

[Place on your letterhead or include your address block]

Email your letter:

To: Ann Fryman, Legislative Aide, Senator Scott Wiener ([ann.fryman@sen.ca.gov](mailto:ann.fryman@sen.ca.gov))

Cc: Pedro Galvao, NPH Policy Director ([pedro@nonprofithousing.org](mailto:pedro@nonprofithousing.org))

Please also submit to <https://calegislation.lc.ca.gov/Advocates/> (note that your organization will need to create a free account)

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[Insert Date]

The Honorable Scott Wiener  
California State Senate  
State Capitol, Room 5100  
Sacramento, CA 95814

**Re: Support for SB 899 (Allowing faith-based organizations and hospitals to build Affordable Housing on their land irrespective of local zoning)**

Dear Senator Wiener,

[Insert your organization's name] strongly supports SB 899, which would make building affordable housing easier, faster, and cheaper on land owned by faith-based institutions and nonprofit hospitals by removing zoning and use restrictions.

Housing is both a critical tool to protect against COVID-19 now, and a foundation for our region's health and success ahead. We are grateful to all of our state leaders for developing emergency solutions, as well as continuing to offer the opportunity to advance long-standing critical solutions for all of our communities. This bill is critical to our region and state's long-term health.

**[If you're a member of NPH:** As a member of the Non-Profit Housing Association of Northern California, this bill is among our top priorities this session.]

Include 1-2 sentences to briefly describe your organization: *You may include how many people you serve and where, how many people you employ and where, etc.*

**Allow faith-based organizations and hospitals to work with affordable housing developers to build affordable housing on their land irrespective of local zoning**

Many faith-based organizations and non-profit hospitals desire to partner with affordable housing developers to build more critically needed affordable homes --

on land they already own, in support of their missions. Many non-profit hospitals have seen that affordable housing solutions can support patients whose conditions would not improve without access to stable, affordable housing. Many faith-based organizations, as long-standing community anchors, wish to support their congregations, neighbors and families.

Yet, currently many of these faith-based organizations and non-profit hospitals are located in areas that are not zoned to permit multifamily housing, requiring a difficult, lengthy, and costly process to rezone the land to build the affordable homes Californians desperately need.

**SB 899 offers new tools for our community anchors to build safe, stable, affordable homes for local residents and families**

SB 899 will streamline the building process so that the for faith-based institutions and non-profit hospitals that want to build affordable homes will not be unnecessarily delayed and limited from taking this action. SB 899 will:

- Allow places of worship and hospitals to build 100% multifamily affordable housing units (targeted at 80% of Area Median Income and below), regardless of local zoning restrictions;
- Permit these institutions to build between 40 to 150 new affordable homes without undergoing costly and time intensive rezoning, depending on the location of the property and proximity to major roads and commercial zones.

**Create more affordable homes, open doors in high opportunity neighborhoods, and support our fellow neighbors**

We know that our California families and workers need more safe, stable, affordable homes. With SB 899, places of worship and hospitals that want to provide more affordable homes will be able to do so no matter what the local zoning is.

Thank you for your leadership in drafting legislation that would make building affordable housing easier, faster, and cheaper for faith-based institutions and non-profit hospitals that want to build affordable housing. We look forward to working with you to pass this important legislation.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization's Name]