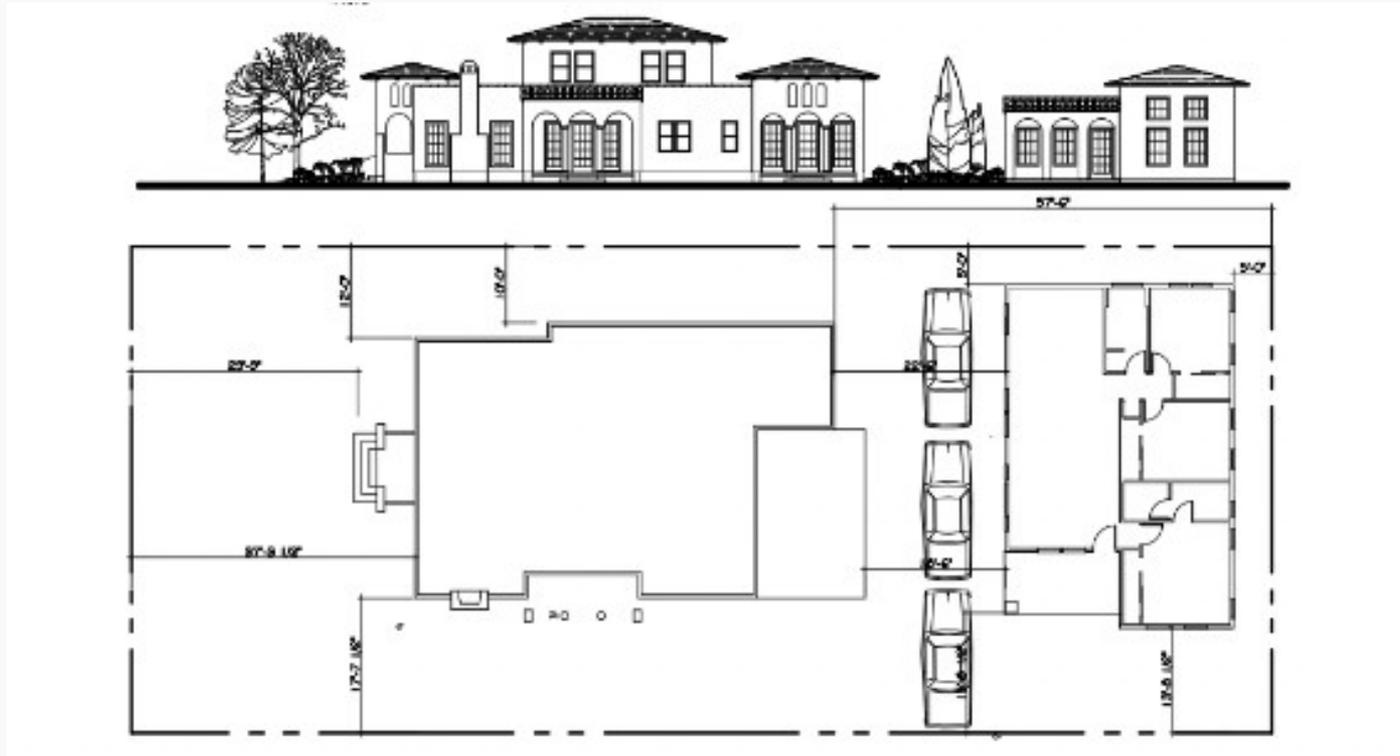
## BUNGALOW COURTS





# ADU and Junior ADU

## ADU proper (Parsonage in Inglewood)



# Modular



**SAMPLE** design for Building #1 and #3

# Modular

Floor Plan



- Reference only (7,500 sq ft lot size) to show how Modular layout works, Actual may differ depending on lot configuration.



Contact Us.

[john@lavoice.org](mailto:john@lavoice.org)



# SCANPH

SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING

## “The Church Lands Bill”

### Senate Bill 4

## Information and Resources

LA County Faith-Based Organizations

Affordable Housing Summit

June 3rd, 2024

# SCANPH: WHO WE ARE

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.



# WHAT IS SENATE BILL 4?



# HOW IT STARTED

SCANPH was the primary cosponsor of SB 4. Since 2020, we have been working on the passage of SB 4, or the Affordable Housing on Faith Lands Act in California.

On December 5, 2022, Senate Bill 4 (Wiener), the Affordable Housing on Faith Lands Act, was introduced.

Governor Newsom signed the bill into law on October 12, 2023, it went into effect on January 1, 2024.

# WHAT IT DOES

SB 4 makes 100% affordable housing development projects by right on land owned by a religious institution -- like a church or synagogue or mosque -- as well as on land owned by a nonprofit independent institution of higher education under a streamlined process.



# HOW IT WORKS

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).

Some additional criteria includes: 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.



