



Building Communities. Changing Lives.

April 3, 2026

The Honorable Sharon Quirk-Silva
California State Assembly
1021 O Street, Suite 4210
Sacramento, CA 95814

**RE: AB 2748 (Quirk-Silva) – Building Standards: Affordable Housing Developments:
Electric Vehicle Charging – SUPPORT**

Dear Assemblymember Quirk-Silva:

MidPen Housing is pleased to write to you in support of your bill AB 2748, which would exempt new and existing affordable housing developments from the 2025 California Green Building Standards Code requirements for installation of low power Level 2 or higher electric vehicle (EV) charging receptacles. Instead, the bill allows affordable housing projects with permit applications submitted between January 1, 2025, and December 31, 2035, to comply with the less costly 2022 edition of those standards. This targeted relief will help reduce a growing cost burden on affordable housing production at a time when every dollar matters.

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 2748 takes a measured and responsible approach. It does not eliminate EV charging requirements for affordable housing – it simply allows these projects to meet the 2022 standards, which still provide meaningful EV readiness, while shielding them from the added cost of the 2025 update. The bill is narrowly tailored, applying only to 100 percent deed-restricted affordable developments, and includes a sunset date of January 1, 2037, ensuring the Legislature can revisit the issue as costs and funding evolve.

For these reasons, we are pleased to support AB 2748. 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,

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

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