

Senate Bill 899

NPH 2020 Affordable Housing Legislative Agenda



Allowing places of worship, hospitals, and nonprofit colleges to build Affordable Housing

BACKGROUND ON SENATE BILL 899

Senate Bill 899 was introduced by Senator Scott Wiener for the 2020 legislative session to permit affordable housing on land owned by religious organizations, non-profit hospitals, and non-profit higher education institutions 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 land which they make available for affordable housing developments.

In addition to faith-based organizations, other non-traditional players such as non-profit hospitals have also stepped up to provide affordable housing solutions for their patients whose conditions do not improve due to a lack of stable, affordable housing. Similarly, non-profit higher education institutions are increasingly looking to provide affordable housing options to students who struggle financially to pursue higher education while balancing increasing housing costs.\

Unfortunately, many of these faith-based organizations, non-profit hospitals, and non-profit higher education institutions are located in areas that are not zoned to permit multifamily housing. This means that the religious institution and affordable housing developer partner have to rezone the land, which is a tricky process that costs money and can cause long delays in building the affordable housing units Californians need.



HOW SB 899 WORKS

- ✓ Allows faith-based organizations, non-profit hospitals, and non-profit higher education institutions to build multifamily 100% affordable housing projects on their land, regardless of local zoning restrictions.
- ✓ These affordable housing projects will be targeted to households making an average of 80% of Area Median Income (AMI). This could be 2 teachers in Oakland schools earning \$46,570 each as starting salaries and supporting two kids.
- ✓ These religious institutions, nonprofit hospitals, and non-profit higher education institutions would partner with affordable housing developers and agree to maintain the affordability of these homes for at least 55 years for rental housing and 45 years for homeownership opportunities.
- ✓ Depending on the location of the property, the projects could be built between 35 density units per acre (du/ac) in single family neighborhoods and 50 du/ac in commercially zoned areas, respectively, without undergoing costly, and time intensive rezonings.

WHY SB 899 IS THE RIGHT SOLUTION

SB 899 (Wiener) would make building affordable housing easier, faster, and cheaper for faith-based institutions, non-profit hospitals, and non-profit higher education institutions that want to build affordable housing. Many of these are already community anchors, and this would help them build stable, safe, affordable housing for local residents and families and open doors to high-resource neighborhoods.

WHAT YOU CAN DO

- Contact Your Lawmaker. Find opportunities to share your support for SB 899 with lawmakers and the bill sponsor: www.nonprofithousing.org
- Join NPH's Legislative Issues Working Group to discuss affordable housing policy and the Legislature: pedro@nonprofithousing.org

SB 899 is an NPH Sponsored Bill for the 2020 legislative session.

Visit nonprofithousing.org for more information

- Endorse our efforts and join our coalition: jr@nonprohousing.org