# POTENTIAL COLLABORATION WITH DEVELOPERS

- Affordable housing development can be very challenging and requires a technical understanding of financing and land use
- Almost all religious institutions that take advantage of SB 4 will want to partner with an experienced nonprofit developer
- SCANPH is very excited about the opportunities SB 4 will open up for religious institutions in Southern California to partner with our members

ONLINE  
RESOURCE  
TOOL FOR  
FAITH-BASED  
INSTITUTIONS





- It's clear there is an alignment in mission between religious institutions and nonprofit affordable housing developers.
- Repurposing underutilized land for affordable housing can be a new source of stable revenue for religious institutions.



**Resources from SCANPH**

- Training and Workshops
- Consultants
- In-take Form
- Affordable Housing  
Developers
- RFP Examples

Visit our resource  
page here:



# CONTACT US



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



213-480-1249



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





THANK YOU!

SCANPH

SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING

**LA COUNTY**

**PLANNING**

# **BUILDING AFFORDABLE HOUSING IN UNINCORPORATED LA COUNTY**

**Presented by LA County Planning**  
**June 3, 2024**

# Table of Contents

- What is LA County Planning?
- Is your property in an unincorporated area?
- SB 4 Overview
- Other State Laws
- Local Housing Policies
- How to Apply
- Additional Resources
- Fees & Timeline
- Contact Us

# What is LA County Planning?

We are the planning department for all unincorporated areas (areas outside of a city) in LA County.

We provide all major planning functions, including:

- Writing long range plans
- Reviewing development projects
- Responding to zoning complaints

**LA COUNTY**

**PLANNING**

**LA COUNTY**

**PLANNING**

**SHAPING TOMORROW**

# Is your property in unincorporated area?

Search the address or APN:

[bit.ly/ZNET](https://bit.ly/ZNET)



- Unincorporated areas are shown in **BLUE**.
- Cities are shown in **RED**.
- You can also find your **zoning**.



# SENATE BILL (SB) 4

*Streamlined approval of housing on land owned by a religious or higher education institution*

## Why is SB 4 important?

- Empowers churches to build housing on vacant or underutilized land
- Allows multi-family housing in single-family zones
- Provides more flexible development standards (height, parking, etc.)
- Streamlines the Planning review process

# SENATE BILL (SB) 4

- Project must be **100% affordable**
  - At least 80% of units must be for lower income households
  - Up to 20% of units can be for moderate income households
  - Up to 5% of the units can be reserved for staff of the institution
- Rental units are covenanted for 55 years
- For-sale units are covenanted for 45 years

# SENATE BILL (SB) 4

## The project site must be:

- Legal parcel(s) located within an urbanized area or urban cluster
- At least 75% adjoining parcels developed with urban uses
- Owned by the religious institution before January 1, 2024

## An SB 4 project is not allowed if the site is:

- Within 3,200 feet of a facility that extracts or refines oil or natural gas
- Within 1,600 feet of a major source of air emissions regulated by AQMD
- Within 1,200 feet of any other source of air emissions regulated by AQMD
- Adjacent to a Light Industrial Use

# SENATE BILL (SB) 4

## Project Details:

- Density of up to 30 units/acre and 1 additional story in height (projects can also use density bonus to further increase unit count and height)
- 1 parking space required per unit, unless other state/local regulations require less
- If the project is mixed use, at least 2/3 of floor area must be residential
- No public hearing or CEQA environmental review required

# SENATE BILL (SB) 4

## Additional Requirements:

- For projects with 10+ units, construction workers must be paid prevailing wage
- For projects with 50+ units, there are additional apprenticeship program, healthcare expenditure, and reporting requirements for contractors
- If site is undeveloped, tribal consultation is required

# Other State Laws

- **Density Bonus Law:** Additional density, incentives and waivers, and reduced parking in exchange for providing affordable units
  - **AB 1287** – Additional density bonus and incentives for projects that meet certain set-aside minimums
  - **AB 1763/2334** – Unlimited density, additional height/stories, and additional incentive for 100% affordable projects near transit
- **AB 2244:** Up to 50% of existing on-site church parking spaces can be removed for new housing
- **AB 2162:** Streamlined approval of 100% affordable Permanent Supportive Housing (PSH)
- **SB 35:** Streamlined approval of multifamily housing, including in commercial zones
- **AB 2097:** Elimination of minimum parking requirements for projects near high quality transit

