

June 17, 2026

The Honorable Scott Wiener
California State Senate
1021 O Street, Suite 8620
Sacramento, CA 95814

RE: Support for SB 677 (Wiener): re: Land use: housing development approvals: tax-exempt private activity bonds: subdivisions: tentative and final maps: appeals.

Dear Senator Wiener,

MidPen Housing is pleased to write to you in support of your bill SB 677, which reduces delay for housing development approvals and financing.

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.

While current housing law establishes various streamlined processes and timelines to approve, finance and build housing, various loopholes remain that allow project opponents to file frivolous map appeals – even for developments that are otherwise streamlined – and empower local governments to withhold critical approvals for tax-exempt private activity bond issuances.

Delays from map appeals risk project financing timelines for affordable housing and market rate projects alike. Delays can be particularly onerous on grant-funded projects or projects with expiring tax-exempt financing. Even a relatively short map appeal delay can force a project to wait until future grant cycles. Also, failure to provide federally required bond approvals can make critical financing for affordable housing projects fall through.

SB 677 addresses these issues by prohibiting tentative map, final map and parcel map appeals for maps related to housing development projects in specified urban infill areas. The bill further provides that failure for a local agency to provide approvals required by federal law constitutes a housing disapproval under the Housing Accountability Act (HAA).

For these reasons, we are pleased to support SB 677. 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,



Matthew O. Franklin
President and CEO

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

MidPen Housing Corporation

MidPen Property Management Corporation

MidPen Resident Services Corporation

303 Vintage Park Drive, Suite 250
Foster City, CA 94404

t. 650.356.2900
f. 650.357.9766

e. info@midpen-housing.org
www.midpen-housing.org