

May 3, 2022

The Honorable Rob Rivas
California State Assembly
1021 O Street
Sacramento, CA 95814

RE: AB 2234 (R. Rivas) – SUPPORT

Dear Asm. Rivas,

On behalf of MidPen Housing Corporation, we write in support of AB 2234 (R. Rivas), which seeks to address staffing and communication issues associated with housing development projects by establishing a transparent process for obtaining post-entitlement permits in a timely manner.

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 100 communities and 8,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

After California cities approve plans and entitlements for a project, the next step for cities is to process the application of all building permits for the developer. Often, this step fails to occur in a timely manner. For example, developers do not always provide all requisite information to the city, cities do not always provide necessary feedback to applicants, and so on. These issues often relate to staffing capacity, and frequently there is a lack of efficient, timely communication between parties.

Regardless of the reason, many projects spend months trying to get essential permits approved, adding to the overall cost of building housing – all building permits must be approved before building can commence. The Permit Streamlining Act does not create timelines for acquiring building permits. As California faces an ongoing housing and homelessness crisis, and the cost of living continues to rise, it is essential that projects not be delayed and that additional project costs not add to an already unaffordable housing market.

AB 2234 is a straightforward solution that will help prevent unnecessary delays and added project costs in building critical housing development projects in California by establishing a framework for obtaining post-entitlement permits. For these reasons, MidPen Housing is pleased to support AB 2234.

Sincerely,



Matthew O. Franklin
President & CEO, MidPen Housing Corporation



Building Communities. Changing Lives.

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