



March 28, 2024

Assemblymember Jesse Gabriel
California State Capitol P.O. Box 942849
Sacramento, CA 94293

RE: AB 2728 (Gabriel) - Support

Dear Assemblymember Gabriel:

I am writing to express our support for AB 2728, which will improve the implementation of housing laws that allow affordable homes to be built on land owned by certain higher education institutions and faith-based organizations, such as churches and synagogues.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 130 communities and 9,400 homes for low-income families, seniors, and those with supportive housing needs throughout Northern California.

California is currently experiencing a crippling housing shortage. A 2022 report from the California Department of Housing and Community Development found that we need to build 1.2 million affordable homes over the next decade to meet our housing goals. A lack of housing supply drives up costs for those seeking to purchase a home, drives up rents across the board, and contributes to the skyrocketing cost of living for Californians up and down the state.

In recognition of this, the legislature passed Senate Bill (SB) 4, the Affordable Housing on Faith and Higher Education Lands Act, which made affordable housing construction easier, faster, and cheaper on land owned by faith-based institutions and nonprofit private colleges. The legislation sought to capitalize on the potential 171,000 developable acres of land owned by faith institutions or nonprofit colleges identified by the UC Berkeley Turner Center.

AB 2728 seeks to build on progress made with SB 4 by incorporating new stakeholder feedback and adding common sense accountability measures for SB 4 housing. This includes further incentivizing cities and counties to plan for and encourage the production of housing on faith-owned lands, expanding existing data tracking, and providing prospective developers and land owners with important information relating to building housing on land owned by religious institutions and nonprofit private colleges.

AB 2728 will further improve California's ability to build affordable housing utilizing SB 4 by applying the lessons learned from our existing housing production models.

For these reasons, we strongly support AB 2728.

Thank you for your consideration and please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at 650-477-6195 or nmerriman@midpen-housing.org.

Sincerely,



Matthew O. Franklin
President and CEO

CC: Nevada Merriman, Vice President of Policy & Advocacy