



April 15, 2026

The Honorable Matt Haney
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, CA 95814

RE: AB 2748 (Quirk-Silva) – EV Readiness Requirements for Affordable Housing – SUPPORT

Dear Assemblymember Haney,

On behalf of the undersigned organizations, we write in strong support of AB 2748, which delays the new electric vehicle readiness requirement adopted as part of the 2025 California Green Building Standards Code (CALGreen Code) for 100% affordable housing developments.

Our organizations are strong advocates for the production and preservation of affordable housing, and we are united in the goal of increasing the housing opportunities available to California residents.

California is in the midst of a housing crisis, and the state is facing a shortage of more than one million homes affordable to low-income people. Over the past several years, our state leaders have acknowledged the high cost of building housing in California and have highlighted the need to take meaningful measures to control the cost of construction. Allowing this new electric vehicle readiness requirement to be implemented would be in conflict with the state's interest in

reducing development costs. AB 2748 would play an important role in delaying the implementation of this new requirement and making it possible for the state to continue its progress in producing more affordable homes.

The affordable housing industry is under immense financial stress for various reasons, including the high cost of building housing in California. State and local regulatory requirements drive up the cost of building affordable housing in our state. These requirements are often imposed without a holistic review that analyzes the aggregate impact of various state and local regulatory requirements and how these add to the cost of producing affordable housing.

California's building codes are some of the most energy-efficient and protective of health and safety in the nation, but the cumulative impact of ever more aggressive building code updates has increased the cost of new housing construction.

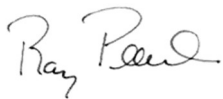
In 2022, through the CalGreen Interim Update, California began requiring that multifamily buildings make 40% of assigned parking spaces EV ready with low-power level 2 charging receptacles. Under the 2025 code, 100% of the parking spaces will have to be EV ready. This additional cost is being applied at a time when most of the state's affordable housing programs have zero resources and affordable housing developers are struggling financially.

AB 2748 would only apply to the 2025 CALGreen Code changes, which took effect January 1, 2026 and represent the most significant expansion of mandatory electric vehicle charging and readiness requirements to date. This bill 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.

AB 2748 gives affordable housing developers additional time to comply with the new EV readiness requirement and balances two state priorities – producing more affordable housing and working toward reaching the state's climate goals.

For these reasons, we strongly support AB 2748.

Sincerely,



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California Housing Consortium



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