

HOLLAND & KNIGHT

Holland & Knight Attorneys Among First in California to Achieve Streamlined Housing Approval Invoking Assembly Bill 2011

April 29, 2024

SAN FRANCISCO (April 29, 2024) – Holland & Knight attorneys assisted Self-Help Enterprises in achieving approval for one of the first housing development projects in the State of California to invoke Assembly Bill (AB) 2011 of 2022.

AB 2011, also known as the Affordable Housing and High Road Jobs Act of 2022, was introduced by California Assemblymember Buffy Wicks as a streamlined approval pathway for affordable multifamily housing developments on commercially zoned property. The law has only been in effect since July 2023.

Holland & Knight attorneys assisted Self-Help Enterprises in preparing the application materials and securing approval for a "zero net energy" development project with 94 homes for lower-income households in the City of Visalia, California.

Self-Help Enterprises, headquartered in the City of Visalia, is a nationally recognized community development organization that, since 1965, has been devoted to working together with low-income families to build and sustain healthy homes and communities.

Holland & Knight Partner Dan Golub led the representation of Self-Help Enterprises. He was assisted by Associate Melanie Chaewsky.

"This housing development project is an important step in addressing California's housing crisis and will make a significant impact on the lives of lower-income households who are at risk of homelessness," said Mr. Golub. "We are proud to have assisted Self-Help Enterprises in getting approval for this project."

Holland & Knight's West Coast Land Use & Environmental Group focuses particularly on California housing production and streamlining laws. Holland & Knight's experience invoking AB 2011's streamlined review process builds on the firm's experience invoking Senate Bill 35 of 2017, which encourages housing by fast-tracking the permitting process for projects that meet qualifying requirements, such as providing affordable housing, paying prevailing wages and complying with a city's objective zoning standards.