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08/25/2026

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

RE: AB 2296 (Papan) Planning and zoning: housing element: regional housing needs allocation.

Notice of SUPPORT (As of 6/29/26)

Dear Assembly Member Papan,

The City of Lomita **is pleased to support** your measure **AB 2296 (Papan)**, which would allow local governments to begin the housing element update process six months earlier than the existing law.

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 multiple housing element drafts before certification within a short timeline for completing these complex documents, a nearly 126% increase in the duration to complete the housing element compared to the 5th RHNA Cycle, a lack of clarity regarding what the state expects from local governments when reviewing additional housing element drafts, and an ever-changing legal environment mid-cycle that local jurisdictions must account for and incorporate into their housing elements.

AB 2296 would help address these issues by allowing local governments to begin updating their housing elements six months early, so they have adequate time to collaborate with HCD and receive technical assistance as needed to ensure they adopt a certified housing element on time.

The City of Lomita would be positively affected by this bill as it would give the City more crucial time to prepare our Housing Element for certification, address any necessary revisions and adequately analyze any potential issues.

For these reasons, the City of Lomita **is pleased to support** your measure **AB 2296 (Papan)**.

Sincerely,



Cindy Segawa
Mayor
City of Lomita

cc. The Honorable Ben Allen
The Honorable Al Muratsuchi
Lomita City Council
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