



FACT SHEET

AB 2728 – Enhancing the Affordable Housing on Faith and Higher Education Lands Act

SUMMARY

Assembly Bill (AB) 2728 increases the production of affordable homes in California. This bill does so by improving 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.

BACKGROUND

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. Over the last few years, California has added an average of 19,000 affordable units a year. At this pace we will not reach our state goals without increasing affordable housing production. 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.

Last year, 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.

THIS BILL

AB 2728 will build on progress made with SB 4 by incorporating new stakeholder feedback and adding common sense accountability measures for SB 4 housing.

These additions include encouraging cities and counties to plan for and incentivize the production of affordable housing on land owned by faith organizations. Locals will also have to report standard SB 4 utilization data, to ensure we can track where the housing units are being built.

Additionally, the bill will require HCD to compile and develop important information for prospective builders and eligible land owners, such as a list of applicable financial incentives available, in addition to model partnership agreements between affordable housing builders and SB 4 institutions.

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.

SUPPORT

LA Biz Fed (Cosponsor)

ADDITIONAL INFORMATION

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