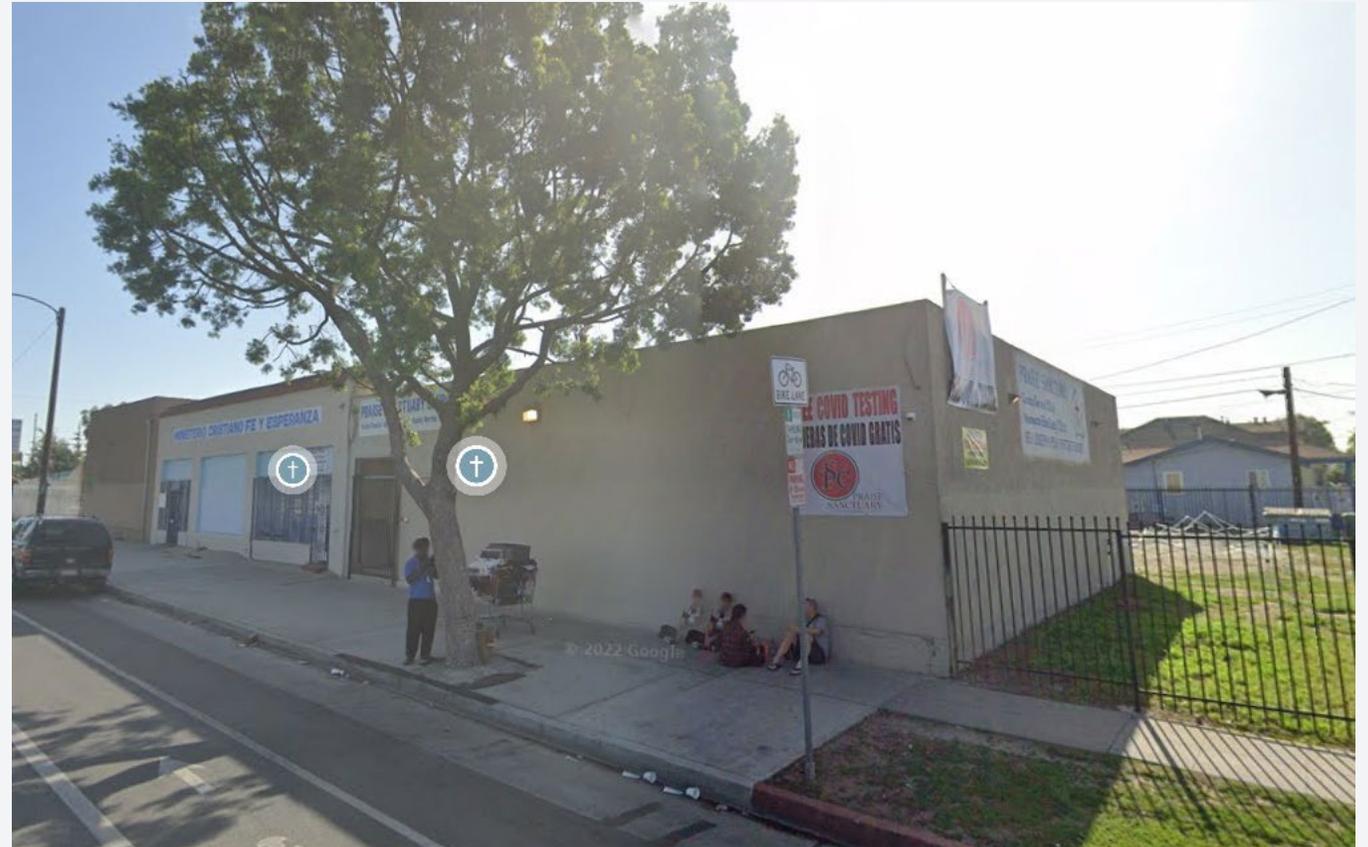
# Local Housing Policies

- **Affordable Housing Preservation Ordinance**
  - Existing affordable units to be demolished must be replaced at an affordable level
- **Inclusionary Housing Ordinance**
  - A percentage of units must be affordable for projects with 5+ units in certain areas of the County
- **Density Bonus Ordinance**
  - Local density bonus sliding scale, incentives and waivers
- **By-Right Housing Ordinance**
  - Multifamily residential allowed by right in most Commercial zones (no public hearing)
- **Interim and Supportive Housing Ordinance**
  - Streamlining for transitional / interim housing and permanent supportive housing

# Case Study: Praise Sanctuary

10807 S. Vermont Ave,  
West Athens-Westmont

- Existing church site
- Will soon be rezoned to Mixed Use as part of the Metro Area Plan
- Multifamily housing / mixed use allowed by right
- No public hearing required



