



Sacred Land, Shared Futures: SB 4 and Streamlining Legislation

Evita Chavez, LISC

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Local Initiatives Support Corporation (LISC)

LISC connects communities to
capital,
technical assistance, and
key partnerships

to support families, entrepreneurs, churches,
and local leaders in building wealth, owning
homes and businesses, and preserving their
neighborhoods.



California's Streamlining Trend

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01

CEQA Exemptions

Reducing requirements of the California Environmental Quality Act can save years on a project.



02

Objective Zoning Standards

Baseline uniform approval guidelines developed by the state and improved upon locally.



03

By-right, Ministerial Approval

No public hearings or votes by commissions or councils cannot be required



04

Shortened Approval Timelines

Local offices are required to approve permits within 90-180 days.

California's Streamlining Trend

ELIGIBILITY REQUIREMENTS

1 Urban location + environmental considerations

2 Demolition of existing housing and historic structures = prohibited

3 Affordable housing requirements (10% - 100%)

4 Labor standards (prevailing wage, union labor, health benefits)

SB 4 - Affordable Housing on Faith Lands Act

- Applies to faith and education institutions
- Approval in 90-180 days
- Cannot demolish structures placed on National, State or Local historic registers
- Industrial use restriction
- 100% affordable projects
- Labor standards (prevailing wage, apprenticeship, healthcare)

LISC FAITH AND HOUSING PROGRAM

Free one year training program designed to support organizations in exploring the potential of affordable housing development.



Faith leaders are rooted and ready to address housing affordability

California's housing crisis is urgent

The Bay Area needs 180,000 new units by 2031. Nearly 50% of residents are housing burdened.

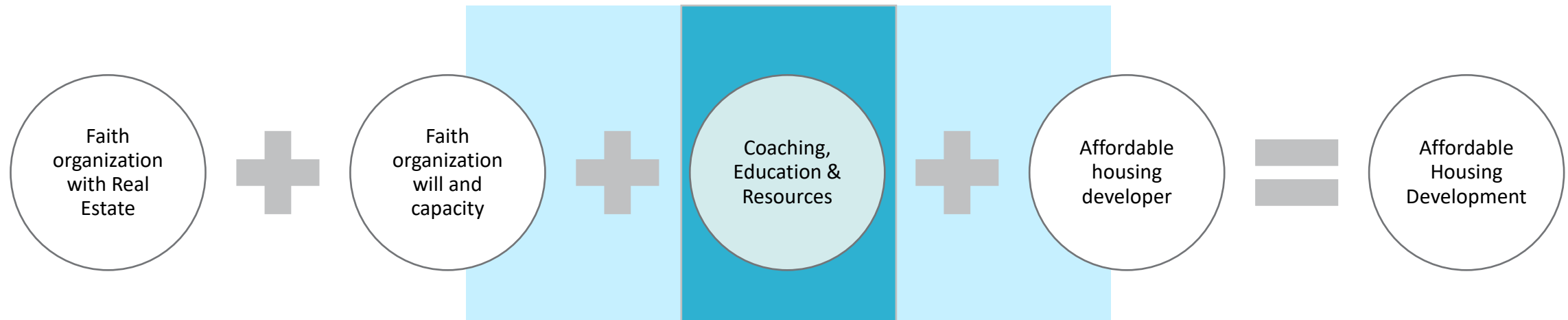
Faith leaders are on the front lines of providing essential community services

Faith organizations are **trusted community anchors** already **providing essential services**, and often the first place people go for help when they are in crisis.

