

SENATE RULES COMMITTEE

Office of Senate Floor Analyses

(916) 651-4171

AB 2118

THIRD READING

Bill No: AB 2118
Author: Hoover (R), et al.
Amended: 8/21/26 in Senate
Vote: 21

SENATE HOUSING COMMITTEE: 10-0, 6/16/26

AYES: Arreguín, Seyarto, Cabaldon, Caballero, Cortese, Durazo, Gonzalez,
Grayson, Ochoa Bogh, Padilla

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 6/23/26

AYES: Durazo, Choi, Arreguín, Ashby, Cervantes, Laird, Seyarto

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 73-1, 5/27/26 - See last page for vote

SUBJECT: Affordable Housing and High Road Jobs Act of 2022: use by right:
objective standards

SOURCE: Student Homes Coalition

DIGEST: This bill makes minor changes to the Affordable Housing and High Road Jobs Act of 2022 established by AB 2011 (Wicks, Chapter 647, Statutes of 2022).

Senate Floor Amendments of 8/21/2026 add Senator Seyarto as a coauthor and address chaptering conflicts with the housing omnibus bill SB 1072 (Senate Committee on Housing).

ANALYSIS:

Existing law establishes the Affordable Housing and High Road Jobs Act of 2022 (AB 2011), which allows the development of 100% affordable and qualifying mixed-income housing development projects in commercial zones and corridors.

This bill:

- 1) Amends the Affordable Housing and High Road Jobs Act of 2022 as follows:
 - a) Requires an AB 2011 development project, rather than the entire property on which the AB 2011 housing development is proposed to be located, to meet certain planning standards.
 - b) Provides that any objective standards imposed by a local government on an AB 2011 housing development project may not prohibit or otherwise inhibit mixed-use development, as defined, in a housing development project.
 - c) Makes non-substantive and technical changes.

Background

The Affordable Housing and High Road Jobs Act of 2022. In response to the housing affordability crisis, the Legislature passed AB 2011 (Wicks, Chapter 647, Statutes of 2022), also known as the Affordable Housing and High Road Jobs Act of 2022. AB 2011 streamlines the approval process for certain housing developments along commercial corridors and in commercial zones, while ensuring labor standards for construction workers and facilitating the development of affordable housing units. The law allows for by-right approval of mixed-income and 100% affordable housing projects on sites currently zoned for office, retail, or parking uses, provided they 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.

Comments

Author's statement. "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), AB 2118 clarifies existing statute to allow for mixed-use projects and ensure both local and state permits are subject to streamlined approval. With added clarity we promote the development of new units and provide more opportunities for affordable housing. "

Authorizing residential development in commercial zones. In addition to streamlining California Environmental Quality Act (CEQA) review at the project level for specific types of housing developments, the Legislature recently enacted several bills to facilitate the production of more housing by increasing the sites available for residential development. Notably, AB 2011 (Wicks) --- the provisions of which were substantively amended by AB 2243 (Wicks) --- and the Middle Class Housing Act of 2022 (SB 6, Caballero, Chapter 659, Statutes of 2022) both made certain types of housing developments an allowable use on land zoned for commercial uses; these bills effectively rezoned eligible parcels statutorily and increased the stock of land that could be developed into housing in California. These bills obviated the need for a local government to conduct a CEQA review in order to rezone certain commercial parcels to allow housing development on these parcels.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 8/21/26)

Student Homes Coalition (source)
Abundant Housing Los Angeles
California Council for Affordable Housing
California Yimby
Circulate Planning & Policy
East Bay Yimby
Fieldstead and Company, INC.
Grow the Richmond
Housing Action Coalition
Inner City Law Center
Monterey Bay Economic Partnership
Mountain View Yimby
Napa-solano for Everyone
Northern Neighbors Sf
Peninsula for Everyone
San Diego Housing Federation
San Francisco Yimby
San Jose Yimby
San Mateo Forward
Santa Cruz Yimby
Santa Rosa Yimby
South Bay Yimby
Spur

The Two Hundred for Homeownership
Ventura County Yimby
Yes! in Redwood City
Yimby Action
Yimby Los Angeles
Yimby Monterey Peninsula
Yimby Slo

OPPOSITION: (Verified 8/21/2026)

City of Beverly Hills
Neighbors for a better San Diego

ASSEMBLY FLOOR: 73-1, 5/27/26

AYES: Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Johnson, Kalra, Krell, Lackey, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Quirk-Silva, Ramos, Ransom, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

NOES: Boerner

NO VOTE RECORDED: Addis, Jackson, Lee, Pellerin, Petrie-Norris, Celeste Rodriguez

Prepared by: Hank Brady / HOUSING / (916) 651-4124
8/24/26 14:01:28

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