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CITY OF LOMITA

April 14, 2025

The Honorable Diane Papan
Member, California State Assembly
1021 O Street, Suite 4220
Sacramento, CA 95814

NOTICE OF SUPPORT

RE: Assembly Bill 650 (Papan) Planning and Zoning: Housing Element: Regional Housing Needs Allocation.

Dear Assembly Member Papan:

The City of Lomita **is pleased to support** your measure **AB 650 (Papan)**, 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 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, 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.

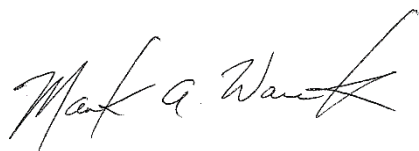
AB 650 would address these issues by allowing local governments to begin updating their housing elements six months earlier. The bill would also require HCD to provide specific text and analysis that must be included in the housing element to remedy deficiencies, ensuring

that local governments are not penalized when HCD identifies additional deficiencies not previously identified in prior review letters.

The bill would impact the City of Lomita by requiring future housing-related reporting to comply with a standardized format developed by HCD no later than December 31, 2026. While it does not change the City's existing obligation to affirmatively further fair housing, it introduces new administrative requirements that may necessitate updates to internal reporting processes, staff training, or consultant support. The bill reinforces the need for transparency and accountability in housing programs and may result in increased state oversight of the City's efforts to promote fair and inclusive housing policies.

For these reasons, the City of Lomita **is pleased to support** measure **AB 650 (Papan)**.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Waronek". The signature is fluid and cursive, with a large, stylized "M" and "W".

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 jkiernan@calcities.org
League of California Cities, cityletters@cacities.org