



City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

April 23, 2025

The Honorable Diane Papan
Member, California State Assembly
1021 O Street, Suite 4220
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 Glendora **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 element six months early. The bill would also require HCD to provide





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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.

AB 650 would positively impact the City of Glendora by providing cities additional time to prepare scheduled updates to its housing element. The proposed legislation requires that the Department of Housing and Community Development to determine housing needs for each region six months earlier. This approach can help Glendora avoid potential penalties associated with late submissions. The bill also mandates clearer guidance from HCD which ensures that Glendora receives precise feedback, reducing ambiguity and facilitating more efficient revisions. The added stipulation that cities not be penalized for new deficiencies identified by HCD that were not mentioned in prior review letters offers Glendora greater certainty and fairness during the review process. Requiring earlier consultation between HCD and councils of governments such as the Southern California Association of Governments (SCAG), which serves Glendora, allows for better alignment and coordination in regional housing planning.

Overall AB 650 aims to provide cities like Glendora with the tools and flexibility needed to effectively plan for housing development, ensure compliance with state mandates, and address the diverse housing needs of their communities.

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

Sincerely,

A handwritten signature in black ink that reads "David Fredendall".

David Fredendall
Mayor
City of Glendora

cc. Sasha Renee Perez & Blanca Rubio
Jennifer Quan, jquan@calcities.org
League of California Cities, cityletters@cacities.org

