

June 15, 2022

The Honorable Scott Wiener  
California State Senate  
1021 O Street, Suite 6630  
Sacramento, CA 95814

**Re: Senate Bill (SB) 1336 - Housing Production on Religious Properties - Support**

Dear Senator Wiener,

On behalf of MidPen Housing Corporation, we write in support of SB 1336 (Wiener), which would make building affordable housing easier, faster, and cheaper on land owned by faith-based institutions and non-profit colleges by removing zoning and use restrictions.

MidPen Housing is one of the nation's leading non-profit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 100 communities and 8,000 homes for low-income families, seniors, and those with supportive housing needs throughout Northern California.

Many faith-based organizations and non-profit colleges desire to partner with affordable housing developers to build more critically needed affordable homes -- on land they already own to support their missions. As long-standing community anchors, these faith-based organizations wish to support their congregations, neighbors, and families.

Yet, many of these organizations are currently located in areas not zoned to permit housing, requiring a lengthy, costly process to rezone the land and build the affordable homes Californians desperately need. SB 1336 offers new tools for our community anchors to build safe, stable, affordable homes for local residents and families

SB 1336 will streamline the building process so that faith-based institutions that want to build affordable homes will not be unnecessarily delayed and limited from taking this action.

SB 1336 will:

- Allow places of worship 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 new affordable homes without undergoing costly and time-intensive rezoning, depending on the property's location and proximity to major roads and commercial zones.

We know that our California families and workers need more safe, stable, affordable homes. With SB 1336, places of worship and colleges that want to provide more affordable homes will be able to do so no matter the local zoning.



Building Communities. Changing Lives.

Thank you for your leadership on these critical housing and homelessness issues, and for all these reasons, we support SB 1336.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin  
President & CEO, MidPen Housing Corporation

cc:

Senator Mike McGuire  
Senator Bill Dodd  
Senator Jim Nielsen  
Senator Steve Glazer  
Senator Nancy Skinner  
Senator Bob Wieckowski  
Senator Scott Wiener  
Senator Anna Caballero  
Senator Josh Becker  
Senator Dave Cortese  
Senator John Laird  
Assemblymember Marc Levine  
Assemblymember Jim Frazier  
Assemblymember Rebecca Bauer-Kahan  
Assemblymember Mia Bonta  
Assemblymember Phil Ting  
Assemblymember Bill Quirk  
Assemblymember Kevin Mullin  
Assemblymember Marc Berman  
Assemblymember Alex Lee  
Assemblymember Ash Kalra  
Assemblymember Mark Stone  
Assemblymember Robert Rivas  
Nevada V. Merriman, Director of Policy, MidPen Housing