



Building Communities. Changing Lives.

April 3, 2026

The Honorable Matt Haney
California State Assembly
1021 O Street, Suite 5740
Sacramento, CA 95814

RE: AB 1294 (Haney) – Uniform Application for Home Building – SUPPORT

Dear Assemblymember Haney:

MidPen Housing is pleased to write to you in support of your bill AB 1294, which will expedite the housing approval process by establishing a universal application for home building across California.

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 140 communities and over 10,400 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

As it currently stands, developers must navigate a patchwork of different application requirements across cities and counties, which adds unnecessary delays, costs, and uncertainty to housing projects. Some jurisdictions require expensive studies, engineering-level drawings, or multiple pre-application meetings, all before a project can even be considered. These delays can add months or even years to project timelines and tens of thousands of dollars in additional costs; expenses that ultimately get passed down to renters and homebuyers. The wide variety of requirements can discourage housing development, exacerbate our housing shortage, and make it harder for Californians to find affordable places to live.

AB 1294 addresses these challenges by creating a single, universal application for home building that all local governments must accept. By setting clear standards for a complete application, eliminating redundant pre-application steps, and ensuring that housing projects are not unfairly delayed or rejected, this bill will make the housing approval process more predictable, efficient, and cost-effective. Standardizing the application process can reduce unnecessary delays, lower costs, and ultimately help get shovels in the ground faster.

For these reasons, we are pleased to support AB 1294. 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,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin
President and CEO



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