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May 1, 2025

The Honorable Juan Carrillo  
Chair, Assembly Local Government  
1020 N Street, Room 157  
Sacramento, CA 95814  
*Transmitted via Electronic Mail*

**RE: AB 650 (Papan) Planning and zoning: housing element: regional housing needs allocation.**

Dear Chair Carrillo:

On behalf of the City/County Association of Governments of San Mateo County, I write in **SUPPORT of AB 650 (Papan)** which makes significant improvements to the housing element review process by starting the Regional Housing Needs Determination and Allocation process 6 months earlier, requiring the Department of Housing and Community Development (HCD) to provide consistent feedback, and offering relief to cities that have submitted their housing elements to HCD for review.

Local governments have faced significant challenges with HCD in achieving timely certification of their housing elements. These include inconsistent feedback, unclear guidance, and changing requirements. As a result, many jurisdictions have been forced to submit numerous drafts and miss the compliance deadline. While the builder's remedy is an important tool for problematic jurisdictions, good faith actors are at risk of being penalized. These delays with HCD lead to cities being penalized through no fault of their own.

AB 650 proposes a three-pronged approach: start the RHNA process earlier, allowing cities to begin planning sooner; require HCD to provide clear feedback and guidance; and offer relief to good actor cities in the form of a stay on the builder's remedy while they are awaiting a response from HCD. By bolstering clarity in the housing review process, local jurisdictions will be able to develop housing plans on time that comply with California's complex laws, thus readying

themselves for much-needed housing production.

For these reasons, we respectfully request your support. Thank you for your consideration and please contact Sean Charpentier, C/CAG Executive Director at [scharpentier@smcgov.org](mailto:scharpentier@smcgov.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Rak', with a stylized, flowing script.

Adam Rak, Chair

City/County Association of Governments of San Mateo County