SUMMARY

The Affordable Housing and High Road Jobs Act (AB 2011) advances all of the state’s housing goals, allowing every community to build more climate-friendly, infill affordable housing for struggling families, seniors, workers, and veterans – while also growing a thriving, high-wage, middle-class construction workforce. It does so by making affordable housing by right on commercially zoned lands, and mixed-income housing by right along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria.

THE ISSUE

California is in the midst of a housing crisis. The median price of a single-family home exceeds $800,000, and over half of renters – including 80 percent of low-income renters – are paying more than 30 percent of their income toward housing. In 2020, over 160,000 Californians experienced homelessness on a given night.

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.

There are many reasons housing production has not kept up with demand. These include an insufficient amount of land zoned for multifamily housing, a local entitlement process that can be extremely long, risky, and expensive, and the lack of an ongoing source of funding stream dedicated to solving California’s housing and homelessness crisis. Additionally, the state has an acute shortage of construction workers, with tight labor markets in nearly every region and a workforce training pipeline that has not kept pace with rising demand.

Finally, California is grappling with the implications of climate change. To meet state climate goals, new housing must be in developed areas that do not require long commutes and rely on low-emissions modes of travel like transit, biking, and walking.

THE SOLUTION

AB 2011 would create the Affordable Housing and High Road Jobs Act (the Act). The Act would simultaneously address our affordable housing, jobs, and climate crises by pairing new opportunities to build affordable housing on underutilized commercial sites with unprecedented labor standards that ensure all construction workers earn prevailing wages and receive health benefits.

With thousands of these commercial sites across California, this would allow production of new affordable housing units at scale, without changing the density or character of existing residential neighborhoods. One recent analysis found the potential for two million units in just Santa Clara County and Los Angeles County. The bill also includes new homeownership opportunities for middle-income Californians, while promoting climate-friendly affordable development on sites close to jobs and transit.

BILL SPECIFICS

Creates new housing opportunities: This legislation allows housing to be built by right in infill areas currently zoned for office, retail, and parking uses.
• Housing that is 100% affordable to lower income households will be allowed anywhere in these areas that is not on environmentally sensitive land or on or next to industrial land.

• Mixed-income housing will be focused along commercial corridors that are wide enough to accommodate density and new transit. At least 15 percent of the units would be required to be affordable to lower income households.

• For rent projects could, alternatively, provide at least eight percent of the units for very low-income households and five percent for extremely low-income households.

• For sale projects could, alternatively, provide 30 percent of their unit for moderate-income households.

**Grows the middle-class workforce:** In order to build on these new sites, the bill requires developers to meet a range of responsible wage and training standards.

• Prevailing wage is required on all projects.

• For projects of 50 or more units, health benefits for workers are required.

• All contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program. 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.

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**SUPPORT**

- CA Conference of Carpenters (Co-Sponsor)
- California Housing Consortium (Co-Sponsor)
- 21st Century Alliance
- AARP
- Abundant Housing LA
- Affirmed Housing
- Alameda County Democratic Party
- All Home
- Alta Housing
- American Planning Association, California
- Chapter
- Bay Area Council
- Black Leadership Council
- Bridge Housing Corporation
- Brotherhood Crusade
- Burbank Housing Development Corporation
- California Apartment Association
- California Association of Local Housing Finance Agencies
- California Association of Realtors
- California Coalition for Rural Housing
- California Community Builders
- California Community of Economic Development Association (CCEDA)
- California Forward Action Fund
- California Housing Consortium
- California Housing Partnership Corporation
- California School Employees Association
- California YIMBY
- Carpenter Local Union 1599
- Carpenters Local 22
- Carpenters Local 46
- Carpenters Local 152
- Carpenters Local 180
- Carpenters Local 405
- Carpenters Local 505
- Carpenters Local 562
- Carpenters Local 605
- Carpenters Local 619
- Carpenters Local 661
- Carpenters Local 701
- Carpenters Local 713
- Carpenters Local 714
- Carpenters Local 721
- Carpenters Local 805
- Carpenters Local 909
- Carpenters Local 951
- Carpenters Local 1109
- Carpenters Local 1789
- Carpenters Local 2236
- Carpenters Women’s Auxiliary 001
- Carpenters Women’s Auxiliary 007
- Carpenters Women’s Auxiliary 66
- Carpenters Women’s Auxiliary 91
- Carpenters Women’s Auxiliary 101
- Carpenters Women’s Auxiliary 417
- Carpenters Women’s Auxiliary 710
- Carpenters Women’s Auxiliary 1904
- Central City Association
- Central Valley Urban Institute
- City of Maywood
- City of San José
- CivicWell
- Clinica Romero
- Community Build
Community Corporation of Santa Monica
Congress for the New Urbanism
Construction Employers’ Association
Council Member Alex Fisch, City of Culver City
Council Member Zach Hilton, City of Gilroy
Council of Infill Builders
Destination: Home
Dolores Huerta Foundation
Drywall Lathers Local 9109
Drywall Local Union 9144
East Bay Asian Local Development Corporation
East Bay for Everyone
East Bay Yimby Eden Housing
Eden Housing
Enterprise Community Partners
Fieldstead and Company
Generation Housing
Greenbelt Alliance
Greenlining Institute
Govern for California
Housing Action Coalition
Housing California
IKON CDC
InnerCity Struggle
John Stewart Company
Kennedy Commission
Lathers Local 681
League of Women Voters of California
Linc Housing
LISC San Diego
Los Angeles Business Council
Los Angeles Coalition for the Economy and Jobs
Los Angeles County Business Federation (BizFed)
Los Angeles County Young Democrats
Making Housing and Community Happen
Mayor Ian N. Oglesby, City of Seaside
Mayor Jesse Arreguín, City of Berkeley
Mayor John Bauters, City of Emeryville
Mayor Eric Garcetti, City of Los Angeles
Mayor Libby Schaff, City of Oakland
Mayor Rick Bonilla, City of San Mateo
Mayor Ron Rowlett, City of Vacaville
Mercy Housing California
Merritt Community Capital Corporation
MidPen Housing Corporation
Millwrights Local 102
Modular Installers Association
Monterey Bay Economic Partnership
Mountain View YIMBY
Non Profit Housing Association of Northern California
Northern California Carpenters Regional Council
Novin Development
Opportunity Stanislaus
Pacific Companies
Peninsula for Everyone
People for Housing - Orange County
Pile Drivers Local 34
Richmond Community Foundation
San Diego Housing Federation
San Diego Urban League
San Francisco Bay Area Planning and Urban Research Association (SPUR)
San Francisco Bay Area Rapid Transit (BART)
San Francisco Foundation
San Francisco Housing Development Corporation
San Mateo Area Chamber of Commerce
San Mateo County Economic Development Assn.
Sand Hill Property Company
SALEF
Santa Cruz YIMBY
Satellite Affordable Housing Associates
Service Employees International Union California
SF Partnership
Sierra Business Council
Silicon Valley Community Foundation
Silicon Valley Leadership Group
Southern California Association of Nonprofit Housing
Southern California Contractors Association
Southwest Regional Council of Carpenters
SV@Home Action Fund
The Two Hundred
21st Century Alliance
United Latinos Action
United Lutheran Church of Oakland
United Ways of California
Upholdings
Urban Environmentalists
USA Properties Fund
Valley Industry and Commerce Association
Ventura County Clergy and Laity United for Economic Justice
Wall and Ceiling Alliance
West Angeles Community Development Corporation
YIMBY Action
YIMBY Democrats of San Diego County

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