



Building Communities. Changing Lives.

April 3, 2026

The Honorable Christopher Cabaldon
California State Senate
1021 O Street, Suite 7320
Sacramento, CA 95814

RE: SB 417 (Cabaldon) – Affordable Housing Bond Act of 2026 – SUPPORT

Dear Senator Cabaldon:

MidPen Housing is pleased to write to you in support of your bill SB 417, which would place a \$10 billion bond on the November 2026 ballot to fund the state’s affordable housing programs, including: affordable rental housing for lower income families, homeownership opportunities, and supportive housing for individuals experiencing homelessness.

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.

For California to have any chance of hitting its housing goals of 2.5 million homes by 2030, with at least 1 million of those homes targeted for lower-income households, the state must continue to make major investments in the financing of deed-restricted affordable housing development.

Given the exhaustion of funding from previous voter-approved bonds and general fund allocations along with this year’s budget, we emphatically call on the Legislature to pass Assemblymember Buffy Wicks’ SB 417, The Affordable Housing Bond Act of 2026, and place it on the November 2026 ballot. We cannot allow our affordable housing production system to stall out due to lack of funds.

The Affordable Housing Bond Act of 2026 would place a \$10 billion affordable housing bond on the November 2026 ballot to fund affordable housing development for the following four years.

The bond would fund:

- \$5.25 billion for the Multifamily Housing Program, including an additional \$1.75 billion for supportive housing for individuals experiencing homelessness
- \$1.3 billion for preservation programs (Portfolio Reinvestment Program, Community Anti-Displacement and Preservation Program)
- \$1 billion for CalHome and home purchase assistance programs
- \$500 million for tribal housing and farmworker housing
- \$200 million for programs that provide rental assistance and additional funding in rental markets impacted by wildfires



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Voters continue to demonstrate strong support for funding for affordable housing and homelessness solutions. In recent years, the legislature has passed an unprecedented number of land use streamlining reforms that have grown the state's pipeline of affordable housing projects. Now, many of those quickly-entitled projects are awaiting access to state subsidy financing in order to begin construction. It will take continued investments in state housing programs with a proven track record to produce the affordable housing we need. We cannot stop now, allow subsidy funding to dry up, and expect the pipeline to progress.

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", written in a cursive style.

Matthew O. Franklin
President and CEO

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