

Recommended Talking Points:

What the bill does:

SB 4 offers new solutions to **bring more affordable homes** to Californians and more **family-supporting jobs** into our economy, by **leveraging community partnerships** with faith-based organizations and colleges to put their land into utility for our communities' greatest needs.

- This is an exciting opportunity to demonstrate the real-world impacts of California's innovative spirit – finding new, creative solutions to advance affordable housing options and opportunities for community members. It's an invitation to voters to **keep the faith for housing solutions**, and an opportunity for lawmakers to show that we can make progress on voters' top issues.
- **We urge your support for this bill when it comes up before your committee for a vote.**

How the bill does it:

- SB 4 creates new opportunities for faith leaders and independent colleges to build critically needed affordable homes on their own land. The bill removes zoning restrictions and speeds up approval processes so affordable homes for seniors, low-wage workers, people with disabilities, and low-income families can be built easier, faster, and less expensively.
- It pairs this opportunity with strong labor standards that ensure good, family-supporting jobs where our construction workers will earn prevailing wages and receive health benefits.

Where can you build:

- Through this bill, faith-based institutions and independent colleges can choose to make their land available to affordable housing development regardless of any local restrictions, to meet our communities' housing need.
- This process to streamline permit approvals for these community partnerships will apply regardless of the underlying zoning, as this is often a deal breaker in building these kinds of projects. The bill includes reasonable density standards if the land is zoned residential, commercial, or non-residential.
 - 100% affordable housing will be allowed anywhere in these areas that isn't adjacent to industrial land. It will be affordable for 55 years.

Bill's production potential:

- This proposal will unlock thousands of new sites for housing: Per a study by the UC Berkeley Turner Center, there are approximately 38,800 acres of land—roughly the size of the city of Stockton—used for religious purposes and are potentially developable.
- A significant share of that acreage (45 percent) is located in the state's "high" or "highest" resource opportunity areas, signaling an opportunity for building housing in neighborhoods with lower poverty rates and greater economic, educational, and environmental amenities.

- Maximizing the potential of this acreage, and adding the developable parcels from colleges, this bill can create hundreds of thousands of new affordable homes.

Labor Protections:

- In order to build on these new sites, the bill requires developers to meet a range of responsible wage and training standards.
 - Prevailing wage is required on all projects.
 - For projects of 50 or more units, health benefits for workers are required.
 - All contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program. If no apprentice workers are available, the project can still move forward.
 - The bill also includes new enforcement mechanisms to ensure these payroll and benefits requirements are being met.

Why is this good for affordable housing:

- This bill saves us precious time, at least a year in most cases. This is time and money saved over the long run. Small, faith-based communities aren't always prepared for the length of time needed to develop affordable housing and this is what keeps them from building now.
- This bill saves us money, at least \$500K to \$1 million depending on the project, a critical efficiency at a time when supply chain issues and inflation is impacting all markets and industries. This is even more important in a tight budget year, where our limited housing dollars need to go further.
- We need to build 1.2 million units of AH over the next 10 years per the statewide housing plan. We need streamlining and new land access to get even close to that goal.

Why is this good for the Bay Area?

- Voters are overwhelmingly concerned about neighbors, friends, and family being able to afford to live and stay in the Bay Area. Innovative solutions like SB 4 are essential to restoring faith in our ability to progress on our housing goals and to deliver for our seniors, veterans, and other low-income community members. Per our latest studies there is a shortfall of 180,000 affordable homes spanning the nine Bay Area counties and rents are still rising. These are troubling trends but SB 4 gives us a real chance to address the issue. It unlocks huge areas of land for low-income housing and includes strong labor provisions.

Why is this good for workers?

- This is a win-win. We're advancing affordable housing solutions while strengthening middle-class economic opportunities – with a shared goal of building our communities into the vibrant ones we deserve.
- This is why the California Carpenters Union is a strong co-sponsor of SB 4. They are just as excited to raise the wages of all workers.

- We need to build and strengthen the workforce pipeline, this bill helps us do that by getting apprentices on the job.
- You can reference the labor protections detailed above.

How does this bill address homelessness?

- Researchers, experts, and advocates all agree: A Housing First strategy is a homelessness prevention strategy. On any given night over 170K people are homeless in California. We know that we will not be able to help folks get housed and stay housed without significant streamlining of affordable and permanent supportive housing. **SB 4 will help us speed up affordable and homeless housing production and presents a critical opportunity to address the crisis.**
- Recent Point in Time counts have shown concerning trends in the homeless population. For example, [Contra Costa had a 35% increase](#) in homeless people than three years ago.

Why is this a good proposal for NIMBYs and the environment?

- This bill supports construction in many commercial zones and balanced density in residential areas, a new housing focus and a move that's good for the environment.
- Infill development is key to prevent sprawl and extended super commute times. That means less congestion on the road, less pollution in the air, and a cleaner environment for us all.
- Prudent density requirements and the involvement of community institutions with strong ties to the neighborhood ensure that these projects make good neighbors.

What affordability provisions are in SB4?

- SB4 requires 100% deed-restricted affordability to help serve those in need.
- The affordable units produced through the bill will serve those with incomes of 80% Area

Median Income or less. State funded projects will have to include units that support extremely and very low income families as well.

- The bill does allow an option to include up to 20% of the units for moderate income families at 120% AMI or less.

What tenant protections are there?

- SB 4 language prevents and limits development through this bill on Very High Fire Severity Zones, hazardous waste sites, earthquake fault zones, flood hazard areas, floodways, conservation lands, habitats for protected species.
- Projects cannot be streamlined under this bill if the development would require demolition of:

- (A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
- (B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
- (C) Housing that has been occupied by tenants within the past 10 years, excluding any manager's units.

What kinds of higher education institutions are included in this bill?

- This bill includes independent institutions of higher education, so it targets non-profit independent colleges such as Stanford, St. Mary's, and other similar schools.

Who are the main supporters?

- The bill is sponsored by the Non-Profit Housing Association of Northern California (NPH), Southern California Association of Non-Profit Housing (SCANPH), Jewish Public Affairs Committee of California (JPAC), California Conference of Carpenters, Inner City Law Center.

- It is also supported by over 100 community organizations and faith congregations, including: United Way of Greater LA, CA YIMBY, East Bay Housing Organizations, Greenbelt Alliance, Community Coalition, Muslim Public Affairs Council, Multi-Faith Action Coalition, All Home, Housing Leadership Council of San Mateo, LA Voice, South District of the California-Pacific Annual Conference of the United Methodist Church, and dozens more.