

Date of Hearing: May 6, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 2118 (Hoover) – As Amended April 27, 2026

Policy Committee:	Housing and Community Development	Vote:	12 - 0
	Natural Resources		12 - 0

Urgency: No State Mandated Local Program: Yes Reimbursable: No

SUMMARY:

This bill amends the Affordable Housing and High Road Jobs Act of 2022, established by AB 2011 (Wicks), Chapter 647, Statutes of 2022, to prohibit objective standards imposed by a local government on an AB 2011 housing development project from limiting mixed-use development, and to limit the application of certain planning standards to a development project, rather than the entire property on which the development project is proposed to be located.

FISCAL EFFECT:

No state costs. Local costs of an unknown amount to adjust to the new requirements. These costs are not state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates.

COMMENTS:

1) **Purpose.** According to the author:

California continues to face a severe housing crisis with soaring home prices and rents making it increasingly difficult for residents to find affordable and safe housing. Despite ongoing efforts to develop affordable and mixed-income housing, developers still face regulatory hurdles that slow the construction of new units. Building on the pathway created by AB 2011 (2022), [this bill provides] added clarity to promote the development of new units and provide more opportunities for affordable housing.

2) **Background.** *Affordable Housing and High Road Jobs Act of 2022.* AB 2011, also known as the Affordable Housing and High Road Jobs Act of 2022, allows for by-right approval of mixed-income and 100% affordable housing projects on sites currently zoned for office, retail, or parking uses, provided the projects meet specific affordability, labor, and environmental criteria. This means qualifying projects can bypass certain discretionary local approvals, such as conditional use permits, making it easier and faster to build housing.

Since its passage, multiple bills have expanded and amended AB 2011. AB 2243 (Wicks), Chapter 272, Statutes of 2024, expanded site eligibility, refined objective standards, and amended project processing timelines. AB 893 (Fong), Chapter 500, Statutes of 2025,

expanded eligibility to allow developments within a half-mile radius of public universities, or in “Campus Development Zones.”

As introduced, this bill expanded the scope of actions under AB 2011 considered “use by right” and exempt from CEQA to include a “state permit or approval.” That provision, the primary change in the bill, was deleted from the bill in the Assembly Natural Resources Committee.

Mixed-Use Objective Standards. This bill adds language providing that any locally adopted objective standards may not prohibit or otherwise limit mixed-use development. This change enables all proposed AB 2011 housing developments, which are currently defined as projects that are at least 2/3 residential, to take advantage of the provisions of AB 2011.

Development Project versus Property. Under current law, the property on which AB 2011 developments along commercial corridors are located is required to comply with certain setback, frontage, and step back requirements. This bill changes the word “property” to “development project,” so that only the portions of the property that are the subject of the development application need comply with those standards.

Analysis Prepared by: Jennifer Swenson / APPR. / (916) 319-2081