



American Planning Association
California Chapter

Creating Great Communities

August 30, 2022

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

RE: AB 2011 (Wicks) Signature Request

Dear Governor Newsom:

The American Planning Association, California Chapter (APA California) respectfully requests that you sign AB 2011, which would establish the Affordable Housing and High Road Jobs Act of 2022 (Act). The Act will create a ministerial, streamlined approval process for 100% affordable housing in commercially-zoned areas and for mixed-income housing along commercial corridors, while providing well-paid construction jobs and 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.

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. Recent amendments also exempt the adoption of an ordinance to implement the provisions of the Act from the California Environmental Quality Act (CEQA). With the exemption from CEQA, jurisdictions will be able to implement these legislatively approved changes quickly to encourage these types of developments that are consistent with state policy.

APA California believes AB 2011 creates another important tool to help California provide more equitable solutions to address the housing crisis. We appreciate your dedication to this issue and respectfully request your signature on AB 2011. If you have any questions please contact Lauren De Valencia, APA California’s lobbyist, at lauren@stefangeorge.com.

Sincerely,

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

Eric Phillips
Vice President Policy and Legislation
APA California