



Senate Housing Production

LEGISLATIVE PACKAGE

SB 899 FACT SHEET

SB 899 (WIENER): Provides a by-right approval process for affordable housing projects proposed on land already owned by a religious institution or independent nonprofit college.

IMPACT ON HOUSING PRODUCTION: Faith-based organizations have a long history of partnering with developers to build affordable housing. These organizations, as well as nonprofit colleges, often possess surplus land that could be utilized for affordable housing, if local zoning would allow for it.

REQUIREMENTS:

- The site's density meets or exceeds the level needed to accommodate multifamily affordable housing.
- Land must be owned by religious institution or nonprofit college as of January 1, 2020.
- The applicant must partner with a qualified affordable housing developer.
- At least 80% of units must be affordable to lower-income households (remaining 20% must be affordable to moderate-income households).
- Site meets the following qualifications:
 - Located within an urbanized area or urban cluster.
 - Located outside of environmentally sensitive areas, as specified. However, coastal zones will be included.
 - Not allowed in a historic district.
- Relocation and right-of-first-refusal protections apply to tenants in any existing affordable housing.
- Provides one (1) parking spot/unit unless located near transit, by a car-share program, or unless the local jurisdiction waives parking.
- Commercial uses shall be limited to resident amenities (if in a single-family zone), or commercial uses already permitted by the local government (in other zones).
- Meets all other objective development standards (height, setbacks, etc.).

If the project is located in a residential or mixed-use zone, it must be allowed density at the level necessary for multifamily affordable projects.

If the project is located in a commercial zone, it must be allowed a density of 40 units/acre and one story above the existing maximum height.