



Building Communities. Changing Lives.

**April 3, 2026**

The Honorable Jesse Gabriel  
California State Assembly  
1021 O Street, Suite 8230  
Sacramento, CA 95814

**RE: AB 2626 (Gabriel) – Financial Relief for Affordable Housing – SUPPORT**

Dear Assemblymember Gabriel:

MidPen Housing is pleased to write to you in support of your bill AB 2626, which would provide needed relief from monitoring fee costs that can place significant financial strain on affordable housing developments 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.

California's Multifamily Housing Program plays an important role in financing housing for low- and very low-income households, often requiring affordability for 55 years or longer. While these loans help make affordable housing possible, developments must make annual monitoring fee payments to cover the state's compliance and oversight responsibilities. As development costs have risen significantly over time, these percentage-based monitoring requirements can now translate into substantial annual payments that place additional financial pressure on affordable housing properties already operating on tight margins.

AB 2626 would provide the Department of Housing and Community Development with the discretion to waive monitoring fee payments when doing so is necessary to protect the financial health of a development. This targeted flexibility allows the state to respond to situations where compliance costs threaten the viability of affordable housing while maintaining appropriate oversight and accountability.

At a time when California continues to face an acute housing shortage, preserving existing affordable housing is critical. By providing the authority to waive monitoring fees when needed, AB 2626 will help ensure affordable homes remain financially stable and available for the low-income residents who depend on them.

For these reasons, we are pleased to support AB 2626. 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



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