



BRENDA OLMOS
Mayor

VILMA CUELLAR STALLINGS
Vice Mayor

ISABEL AGUAYO
Councilmember

ANNETTE C. DELGADILLO
Councilmember

PEGGY LEMONS
Councilmember

April 17, 2026

The Honorable Juan Carrillo
Chair, Assembly Committee on Local Government
1020 N Street, Room 157
Sacramento, CA 95814

RE: AB 2576 (Harabedian) – Transit-oriented development – SUPPORT IF AMENDED

Dear Chair Carrillo,

On behalf of the City of Paramount, I am writing to express our SUPPORT IF AMENDED position on AB 2576 (Harabedian), which provides important cleanup to SB 79 by aligning historic resource definitions with current law and delaying the bill's effective date by one year. While these changes are helpful, additional amendments are necessary to ensure that SB 79 can be implemented responsibly in high-density, built-out communities like Paramount.

Although the City of Paramount opposed SB 79 during the legislative process, we recognize that it is now enacted law and that cleanup legislation is essential to ensure workable implementation. Cities across Los Angeles County continue to face significant challenges interpreting and operationalizing SB 79, and recent guidance from the Department of Housing and Community Development (HCD) to metropolitan planning organizations underscores the need for further clarity.

Paramount strongly supports aligning the effective date of SB 79 with the 7th RHNA cycle. As a fully built-out 4.8-square-mile city with only 3.84 square miles of buildable land, Paramount requires adequate time to evaluate infrastructure capacity, adopt or amend local ordinances, and—where appropriate—develop an HCD-approved local transit-oriented development (TOD) alternative plan. The current July 1, 2026 effective date does not provide cities with the information or time needed to responsibly plan for additional residential capacity. Aligning implementation with the 7th RHNA cycle would allow cities to integrate SB 79 requirements into long-range planning in a coordinated, data-driven manner.

Dedicated to providing fiscally responsible services that maintain a vibrant community.

16400 Colorado Avenue • Paramount, CA 90723-5012 • Ph: 562-220-2000 • paramountcity.gov

[facebook.com/CityofParamount](https://www.facebook.com/CityofParamount) | [instagram.com/paramount_posts](https://www.instagram.com/paramount_posts) | [youtube.com/CityofParamount](https://www.youtube.com/CityofParamount)

Additionally, Paramount requests amendments to clarify how SB 79 will be evaluated for compliance with Affirmatively Furthering Fair Housing (AFFH) obligations. Cities support AFFH, but unclear expectations risk findings of noncompliance or requirements to plan for housing beyond RHNA allocations. Clear, consistent guidance is necessary to avoid unintended consequences and ensure that SB 79 implementation aligns with existing housing element law.

Finally, AB 2576 should establish clearer standards for density bonuses, height limits, and geographic scope. Ambiguities in SB 79's statutory language create uncertainty for local governments and invite legal challenges that could delay housing production. Paramount supports amendments that provide cities with the clarity needed to implement SB 79 consistently, equitably, and in a manner that reflects real infrastructure and public-service capacity.

As a dense, working-class community with aging infrastructure, limited land availability, and multiple "disadvantaged-community" designations, Paramount must be able to assess the cumulative impacts of additional mandated density before implementation. Cleanup legislation that aligns timelines, clarifies AFFH expectations, and provides clear implementation standards is essential to ensuring that SB 79 advances housing goals without exacerbating existing inequities.

For these reasons, the City of Paramount respectfully SUPPORTS AB 2576 IF AMENDED and looks forward to working with the author and the Legislature on additional cleanup provisions. If you have any questions, please contact City Manager John Moreno at (562) 220-2225.

CITY OF PARAMOUNT



Brenda Olmos
Mayor

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