



American Planning Association
California Chapter

Creating Great Communities

May 20, 2022

The Honorable Buffy Wicks
California State Assembly
1021 O Street, Room 4240
Sacramento, CA 95814

SUBJECT: Support for AB 2011 (Wicks) The Affordable Housing and High Road Jobs Act

Dear Assemblymember Wicks:

The American Planning Association, California Chapter (APA California) is pleased to **support** your AB 2011, which would establish the Affordable Housing and High Road Jobs Act of 2022 (Act) to create a ministerial, streamlined approval process for 100% affordable housing in commercially-zoned areas and for mixed-income housing along commercial corridors, all while providing well-paid construction jobs and training opportunities to support a strong workforce.

APA California is a non-profit organization made up of practicing planners, citizens and public officials committed to advancing the practice of local, regional, and statewide planning throughout urban, suburban, and rural California. Our adopted 2022 Policy Platform includes action to “allow developers to build at higher densities and on commercial properties with a range of housing types while maintaining vibrant and sustainable communities” as one of our priorities related to encouraging housing production. Accordingly, our organization supports the streamlining opportunities provided under the Act for the redevelopment of underutilized commercial sites into affordable and mixed-income housing. In addition, our members support higher densities in infill/growth areas that are paired with goods and services easily accessible to residents. This type of development provided for under the Act supports sustainable communities and California’s climate goals.

Additionally, our organization also appreciates the ability to apply objective standards specified in the bill, when permitting development prescribed in the Act. The use of objective standards provides some local flexibility while furthering the important goals of AB 2011. Along with strong labor standards required on these projects, we believe your bill creates another important tool to help California provide more equitable solutions to address the housing crisis.

We look forward to working with you to ensure AB 2011 supports viable commercial spaces through mixed-use developments, which are at the foundation of sustainable communities, and offer our assistance in technical feedback as the bill moves. APA California appreciates your efforts, and many others, that look to address our state’s continued housing crisis and we look forward to working with you to ensure successful implementation of AB 2011. If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California’s lobbyist, at 916 443-5301, lauren@stefangeorge.com.

Sincerely,

A handwritten signature in blue ink that reads 'Eric Phillips'.

Eric Phillips
Vice President Policy and Legislation
APA California

cc: Members of the California State Assembly
Assembly Republican Caucus
The Governor
The Office of Planning and Research
The Department of Housing and Community Development