

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 9, 2022

Jeffrey L. Stewart, City Manager
City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

Dear Jeffrey L. Stewart:

RE: City of Bellflower's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Bellflower's (City) housing element adopted on January 20, 2022 and received for review on July 21, 2022 along with technical modifications authorized by resolution number 22-04. 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 modifications, addresses the statutory requirements described in HCD's April 4, 2022 review.

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

- *Program 5 (Density Bonus)*: This program commits to review the Affordable Housing Incentives and Zoning Regulations and revise them to update density bonus provisions consistent with State law.
- *Program 9 (Accessory Dwelling Units (ADU))*: City will review and revise the ADU regulations ordinance to be consistent with California law.
- *Program 13 (Remove Development Constraints)*: This program commits to update the Bellflower Municipal Code to remove constraints identified in the Housing Element.
- *Program 18 (Zoning Code Updates to Address Special Needs Populations)*: This program commits to remove constraints to the development of housing to accommodate special needs households and individuals experiencing homelessness or at risk of becoming homeless.
- *Program 27 (Ensure Adequate Sites to Accommodate the RHNA)*: This Program commits to prepare and approve the required General Plan amendments, zoning

changes and updates the TOD Specific Plan to allow for the development of high-density mixed use and/or residential developments to accommodate the City's 2021-2029 regional housing need allocation (RHNA).

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.

For your information, Program 27 (Ensure Adequate Sites to Accommodate the RHNA) must be completed no later than three years and 120 days from the statutory deadline (February 12, 2025). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

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 wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Fidel Herrera of our staff, at Fidel.Herrera@HCD.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager