

C/CAG
CITY/COUNTY ASSOCIATION OF GOVERNMENTS
OF SAN MATEO COUNTY

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June 10, 2022

The Honorable Scott Wiener
Chair, Senate Housing Committee
1021 O Street, Room 3330
Sacramento, CA 95814

Re: AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022 - OPPOSE

Dear Senator Wiener:

The City County Association of Governments of San Mateo County (C/CAG), consisting of the 20 cities within San Mateo County and the County, writes to inform you of our OPPOSITION to AB 2011, which would require cities to ministerially approve, without condition or discretion, certain affordable housing and mixed-use housing developments in zones where office, retail, or parking are a principally permitted use, regardless of any inconsistency with a local government's general plan, zoning ordinance, or regulation.

C/CAG acknowledges that, statewide, housing affordability and homelessness are among the most critical issues facing the state and affordably priced homes are out of reach for many people. Additionally, in many areas, housing is not being built fast enough to meet our current or projected needs. However, in San Mateo County, we have seen a marked improvement in recent years to meet our housing targets, with numerous mixed-use/mixed-income developments around our transit hubs – mainly, our Caltrain stations. Cities permit and see these projects constructed through planning and zoning based on extensive public input and engagement, state housing laws, and the needs of the building industry. In San Mateo County, we are projecting to bring 1000's units online in the next 5 years.

This bill would set aside state-mandated local planning effort and compel our cities to approve housing developments that exceed local density or height requirements and calls into question the RHNA process, which requires local governments to identify sites suitable for new housing units and for residential or mixed-use zoning. This bill would allow that effort to be set aside and permit housing on numerous sites deemed to have met the requirements of this bill. While it may be frustrating for some developers to address neighborhood concerns about traffic, parking, and other development impacts, cities should retain the right to address these impacts through a local process and with local input. San Mateo County is unique in that most of our cities are located on a 2-8-mile-wide corridor between the coastal mountains and the San Francisco Bay, many of them abutting the Caltrain commuter rail line. This bill would have a disproportionate impact on our ability to engage with our housing developers and build the type of multi-family housing that best fits.

C/CAG is committed to being part of the solution to the housing shortfall across all income levels and will work collaboratively with you and other stakeholders on legislative proposals that will spur much needed housing construction without disregarding the state-mandated local planning process and important public engagement. For these reasons, C/CAG opposes AB 2011.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. Hurt', written over a horizontal line.

Davina Hurt, Chair
City/County Association of Governments of San Mateo County

Cc: Members of the Senate Housing
Senator Josh Becker
Assembly Member Kevin Mullin
Assembly Member Marc Berman
Assembly Member Phil Ting