



April 25, 2022

The Honorable Buffy Wicks  
California State Assembly  
1021 O Street  
Sacramento, CA 95814

**RE: AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022 - Notice of Opposition**

Dear Assembly Member Wicks,

On behalf of the City of Beaumont, I am writing to convey our opposition to AB 2011, which would mandate by-right affordable housing in retail, office, and commercial zones.

Determining appropriate zoning and overlays is an intensive process that the city does not take lightly. Many social, environmental, and public safety considerations are weighed when determining the appropriate zoning in a municipality's jurisdiction. The existing process considers the pressures that every municipality experiences when it comes to developing more housing units. However, it is a city's fundamental responsibility that developments suit their intended zoning areas to reduce catastrophic impacts from environmental factors and public safety events.

While in some instances it may make sense to re-purpose underutilized retail, office, or commercial areas for housing, this should not be a decision that is made on a streamlined, ministerial basis. Locally elected officials, and members of the community, should have the opportunity to weigh in on such decisions, so that the full extent of the local impacts of proposed projects can be considered.

Additionally, the city is concerned that a streamlined review process could result in the development of housing on land that may not be environmentally suitable. For example, areas that are zoned for commercial or retail activity could have served as sites for gas stations, dry cleaners, or other activities that could require environmental mitigation. A thorough public review of proposed projects would allow for these types of issues to be appropriately considered.

For these reasons, the City of Beaumont respectfully opposes AB 2011.

Sincerely,

Lloyd White  
Mayor  
City of Beaumont

CC: Senator Rosilicie Ochoa-Bogh  
Assembly Member Chad Mayes