

May 6, 2025

The Honorable Pilar Schiavo
California State Assembly
1021 O Street, Suite 4140
Sacramento, CA 95814

RE: AB 301 (Schiavo) – State Department Housing Development Review Timelines – SUPPORT

Dear Assemblymember Schiavo:

MidPen Housing is pleased to write to you in support of your bill AB 301, which will impose post-entitlement timelines on state departments involved with the review of housing development proposals.

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 139 communities and over 10,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

AB 301 will ensure that all state agencies involved in post-entitlement housing development reviews will be subject to the timelines contained in AB 2234 (R. Rivas). Failure to complete any state-level reviews or issue permits within those statutory timelines would result in the permit being deemed approved, or the review period being deemed complete.

This bill will reduce governmental constraints to housing development and ensure that the state acts with the same urgency as local governments when it comes to reviewing and approving much-needed housing projects. Expediting state-level reviews and approvals will better equip California to address its severe housing deficit.

For these reasons, we are pleased to support AB 301. 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.

Best Regards,



Matthew O. Franklin
President and CEO

CC: Nevada V. Merriman, Vice President of Policy & Advocacy, MidPen Housing