



City Manager's Report
May 24, 2022 City Council Meeting
Prepared by: Cleve Morris, City Manager; Pierre Rivas, DS Director
Item #: 12.1

Subject: Authorize the Mayor to sign a letter to State Legislators Opposing AB 2011(Weeks) the Affordable Housing and High Road Jobs Act of 2022.

Purpose: To send a letter to state legislators opposing AB2011 which has devastating affects on Local Planning Decision Making.

Background: California is a geographically and demographically diverse state, which is reflected in its 482 cities and 58 counties. Local elected officials are charged by the California Constitution with protecting the many needs of their citizens. One way local governments do this is by determining what gets built in their community.

Local officials balance the need for additional housing with the need to create jobs and spur economic growth to fund essential local services like police and fire departments. Where appropriate, those officials enact ordinances to shape their communities based on local conditions and desires. These planning actions and decisions take place within the confines of state laws that require local governments to plan and zone for new housing, subject to certification by the California Housing and Community Development Department, and under threat of fines for improper denial.

Discussion: The proposed bill would do the following:

- Disregards state-mandated local planning efforts and forces cities to allow 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.
- Restricts a city's ability to designate certain areas for commercial and retail activity only, regardless of whether housing is a compatible use.
- Requires a local government to ministerially approve these projects, without condition, discretion, or a public hearing to allow members of the community to participate in the process.

Staff is recommending opposition to the bill for the following reasons:

- AB 2011 is a top-down, one-size-fits-all approach to land use policy that fails to recognize or incorporate local flexibility, decision-making, or the need to create jobs and spur economic growth to fund essential local services like police and fire departments.
- This Bill bypasses government decision-making and community involvement in the housing planning and approval process.

- The City of Placerville has already gone to great lengths to provide additional affordable housing. Exceeding the State required Regional Housing Needs Assessment.
- AB 2011 disregard the efforts we have already accomplished to create additional housing in the City.
- New, unproven policies that would undermine local planning, change the rules mid-stream, or conflict with the myriad of new housing laws recently passed that cities are now implementing only hurt the process.

Options:

1. Authorize the Letter as recommended.
2. Amend the letter
3. Do not send the letter at this time.

Cost: Minimal cost to prepare and distribute the letter.

Budget Impact: None

Recommendation: Authorize the Mayor to sign a letter to State Legislators Opposing AB 2011(Weeks) the Affordable Housing and High Road Jobs Act of 2022.



M. Cleve Morris, City Manager

Attachments:

- A. Letter