

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

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May 19, 2020

Manuel Acosta, Director
Community Development Department
City of Bell
6330 Pine Ave
Bell, CA 90201

Dear Manuel Acosta:

RE: The City of Bell's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting the City of Bell's (City) housing element adopted April 8, 2020 and received for review on April 14, 2020. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted element was found to be substantially the same as the draft element reviewed by HCD on December 5, 2019. As a result, the element meets almost all statutory requirements. However, as noted in the December 5, 2019 review, the City must still zone or rezone for the unaccommodated need from the previous planning period and complete a four-year update (due October 2017) to obtain compliance.

The City has an unaccommodated need from the prior 4th cycle planning period of 18 units for lower-income households. The element page 110 states site #6 will be used for the 4th cycle shortfall. However, the resolution adopted by the City for the housing element indicates site #6 will accommodate the 18 lower-income units with a density bonus. Please note the zoning should not require a density bonus toward the 18 units of capacity for the site. In addition, the City should clarify a viable minimum and maximum density range for site #6 (e.g., 30-40 units per acre). A narrow range is generally considered a constraint and must be addressed.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Bell did not meet this requirement; therefore, it is subject to the four-year revision requirement.

The four-year update requires, among other things, standalone public outreach and participation, separate from the public outreach conducted for the initial 5th cycle housing element. The element must also demonstrate meaningful progress in implementation since adoption of the initial 5th cycle housing element.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City of Bell to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; as well as ongoing SB 2 funding (Permanent Local Housing Allocation) consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With housing element compliance, the City will meet the housing element requirements for these funding sources.

HCD appreciates your assistance throughout the course of the housing element review. HCD wishes the City of Bell 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 HCD can provide assistance in implementing the housing element, please contact Fidel Herrera, of our staff, at (916) 263-7441.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Manager