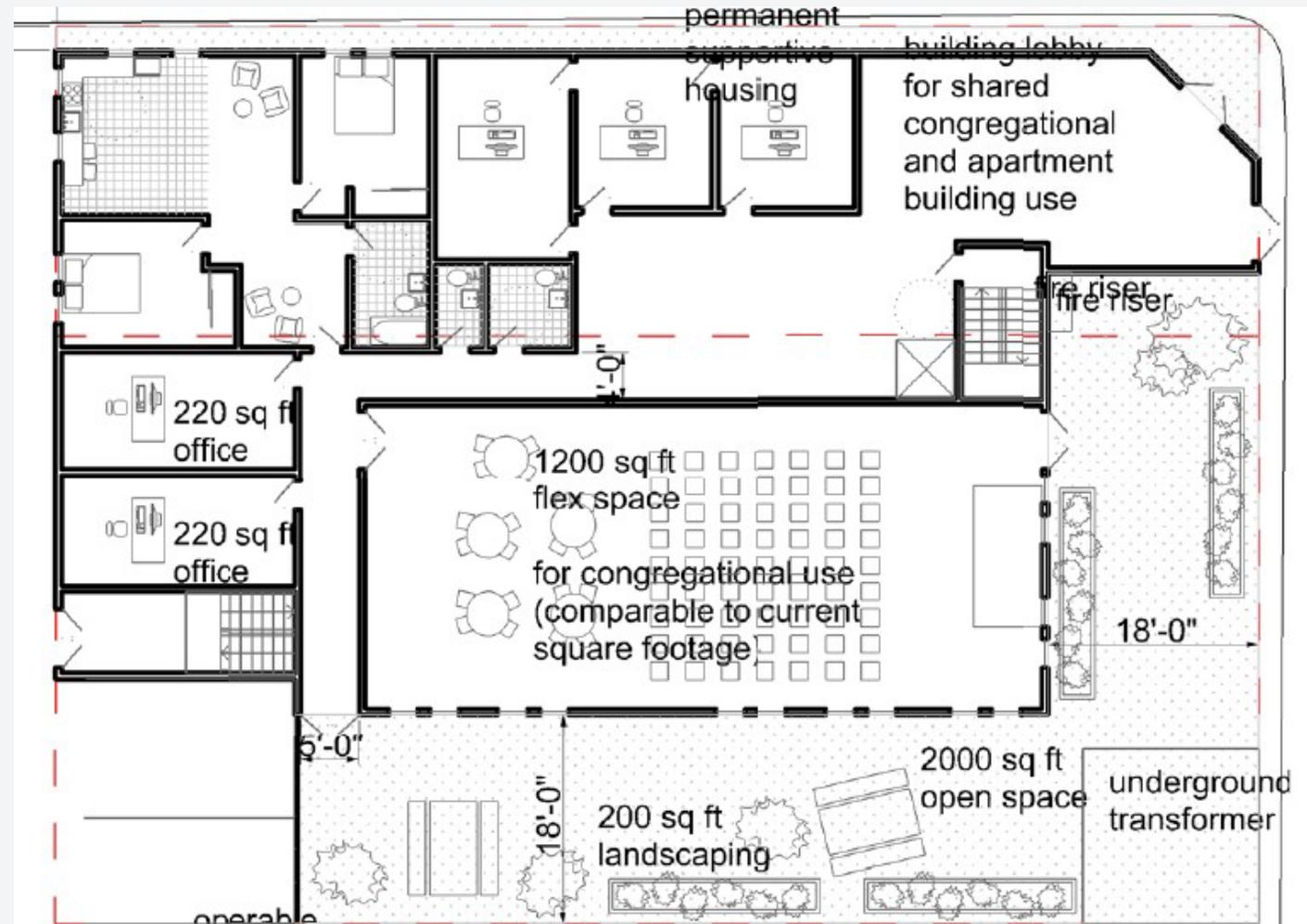
# Case Study: Praise Sanctuary

- **54 units permanent supportive housing** (100% affordable) proposed
- **Church and on-site services** (community room and case manager offices) on ground floor, with **units above**
- **No parking required** per AB 2097 (2 spaces will be provided for staff)
- Will use **density bonus** and **incentives/waivers** to modify height, number of stories, setbacks, and other standards



# Case Study: Praise Sanctuary

- **54 units permanent supportive housing** (100% affordable)
- **Church and on-site services** (community room and case manager offices) on ground floor, with **units above**
- **No parking required** per AB 2097 (2 spaces will be provided for staff)
- Will use **density bonus** and **incentives/waivers** to modify height, number of stories, setbacks, and other standards



# Case Study: La Trinidad

3565 E. 1st Street,  
East Los Angeles

- Within the East LA 3<sup>rd</sup> Street Specific Plan area
- Existing church site
- Multifamily housing / mixed use allowed by right
- No public hearing required



# Case Study: La Trinidad

- **66 units permanent supportive housing** (100% affordable)
- **Church and on-site services** (community room and case manager offices) on ground floor, with **units above**
- **No parking required** per AB 2097 (20 spaces voluntarily provided)
- Applicant used **density bonus**, and **waivers** for height, number of stories, and setbacks



