

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 7, 2022

John Moreno, City Manager  
City of Paramount  
16400 Paramount Avenue  
Paramount, CA 90723

Dear John Moreno:

**RE: City of Paramount's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Paramount's (City) housing element adopted March 1, 2022 and received for review on August 15, 2022 along with along with technical modifications authorized by Resolution Number 22:014. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical modifications, addresses the statutory requirements described in HCD's June 9, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program 1: Affordable Housing Incentives
- Program 5: Single Room Occupancy Housing Program
- Program 6: Mixed-Use Development Program
- Program 7: Adequate Sites and Monitoring of No Net Loss (SB116)
- Program 8: Specific Plan Minimum Densities
- Program 9: Zoning Amendments
- Program 13: Residential Rehab
- Program 14: Sites for Special Needs Housing
- Program 19: Affirmatively Furthering Fair Housing

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is

inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

In addition, the element includes Policy Actions 2.1-2.5 identifying adequate sites to accommodate a shortfall of 101 units for very low-, low-income households by committing to rezone at least 10.47 acres to provide for the accommodation of at least 133 residential units by October 2024. Among other things, the program commits to zoning with densities of at least 20 units per acre and permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication John King, Assistant Planning Director, and consultant Jose M. Rodriguez, provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at [Irvin.Saldana@hcd.ca.gov](mailto:Irvin.Saldana@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager