

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

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August 18, 2022

Michael B. O'Kelly, City Manager
City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201

Dear Michael B. O'Kelly:

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

Thank you for submitting the City of Bell Gardens' (City) housing element adopted February 14, 2022 and received for review on July 27th, 2022 along with re-adoption on August 8, 2022. 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 substantial compliance with State Housing Element Law (Article 10.6 of Gov. Code). The adopted element addresses the statutory requirements described in HCD's April 22, 2022 review.

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

- Program 2: Preservation of Affordable Housing
- Program 4: Affordable Housing Development
- Program 6: Adequate Sites
- Program 8: Monitoring No Net Loss
- Program 12: Housing for Special Needs
- Program 14: Affirmatively Furthering Fair Housing
- Program 16: Placed Based Neighborhood Improvements

The City must monitor and report on the result of these and all other programs through the annual progress report 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 and other laws. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government actions do not comply with state law.

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. Additionally, pursuant to Government Code section 65585, subdivision (b) (AB 215, Statutes of 2021), any subsequent draft revision, the local government must post the draft revisions on its website and email a link to all individuals and organizations that have previous requested notices related to local governments housing element at least seven days before resubmitting to HCD.

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.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City/County 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: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and responsiveness the City's housing element team provided throughout the review. Their efforts and diligence are commendable and a key part in addressing Bell Gardens' housing needs. 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 HCD can provide assistance in implementing the housing element, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager