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TO: City Of Cupertino, Legislative Review Committee
FROM: Anthony, Jason, And Paul Gonsalves
SUBJECT: Consider adopting a position on Assembly Bill 2011 (Wicks) – Affordable Housing And High Roads Jobs Act 2022
DATE: **May 31, 2022**

Bill Information:

The official text of AB 2011 can be found [here](#)¹.

Summary:

AB 2011 by Assemblymember Buffy Wicks was gutted and amended on April 18, 2022. As proposed, AB 2011 aims to establish the “Affordable Housing and High Road Jobs Act of 2022 (Act)”, to create a ministerial, streamlined approval process for 100 percent affordable housing projects in commercially zoned areas and for mixed-income housing along commercial corridors.

AB 2011 would allow construction of housing with density bonuses included to be built “by right” on commercial property and parking lots with no CEQA review and no parking standards.

Examples of CEQA exempt, by right potential sites could include contaminated tech parks, gas stations, shopping centers, and dry cleaners.

Support:

According to the author: “This bill combines some of the best ideas advanced in the Legislature over the last several years for promoting affordable housing development with a requirement to create ‘high road’ jobs. To effectively take on our state’s housing issues, I firmly believe we need to do both. This legislation

¹ https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2011

gives us all the opportunity to work together toward our shared goal: Building more affordable housing for struggling Californians, while also growing the thriving, high-wage construction workforce every community needs.”

AB 2011 is co-sponsored by the CA Conference of Carpenters and the California Housing Consortium. In addition, the bill is sponsored by AARP, Abundant Housing, LA Affirmed Housing, All Home, Bay Area Council, Burbank Housing Development Corporation, California Apartment Association, California Association of Local Housing Finance Agencies, California Coalition for Rural Housing, California Community Builders, California Housing Partnership, California YIMBY, and several local Carpenters Unions.

Opposition:

Opponents of the bill include groups that represent construction workers and local governments. The State Building and Construction Trades Council and affiliated groups, argue the bill should require the use of a skilled and trained workforce. The local governments argue the bill removes local control and express concern over a potential reduction in tax revenue from the loss of commercial properties.

AB 2011 is opposed by the California State Association of Electrical Workers, California State Pipe Trades Council, City of Laguna Beach, City of Mission Viejo, City of Rancho Santa Margarita, District Council 16, International Union of Painters and Allied Trades, State Building & Construction Trades Council of California, and Western States Council Sheet Metal, Air, Rail and Transportation.

Status:

AB 2011 is currently on the Assembly Floor awaiting a vote of the full Assembly.

Legislative Platform:

This bill falls under Cupertino’s 2022 Legislative Platform in the Environmental Protection Section #8 on page 5 “Oppose legislation that weakens environmental review policy or CEQA” and Housing & Community Development Section Items #2 “Oppose legislation that may reduce municipal authority, with an emphasis on land use policy, local review, and design standards” and #3 “Oppose efforts to erode local decision making over the appropriate location, scale, and character of residential development or that may reduce public hearing or oversight” on page 7.

Recommended Action:

Adopt an oppose position on AB 2011 and authorize the Mayor to send letters to the State Legislature.