



PEGGY LEMONS
Mayor

BRENDA OLMOS
Vice Mayor

ISABEL AGUAYO
Councilmember

ANNETTE C. DELGADILLO
Councilmember

VILMA CUELLAR STALLINGS
Councilmember

May 16, 2025

The Honorable Diane Papan
Chair, Assembly Water, Parks, and Wildlife Committee
1020 N Street, Suite 160
Sacramento, CA 95814

RE: AB 650 (Papan) Planning and Zoning: Housing Element: Regional Housing Needs Allocation. Notice of SUPPORT (As of 3/28/25)

Dear Assembly Member Papan,

The City of Paramount **is pleased to support** your measure **(AB 650)**, which would allow local governments to begin the housing element update process six months early, provide greater certainty and reduce ambiguity in the housing element review process, and ensure that local governments have adequate time to respond to review letters from the California Department of Housing and Community Development (HCD).

Since 1969, California's local governments have planned and selected sites for housing at all income levels through the housing element portion of a local government's general plan. Every five to eight years, local governments are required to adopt a blueprint outlining where developers can or cannot build residential developments within their respective communities and obtain certification from HCD. Local governments plan for their fair share of housing development as determined through the Regional Housing Needs Allocation (RHNA) process. As part of this complex process, local governments submit in their housing elements a variety of essential data and programs to promote fair, equitable, and affordable housing in their community. Currently, local jurisdictions are planning and zoning for nearly 2.5 million additional homes across California.

During the 6th RHNA cycle, local governments experienced various challenges in obtaining certification from HCD. Some of the challenges include a short timeline for completing these complex documents and responding to HCD's feedback, a lack of clarity regarding what the State expects from local governments when reviewing additional housing element drafts, and the introduction of new requirements late in the housing element review process.

AB 650 would address these issues by allowing a local government to begin updating its housing element six months early. The bill would also require HCD to provide specific text and analysis that must be included in the housing element to remedy deficiencies, ensuring that local governments are not penalized when HCD identifies additional deficiencies not previously identified in prior review letters.

The City of Paramount will be positively affected by AB 650 through extended timelines and clarified requirements in the RHNA process, giving cities like Paramount more time and guidance to develop compliant housing elements. Specifically, this bill mandates that HCD provide actionable feedback, including text or analysis, when identifying deficiencies in a draft housing element. This ensures Paramount receives clear direction to meet its housing obligations. Overall, the change would support Paramount's ability to plan effectively for housing across income levels and meet State housing goals.

For these reasons, the City of Paramount **is pleased to support AB 650**. If you have any questions, please do not hesitate to contact our City Manager John Moreno at (562) 220-2225. We appreciate your time and consideration.

CITY OF PARAMOUNT



Peggy Lemmons
Mayor

Cc: Honorable Congresswoman Nanette Barragan, 44th District
Honorable State Senator Lena Gonzalez, 33rd District
Honorable Assemblymember Jose Luis Solache, 62nd District
Nicholas Cabeza, Public Affairs Manager, League of California Cities
Jorge Morales, Legislative and Governmental Affairs Consultant, California Contract Cities Association