

June 10, 2025

The Honorable John Laird
California State Senate
1021 O Street, Suite 8720
Sacramento, CA 95814

**RE: SB 484 (Laird) – Coastal Resources: coastal development permits: infill area
categorical exclusion – SUPPORT**

Dear Senator Laird:

MidPen Housing is pleased to support SB 484, your bill to streamline affordable housing development in coastal infill areas.

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.

SB 484 takes an important step to streamline affordable housing development in the coastal zone. The bill creates a pilot program under which the Coastal Commission will identify infill areas within three local jurisdictions without a certified local coastal program where 100% affordable housing developments may be built without the need for a coastal development permit. This will greatly increase certainty and significantly reduce the time and cost of bringing affordable homes to the coast, both reducing driving for those who work on the coast and increasing access for persons of all incomes.

For these reasons, we are pleased to support SB 484. Thank you for authoring this important legislation. 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