



Senator Scott Wiener, 11th Senate District

Senate Bill 1336 – Affordable Housing on Faith Institution and Nonprofit College Property

SUMMARY

Senate Bill 1336 provides a streamlined process for religious organizations and nonprofit colleges to develop affordable housing on their property regardless of local zoning restrictions.

BACKGROUND

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.

Affordable housing development is limited both by available funding as well as land-use restrictions that prohibit all residential uses at densities adequate for affordable housing development.

PROBLEM

Unfortunately, many of these faith based organizations and non-profit colleges 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 homes Californians need. Further, the rezoning process opens up the affordable housing development to significant risk and unpredictability in the approval process as there are more avenues for lawsuit and appeal.

SOLUTION

Senate Bill 1336 streamlines the building process for faith-based institutions and non-profit colleges that want to build affordable housing for low-income families by allowing them to build multifamily densities, regardless of local zoning restrictions. This proposed legislation overrides local zoning restrictions and guarantees by-right approval of projects consistent with all objective standards of the jurisdiction. The faith-based organization or nonprofit colleges must agree to maintain the affordability of these homes to households below 80 percent of the area median income for at least 55 years for rental housing and 45 years for homeownership opportunities. If a project is located in an area zoned for residential use, it must be allowed a density deemed appropriate for lower income households per housing element law. If located in a commercially zoned area, the project may be up to 40 units per acre, and a height of one story above the maximum height applicable to that parcel.

This legislation would make building affordable housing easier, faster, and less expensive for faith-based institutions and nonprofit hospitals in a broad range of communities across California. Many of these institutions are already community anchors, and this will help them build stable, safe, affordable housing for local residents and families.

SUPPORT

- **Non-Profit Housing Association of Northern California (NPH) (Sponsor)**
- **Southern California Association of Non-Profit Housing (SCANPH) (sponsor)**

FOR MORE INFORMATION

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