



January 3, 2023

The Honorable Scott Wiener

California State Senate
1021 O Street, Suite 6630
Sacramento, CA 95814

Re: Senate Bill 4 - Affordable Housing on Faith Lands Act - Support

Dear Senator Wiener,

On behalf of All Home, I am writing in support of your bill, SB 4, the Affordable Housing on Faith Lands Act. All Home is a Bay Area organization that advances regional solutions to disrupt the cycles of poverty and homelessness and create more economic mobility for people with extremely low incomes. SB 4 furthers our organization's goals by making it easier, faster, and less expensive to build affordable housing on land owned by faith-based institutions and non-profit colleges.

A severe lack of affordable homes lies at the root of our state's homelessness crisis. Research suggests that California has a gap of over a million affordable housing units, and the need is especially great for people with extremely low incomes, who are among the most vulnerable to becoming unhoused. We urgently need more housing that is affordable to extremely low and low-income community members. SB 4 will streamline the building process for this housing on land owned by faith-based institutions and non-profit colleges, which is necessary if we are to permanently disrupt homelessness and reach our regional and statewide housing goals.

The development of this land is often hindered by complicated and cost-prohibitive local zoning rules and regulations, ranging from standards that allow only a few units to be built on large parcels to limits on any housing construction at all. These obstacles make development financially infeasible and discourage institutions from moving forward with projects that would benefit those living with extremely low incomes and facing homelessness.

Faith-based organizations and non-profit colleges across the state are seeking to partner with affordable housing developers to build critically needed affordable homes on their own land. These organizations are long-standing community anchors, driven by their values to support those experiencing homelessness. A study by the UC Berkeley Turner Center found approximately 38,800 acres of land used for religious purposes to be potentially developable, with forty five percent of that acreage located in the state's "high" or "highest" resource opportunity areas. By building housing in neighborhoods with higher incomes and greater economic, educational, and environmental amenities, we can provide stable housing for those who are experiencing homelessness, and much needed opportunities for economic mobility.

To end homelessness in California, it is crucial that we increase the production of affordable housing units, and empower the organizations and communities working to achieve that goal. SB 4 addresses process issues that have exacerbated the affordable housing shortage, and is an important step towards expanding our state's housing supply. For these reasons, we support this important bill and thank you for your leadership.

Sincerely,

A handwritten signature in cursive script that reads "Tomiquia Moss".

Tomiquia Moss
Founder and CEO
All Home