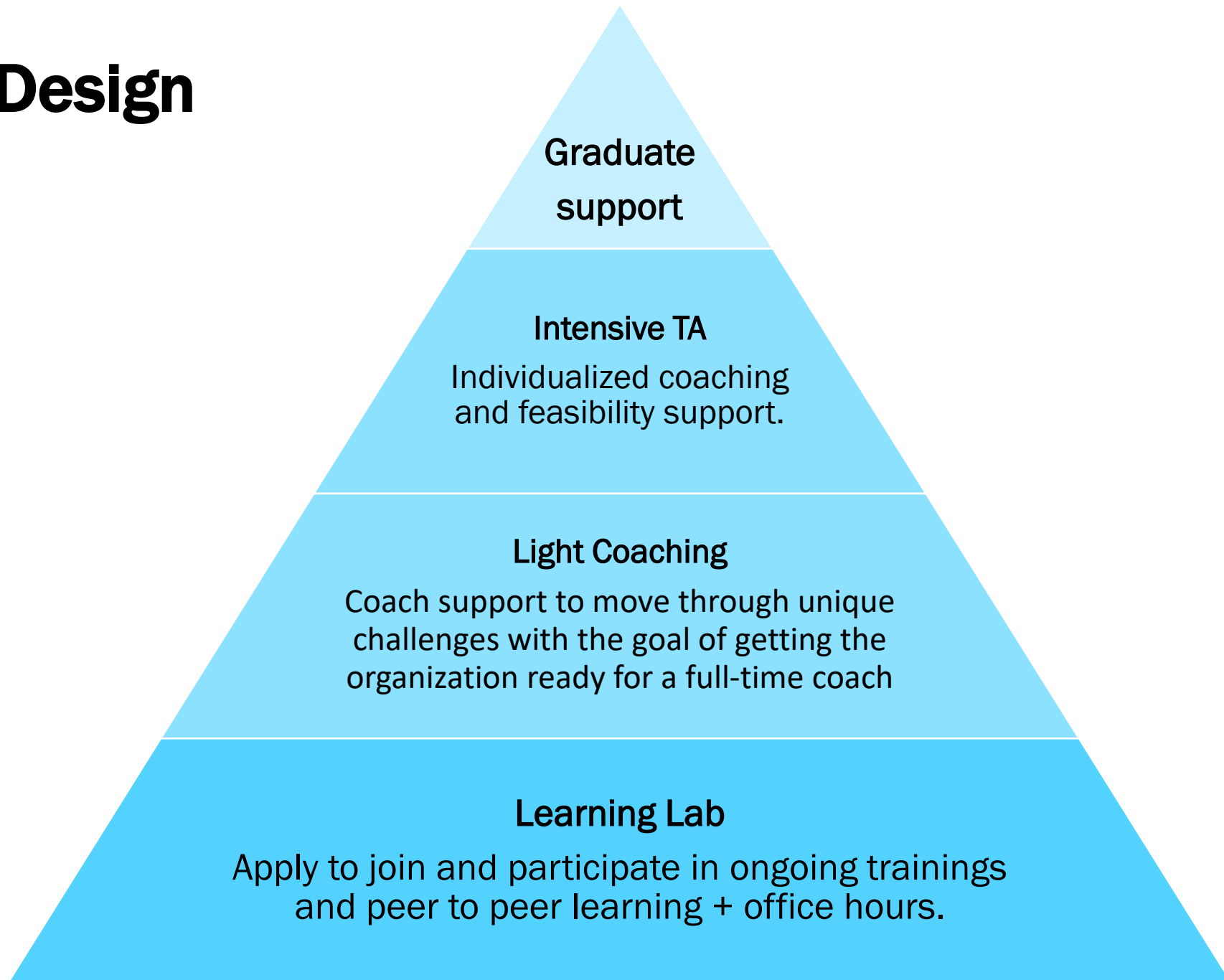
Faith-based organizations are uniquely positioned

With over 38,000 acres of faith-owned land in California, there's significant potential to develop affordable housing.

Closing a gap between interest and action



Cohort Design



Program Impact to date

55

Faith/community-based
organizations served

1,300+

Units in pipeline
(active projects in pre-development)

68

Units completed
(or in construction)

\$2.5M

Direct support to orgs + projects



What have we learned?

Gap between interest and action

Faith organizations are not traditional developers - and need support to learn about the development process to turn interest into action.

Faith projects are often small and require creative financing

25% of our Faith and Housing projects are 12 units or less. This requires non-traditional approaches to financing and partnerships.

Faith organizations have unique discernment and capacity needs

Faith organizations need to bring along their leadership and their membership – before then engaging with community.

Get in touch:
Evita Chavez
echavez@lisc.org