# Case Study: La Trinidad

- 66 units permanent supportive housing (100% affordable)
- Church and on-site services (community room and case manager offices) on ground floor, with units above
- No parking required per AB 2097 (20 spaces voluntarily provided)
- Applicant used **density bonus**, and **waivers** for height, number of stories, and setbacks



# How to Apply

## FIRST STEP:

### Pre-Application Counseling

- Meeting with LA County Planning, Public Works, Fire, Public Health, and LACDA before formal submittal
- To apply, provide:
  - 1-page application form
  - Preliminary plan set

More information and materials:

[www.planning.lacounty.gov/apps](http://www.planning.lacounty.gov/apps)

➡ Under “LA County Pre-Application Counseling”



# Fees & Timeline

- **Ministerial Site Plan Review:** \$1,404 - \$1,873
- **Administrative Housing Permit:** \$3,556
- **Fees are reduced based on number of affordable units provided**  
  
(No Title 22 fees for 100% affordable projects)
- **Approval Timeline:** 90-120 days from payment, depending on project size
- **No CEQA environmental review or public hearing required** for most projects
- **Planning approval does not expire for affordable projects**

# Additional Resources

- Information and materials: [www.planning.lacounty.gov/apps](http://www.planning.lacounty.gov/apps)  
Under “Housing Permit for Affordable and Senior Housing”:

## Additional Information:

- [Los Angeles County Affordable Housing Income and Rent Limits 2023](#)
- [Affordable Sales Price Calculator \(effective June 2023\)](#)
- [Parking Options for Affordable Housing Projects](#)
- [Senior Citizen Housing Flow Chart](#)
- [Interim and Supportive Housing Ordinance Summary](#)



# Contact Us

- **Email:** [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov)
- **Phone:** (213) 974-6411
- **In Person:** [planning.lacounty.gov/locations](http://planning.lacounty.gov/locations)
- **Virtual Appointment:** [planning.lacounty.gov/connect-with-a-planner](http://planning.lacounty.gov/connect-with-a-planner)
- **Website:** [planning.lacounty.gov](http://planning.lacounty.gov)

**THANK YOU!**



## **Affordable Housing**

Public Works' Homelessness Emergency Response

# Los Angeles County Public Works

Los Angeles County Public Works is one of the largest municipal public works agencies in the United States, providing vital 21st Century infrastructure and essential services to more than 10 million people across a 4,000-square-mile regional service area.

