

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

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June 4, 2020

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

Dear Manuel Acosta:

RE: Review of the City of Bell's 5th (2013-2021) Draft (Four-Year) Housing Element (Update)

Thank you for submitting the City of Bell's (City) draft housing element received for review on May 19, 2020, along with revisions received on May 28, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by communications with Cynthia Walsh, PlaceWorks consultant. The review was expedited to enable the jurisdiction to meet funding criteria for the SB 2 Planning Grants Program.

The draft element with revisions meets almost all statutory requirements of State Housing Element Law (Article 10.6 of the Government Code). As noted in the December 5, 2019 review, the City must still zone or rezone for the unaccommodated need from the previous planning period to obtain compliance. The housing element will comply with State Housing Element Law when the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585 along with evidence of required zoning adoption.

The City of Bell has an unaccommodated need from the prior 4th cycle planning period of 18 units for lower-income households. The element page 113 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 density bonus units cannot be counted toward RHNA.

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 the requirements of Government Code section 65588, subdivision (e)(4); therefore, it is subject to the four-year revision

requirement until the City has adopted at least two consecutive updated revisions by the applicable due dates. The City missed the first opportunity to adopt on time (10/15/2017). The next opportunity to adopt on time will be the 6th planning cycle housing element update.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

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 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 a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates your dedication provided 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 you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at Fidel.Herrera@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" being more prominent than the last name "West".

Shannan West
Land Use & Planning Manager