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

RE: OPPOSE AB 2011 (WICKS) – AFFORDABLE HOUSING AND HIGH ROAD JOBS ACT OF 2022

Dear Assemblymember Wicks,

I am writing to convey my opposition to your AB 2011, which would mandate by-right affordable housing in retail, office, and commercial zones. My opposition is consistent with that of the City of Mission Viejo, which was conveyed in a letter dated April 22, 2022

This bill usurps local control by making affordable housing by-right in areas currently zoned for office, retail, or parking. Local governments are responsible for facilitating housing production through planning and zoning processes that were established to ensure appropriate public input and engagement, environmental reviews, and compliance with state housing requirements.

While in some instances it may make sense to repurpose underutilized retail, office, or commercial areas for housing, this should not be a decision that is made on a streamlined, ministerial basis. While we recognize the significant need for the development of new affordable housing units, we feel that providing incentives for doing so is a more effective approach than removing local input and authority through a by-right process. Locally elected officials, and members of the community, must have the opportunity to weigh in on such decisions, so that the full extent of the local impacts of proposed projects can be considered.

Cities, not the State, are best suited to make local land-use decisions. I must respectfully oppose AB 2011.

Sincerely,