## Our Commitment

**It's who we are, what we do, and how we do it.**

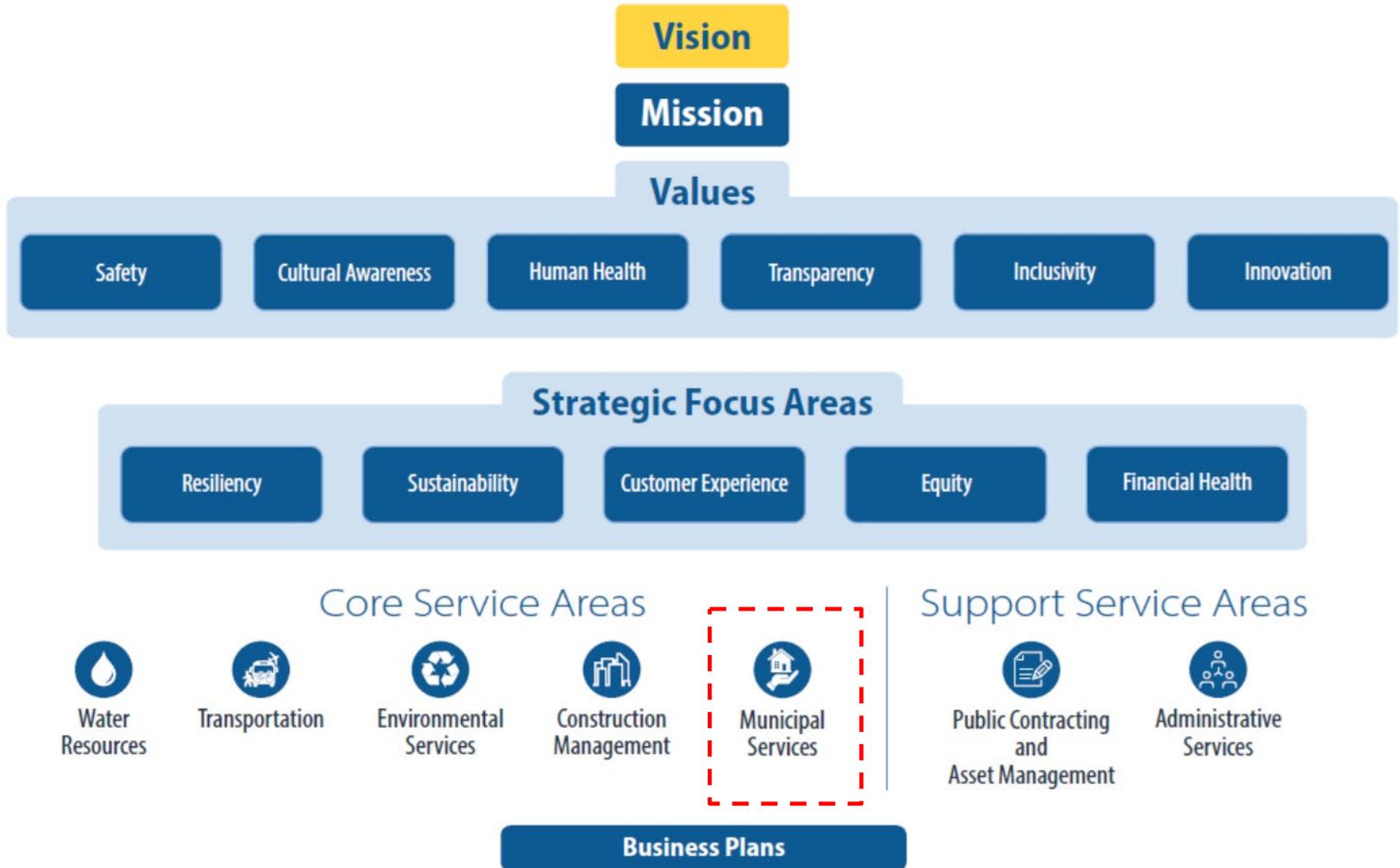
### VISION

**To become the most trusted public agency in the region.**

### MISSION

**We plan, design, build, and maintain modern infrastructure that uplifts all communities of Los Angeles County.**

# Strategic Plan Framework



# Building and Safety Management

Creating vibrant, safe, and resilient communities in unincorporated Los Angeles County



Juan Madrigal, SE,  
Assistant Deputy Director,  
Building & Safety Division



Fouad Barakat, PE,  
Building Plancheck, Affordable Housing  
Section Head, Chief Building Inspector,  
Building & Safety Division

# Building & Safety Division Overview

- Ensure safe building design, construction, approval of completed building projects, and provide code enforcement
- Building services are provided to unincorporated communities at the Public Works headquarters, at one of the 11 Building and Safety District Offices serving unincorporated communities and at the 11 Contract City Offices serving incorporated cities.

# Emergency Declaration for Homelessness

- On January 10, 2023, the Board of Supervisors proclaimed a local emergency for homelessness in Los Angeles County.
- On February 7, 2023, the Board of Supervisors adopted a motion to implement actions under the homelessness emergency declaration



# Public Works Directives

- On February 7, 2023, two directives were issued to Public Works to change building rules, regulations, and County procedures to streamline and support the rapid development of interim and permanent housing for people experiencing homelessness (Directive Nos. 9 & 13)



# LA County Pro-Housing Designation

On April 19, 2024, the Governor announced the latest round of Pro-Housing designations, including a designation for the County of Los Angeles! The press release from the California Department of Housing and Community Development included a summary of the County's recent efforts in prioritizing affordable housing development. The county is prioritizing permit processing for ADUs and affordable housing, with dedicated staff to review these projects

This designation comes with more than just well-deserved recognition – **it also allows the County to score extra points on grant applications.**

The cross departmental collaboration and support from internal divisions is critical in meeting the statewide goal of building 2.5 million homes by 2030.

# Interdepartmental Collaboration



With the help of the Departments of Regional Planning, Fire, Public Health, Chief Executive Office, County Counsel, and LACDA, Public Works created a workgroup to streamline residential and commercial permitting procedures.

