

The Sherman Oaks Neighborhood Council **opposes SB 4 if not amended.**

This bill allows religious institutions or independent institution of higher learning to build affordable housing on property they own. We support the use of excess property to build affordable housing if the property for development is on or contiguous to the nonprofit's main campus. For example, if a church with a large parking lot wants to develop affordable multifamily housing on their property, we have no objection. However, this bill, as written, would allow a property owned by that nonprofit remote from its main campus and in a single-family neighborhood to be granted "by right" designation for affordable housing development with density bonus.

Many nonprofits own property remote from their main campuses and many could use lot-ties to make larger developable sites. We would **support SB 4 only if amended** to limit housing development on an institution's main campus or property contiguous to that campus and not allowed on remote sites. Remote sites should follow zoning codes and go through rezoning process if change of use is being sought.

The Sherman Oaks Neighborhood Council supports housing on these campuses but remote sites need rezoning approvals.