

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

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August 10, 2020

Paul Philips, Interim City Manager
City of Bell
6330 Pine Ave
Bell, CA 90201

Dear Paul Phillips:

RE: Bell's 5th Cycle (2013-2021) Adopted Four-Year Housing Element Update

Thank you for submitting the City of Bell's four-year housing element update adopted June 30, 2020 and received for review on July 6, 2020. The California Department of Housing and Community Development (HCD) also received documentation, including Ordinance 2020-03 PC, related to rezoning. Pursuant to Government Code section 65585, subdivision (h), 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 was found to be substantially the same as the revised draft element that HCD's June 4, 2020 review determined met almost all statutory requirements. HCD's finding is based on, among other reasons, the adopted Mixed Use Overlay zone, which increased the number of suitable sites with appropriate densities to accommodate the unaccommodated housing need from the prior planning cycle as noted in the June 4, 2020 review.

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 is subject to the four-year revision requirement. Since this four-year update was late (due October 2017), the next opportunity to update a housing element on time will be the 6th cycle (anticipated October 2021).

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 and ongoing SB 2 funding (Permanent Local Housing Allocation) consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. The City of Bell now meets the housing element requirements for these and other funding sources.

HCD commends Bell's efforts to comply with housing element law. HCD appreciates the hard work and dedication Manuel Acosta, Community Development Director and Cynthia Walsh, City's Consultant, 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 continued partnership with the city. Please contact Fidel Herrera, of our staff, at fidel.herrera@hcd.ca.gov for any assistance.

Sincerely,



Megan Kirkeby
Deputy Director