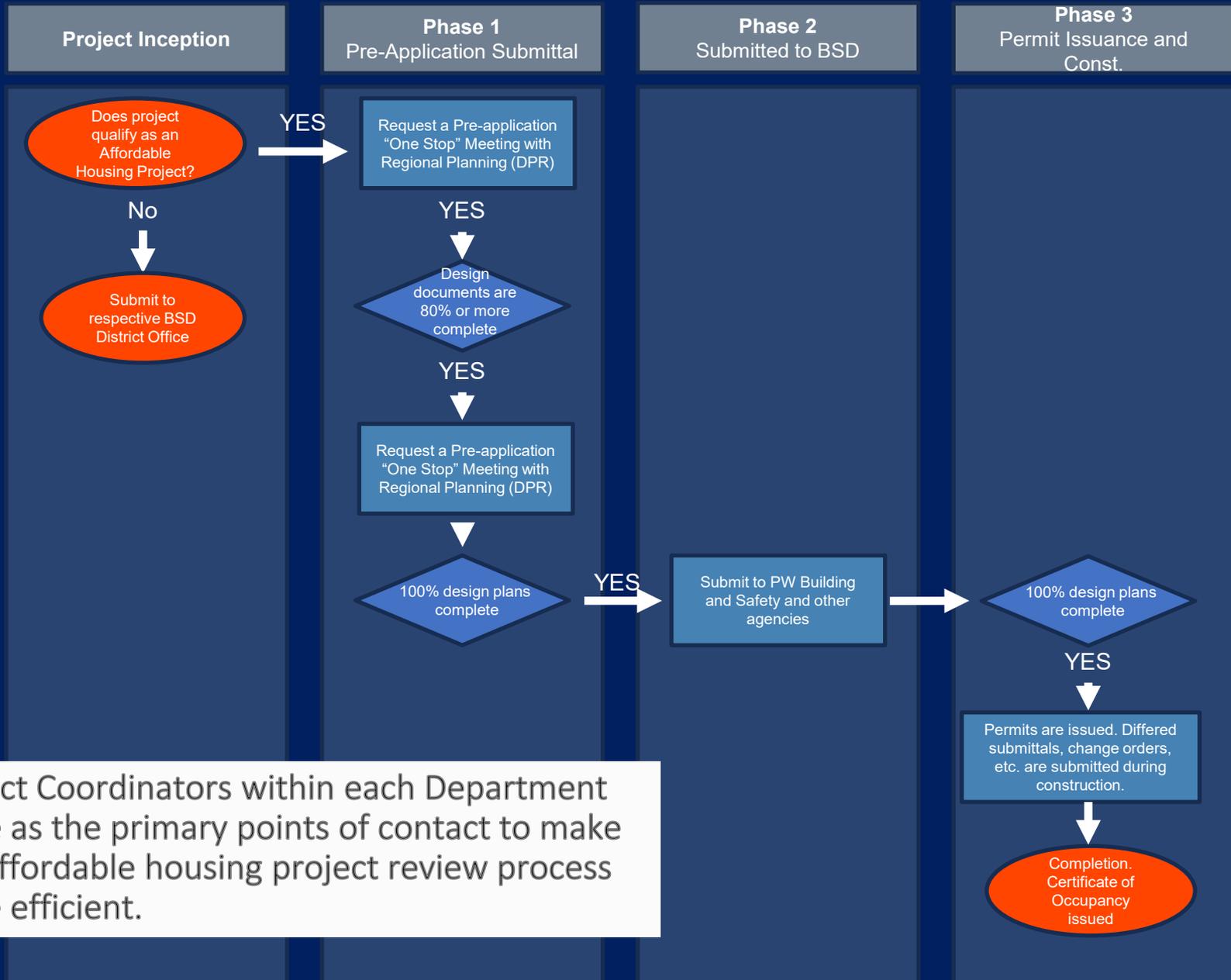
# Efforts to Increase Affordable Housing (1 of 2)

- Public Works has developed *Standard Notes and Details Sheets* for garage conversions to ADU/JADUs to simplify plan review, permitting, and inspection processes for homeowners.
- Public Works is collaborating with other permitting departments for pre-approved ADU/JADU standard plans submitted by local architects, engineers, and designers.
- Public Works expedites permitting for emergency housing facilities for people experiencing homelessness, transition-age-youths, and other vulnerable groups under the provisions of County of Los Angeles Building Code (Building Code) Appendix "P."

# Efforts to Increase Affordable Housing (2 of 2)

- Public Works has collaborated with LA County CEO's Homeless Initiative via Project Home Key to expedite conversions of motel/hotels to temporary and permanent supportive housing for people experiencing homelessness
- Public Works is working with permitting agencies for *Adaptive Reuse* of existing structures to create additional affordable homes. This includes expediting and streamlining the permitting process for community service affordable housing projects such as *faith-based community groups, nonprofit organizations, and others.*

# Concierge Service Process



Project Coordinators within each Department serve as the primary points of contact to make the affordable housing project review process more efficient.

# Building Permitting Timeline



**Permit Cost:** Approximately 5%-10% of construction estimate based on average of three construction bids or PW Building and Safety Valuation

# Minimum Building and Safety Submittal Requirements

- Architectural & Structural Plans
- Structural Calculations
- Geotechnical Reports
- Grading and Drainage Plans
- Green Building Requirements
- Accessibility Requirements
- Fire Requirements
- Mechanical/Electrical/Plumbing Plans
- Energy Code Calculations

# THANKS!

FOR QUESTIONS, please email

Mr. Fouad Barakat at  
[fbarakat@dpw.lacounty.gov](mailto:fbarakat@dpw.lacounty.gov)

Or find us at

<https://dpw.lacounty.gov/building-and-safety/>

## County Land Bank Pilot

### — **Acquiring Property for Affordable Housing**

- County Board of Supervisors (Board) approved \$25M in funding to establish a land bank pilot.
- Through the land bank pilot, the County will acquire properties in areas experiencing and set to experience rapid gentrification and displacement, with the goal of preventing real estate speculation and creating new opportunities for affordable housing.
- Board directed the CEO and LACDA to partner with faith-based organizations to consider including their properties in the land bank for future affordable housing development.
- Sites may include land that is vacant or on which there is underutilized property.
- Property selection criteria is in development.
- If interested in partnering with the County on the Pilot, please contact: Vani Dandillaya at [vdandillaya@ceo.lacounty.gov](mailto:vdandillaya@ceo.lacounty.gov).



