



June 14, 2022

The Honorable Scott Wiener
Chair, Senate Housing Committee
1021 O St, Ste. 6630
Sacramento, CA 95814

RE: AB 2011 (Wicks) The Affordable Housing and High Road Jobs Act – SUPPORT

Dear Chair Wiener:

The undersigned coalition, the California Home Building Alliance (HBA), includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, realtors, developers, employers, affordable housing infill builders, and non-profit research, education and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California. This coalition is committed to supporting legislation that will rapidly and predictably increase housing production in our state, and we write in support of AB 2011. AB 2011, the Affordable Housing and High Road Jobs Act, will expand climate-friendly infill affordable housing opportunities for struggling families, seniors, workers, and veterans – while also growing a thriving, well-paid, middle-class construction workforce.

The 2022 Statewide Housing Plan estimates that California needs to build approximately 2.5 million units of housing over the next eight years – including over one million units affordable to lower income households. According to HCD, the state will need 180,000 new units of housing each year just to keep up with existing demand, including 80,000 units affordable to lower-income households. Yet California averages less than 100,000 new units per year and has never produced more than 20,000 new affordable homes in any year.

The Legislature and Newsom Administration have demonstrated their commitment to addressing the housing crisis in recent years, but there is still work to do to find new sites for affordable housing, accelerate production, and increase well-paying, high road construction jobs in every community.

AB 2011 will do just that. It pairs the ability to build housing by right on underutilized commercial sites with strong labor standards that ensure all construction workers earn prevailing wages and receive health benefits. By opening new sites to housing, AB 2011 would rapidly accelerate housing production at all income levels – particularly for lower income Californians. Because the development would occur in areas zoned for commercial use, the bill will preserve the density or character of existing residential neighborhoods. These sites would be required to be in infill locations, helping reduce greenhouse gas emissions and meet our climate goals.

In order to build on these new sites, the bill requires developers meet a range of responsible wage and training standards. Prevailing wage is required on all projects. And, for projects of 50 or more units, contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program and provide health benefits for their workers. If no apprentice workers are available, the project can still move forward. The bill also includes new enforcement mechanisms to ensure these payroll and benefits requirements are being met.

AB 2011 strikes the right balance, giving builders access to new sites for housing development, while also providing high wages and health care benefits to the construction workforce we need.

The undersigned coalition respectfully requests your support on AB 2011.



Todd David, Housing Action Coalition



Matthew O. Franklin, MidPen Housing Corporation



Meea Kang, Council of Infill Builders



Michael Lane, San Francisco Bay Area Planning and Research Association (SPUR)



Zoe Siegel, Greenbelt Alliance



Roger Dickinson, CivicWell



Louis Mirante, California YIMBY



Reed Moulds, Sand Hill Property Company



Laura Foote, YIMBY Action



Robert Apodaca, The Two Hundred



Vince Rocha, Silicon Valley Leadership Group



Tahra Goraya, Monterey Bay Economic Partnership



Michael Kelly, The Los Angeles Coalition



Howard Ahmanson, Fieldstead & Co.



Adam Briones, California Community Builders



Matt Regan, Bay Area Council



Brett Andrews, Black Leadership Council



Regina Celestin-Williams, SV@Home Action Fund



Laura Foote, YIMBY Action

CC: The Honorable Buffy Wicks
Members, Senate Housing Committee