



June 17, 2026

The Honorable Jesse Arreguín
Chair, Senate Housing Committee
1021 O Street, Suite 3330
Sacramento, CA 95814

RE: AB 2296 (Papan) Planning and zoning: housing element: regional housing needs allocation.
Notice of SUPPORT (As of 5/18/26)

Dear Chair Arreguín,

The League of California Cities (Cal Cities) **is proud to sponsor 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 the Department of Housing and Community Development (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 Cycle¹, 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

¹ 2024-109 California Department of Housing and Community Development
<https://www.auditor.ca.gov/reports/2024-109/#summary>



adopt a certified housing element on time. For these reasons, Cal Cities is **pleased to sponsor AB 2296 (Papan)**. If you have any questions, do not hesitate to contact me at bguertin@calcities.org or 916-658-8255.

Sincerely,

A handwritten signature in blue ink that reads "Brady Guertin".

Brady Guertin
Legislative Advocate

Cc: The Honorable Diane Papan
Members, Senate Housing Committee