# Questions ?



Fouad Barakat,  
LA County Public Works  
[fbarakat@dpw.lacounty.gov](mailto:fbarakat@dpw.lacounty.gov)



Pastor John Oh,  
LA Voice  
[contact@lavoice.org](mailto:contact@lavoice.org)



Frank Martinez,  
SCANPH  
[fmartinez@scanph.org](mailto:fmartinez@scanph.org)



Kiana Gutierrez,  
SCANPH  
[kgutierrez@scanph.org](mailto:kgutierrez@scanph.org)



Hyepin Im,  
FACE  
[info@facela.org](mailto:info@facela.org)



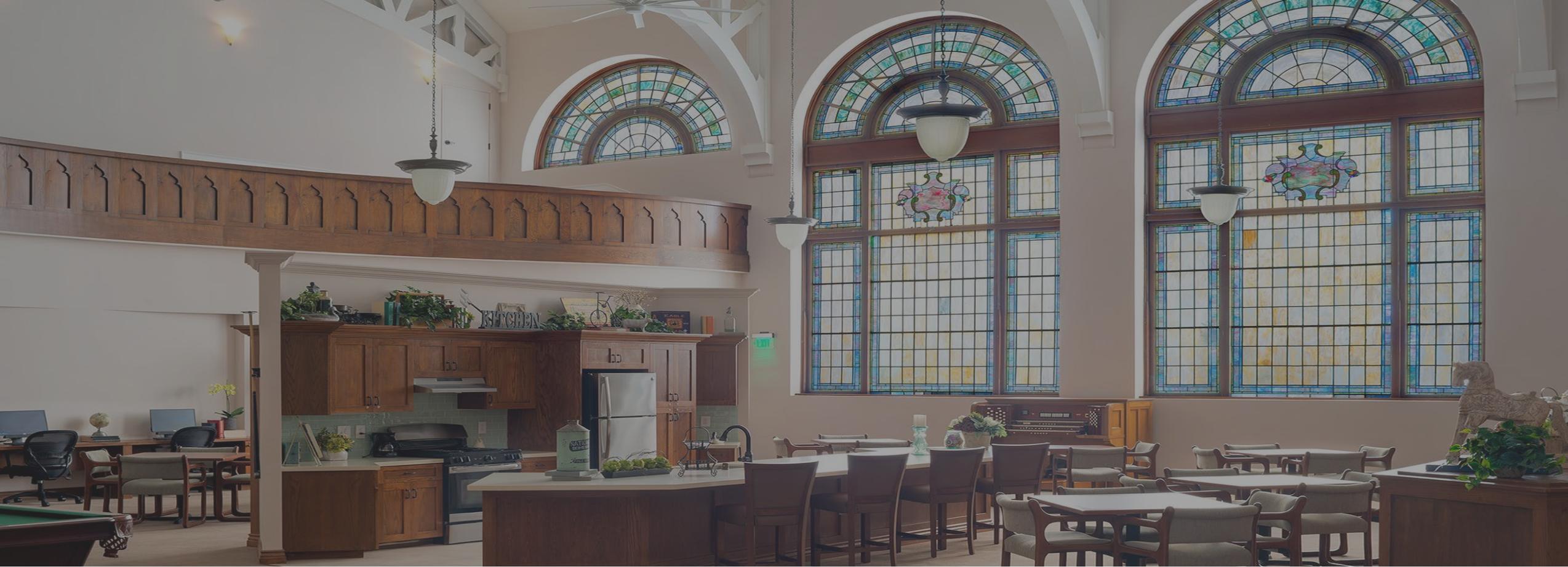
Zoe Axelrod,  
LA County Regional Planning  
[zaxelrod@planning.lacounty.gov](mailto:zaxelrod@planning.lacounty.gov)



Vani Dandillaya,  
LA County CEO-Homeless  
Initiative  
[vdandillaya@ceo.lacounty.gov](mailto:vdandillaya@ceo.lacounty.gov)



Nicole Smith,  
LACDA  
[FBSummit@LACDA.org](mailto:FBSummit@LACDA.org)



# Closing Remarks and Prayer