



PEGGY LEMONS
Mayor

BRENDA OLMOS
Vice Mayor

ISABEL AGUAYO
Councilmember

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Councilmember

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Councilmember

September 19, 2025

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: AB 650 (Papan) - Planning and Zoning: Housing Element: Regional
Housing Needs Allocation - Request for Signature**

Dear Governor Newsom,

The **City of Paramount respectfully requests your signature on AB 650 (Papan)**, which would allow local governments to begin updating their housing element six months in advance, provide greater certainty and reduce ambiguity in the housing element review process, and ensure that local governments have adequate time to respond to the California Department of Housing and Community Development's (HCD) review letters.

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, actions, 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 statewide.

During the 6th RHNA cycle, cities like Paramount faced significant challenges in obtaining timely certification from HCD. These included compressed timelines for responding to feedback, evolving state expectations, a lack of clarity regarding what the state expects from local government when reviewing additional housing element drafts, and late-stage requirements that complicated our ability to finalize plans. Paramount worked diligently to meet its obligations, but the lack of clarity and shifting standards created delays and uncertainty for both staff and developers.


AB 650 would directly benefit the City of Paramount in the following ways:

- **Advance Planning Capacity:** Allowing an earlier start would give our city the time needed to conduct meaningful community outreach, analyze zoning constraints, and incorporate feedback from residents and stakeholders - especially in historically underserved areas.
- **Improved Coordination with Developers:** Paramount is actively working to attract housing investment, particularly near transit corridors and commercial zones. Greater certainty in the housing element timeline would help developers align their proposals with city goals and avoid costly delays.
- **Staff Efficiency and Budgeting:** With limited staff and resources, Paramount must carefully plan its workload across multiple departments. AB 650 would allow us adequately allocate time and funding toward housing element preparation, rather than rushing to meet compressed deadlines.
- **Equity and Inclusion:** Paramount serves a diverse population, including many residents with limited English proficiency. Early planning would allow us to ensure that outreach and housing policies are inclusive, accessible, and responsive to community needs.

AB 650 would also require HCD to provide specific text and analysis to remedy deficiencies, ensuring that cities are not penalized for previously unidentified issues. This provision is especially important for small cities like Paramount, which rely on clear guidance to meet state expectations without unnecessary delays.

For these reasons, the **City of Paramount** respectfully requests your **signature on AB 650 (Papan)**. We believe this measure will strengthen the housing element process, support local planning efforts, and help California meet its housing goals in a more transparent and equitable manner. Please feel free to contact City Manager John Moreno at (562) 220-2225, if you have any questions. We appreciate your time and consideration

CITY OF PARAMOUNT


Peggy Lemons
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