

CITY COUNCIL

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CITY OF LOMITA

July 11, 2025

The Honorable Matt Haney
Chair, California State Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, CA 95814

RE: **AB 11 (Lee) The Social Housing Act**
Notice of OPPOSE UNLESS AMEND (As of 12/02/24)

Dear Chair Haney,

On behalf of the City of Lomita, we would like to formally express our position of Oppose Unless Amended regarding Assembly Bill 11 (AB 11). This legislation proposes the establishment of the California Housing Authority to acquire, develop, and manage social housing throughout the state, to address the housing production gap and meet Regional Housing Needs Assessment (RHNA) targets.

We acknowledge and support the fundamental objectives of AB 11, particularly its focus on tackling the escalating issues of housing affordability and homelessness in California. Lomita, similar to many other small cities, is dedicated to contributing to effective housing solutions. We are actively engaged in zoning for new residential development and are currently implementing state-mandated updates to our Housing Element. This process is designed to facilitate increased housing availability and to identify viable development sites through a comprehensive and transparent public planning approach.

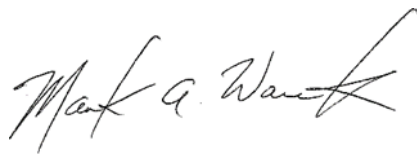
Nonetheless, we have concerns that AB 11 may undermine the established local and state planning framework. By granting the California Housing Authority the authority to develop housing on any parcel it acquires, without adherence to local zoning, design, height, parking, or density standards, the bill could potentially compromise community-driven land use decisions and raise significant questions regarding the efficacy of the RHNA process itself. If housing development can occur without consideration of local planning outcomes, the considerable resources that cities invest in developing and certifying compliant Housing Elements may be rendered ineffective. Moreover, the City of Lomita is a fully developed, resource-limited city with constrained opportunities for infill development. We depend on meticulous site-specific planning and community engagement to ensure that any development aligns with infrastructure capacity, neighborhood character, and safety requirements. A blanket state authority to develop without accounting for these local factors poses risks of serious unintended consequences for smaller jurisdictions.

The complexities of California's housing crisis cannot be adequately addressed by circumventing local governments. A more effective approach would involve fostering

collaborative partnerships, making meaningful investments in infrastructure, and providing targeted, long-term funding that supports cities in producing housing at all income levels. In support of this approach, we advocate for a \$3 billion annual state investment to enhance affordable housing development and mitigate homelessness across California communities.

In light of the above considerations, the City of Lomita respectfully opposes AB 11 unless amendments are made to protect the integrity of local planning processes and community development standards. We appreciate the opportunity to engage with stakeholders on this matter and look forward to discussing how we can work together to address the urgent housing needs facing California.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Waronek". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark A. Waronek
Mayor
City of Lomita

cc: The Honorable Ben Allen
The Honorable Al Muratsuchi
Lomita City Council
Jeff Kiernan, Cal Cities Regional Public Affairs Manager via email kiernan@calcities.org
League of California Cities, via email: cityletters@calcities.org