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June 7, 2022

The Honorable Buffy Wicks
California State Assembly, 15th District
1021 O Street, Suite 4240
Sacramento, CA 95814

RE: AB 2011 (Wicks) – OPPOSE

Dear Assemblymember Wicks:

On behalf of the City of Cupertino, I am writing to express 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, specific plan, zoning ordinance, or regulation.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people, and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the essential groundwork for housing production through planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry. Importantly, cities are currently updating housing plans to identify sites for more than two million additional housing units.

AB 2011 disregards this state-mandated local planning effort and forces cities to allow housing developments in nearly all areas of a city. This seriously questions the rationale for the regional housing needs allocation (RHNA) process. If developers can build housing in office, retail, and parking areas, why should cities go through the multiyear planning process to identify sites suitable for new housing units, only to have those plans ignored and housing built on sites never considered for new housing?

Eliminating opportunities for public review of housing developments goes against the principles of transparency and public engagement. Public hearings allow members of the community to inform their representatives of their support or concerns. "Streamlining" in the

context of AB 2011 is a shortcut around public input. Public engagement often leads to better projects. Disregarding community input will increase public distrust in government and may result in additional efforts by voters to restrict growth.

The City of Cupertino 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, the City of Cupertino opposes AB 2011.

Sincerely,



Darcy Paul
Mayor
City of Cupertino

cc: Senator Dave Cortese
Senator Josh Becker
Assemblymember Evan Low
Assemblymember Marc Berman