



Building Communities. Changing Lives.

**April 3, 2026**

The Honorable Rick Chavez Zbur  
California State Assembly  
1021 O Street, Suite 4250  
Sacramento, CA 95814

**RE: AB 1740 (Zbur) – Urban, Transit Rich Coastal Communities – SUPPORT**

Dear Assemblymember Zbur:

MidPen Housing is pleased to write to you in support of your bill AB 1740, which would reduce delays and costs in coastal permitting for urban, transit-rich communities where projects don't harm coastal resources or public access.

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.

AB 1740 allows certain coastal cities to qualify as "urban multimodal communities" if they have strong public transit, bike infrastructure, and adopted climate and safety plans. Once certified, those cities can locally approve a limited set of projects that don't threaten coastal resources or public access—like housing already allowed under state or local law, updates to existing buildings, parking management, bus and bike lanes, temporary events, and outdoor dining. These exemptions apply only to a narrow group of qualifying cities, but they meaningfully reduce delays, costs, and uncertainty. By returning authority over these limited activities to local governments, the bill eases regulatory burdens while still upholding the Coastal Act's core goals of protecting coastal access and the environment.

For these reasons, we are pleased to support AB 1740. 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](mailto: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