• Housing Element Overview
• Housing Element Contents
• Regional Housing Needs Allocation (RHNA)
• City Demographics
• New Legislation
• Benefits of Certification
• Next Steps
WHAT IS A HOUSING ELEMENT?

- Mandatory Element of the General Plan
- Must be consistent with the other Elements
- Required to be updated every 8 years
- Most recently adopted and certified by the State in 2013
• Current Housing Element
  2014 - 2021
  (5th planning period)

• Updated Housing Element
  2021-2029
  (6th planning period)
Housing Element Contents

1. Introduction
2. Housing Plan
3. Community Profile
4. Housing Needs
5. Housing Constraints
6. Housing Resources
7. Progress Report
**Regional Housing Needs Allocation**

**HCD**
State of California Department of Housing and Community Development

HCD distributes the State’s housing need to all the regional councils of government

**SCAG**
Southern California Association of Governments

For Southern California, SCAG distributes the region’s housing need to the local jurisdictions

**Bellflower RHNA 2021-2029**

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (0-50% AMI)</td>
<td>1,015</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>488</td>
</tr>
<tr>
<td>Moderate (81-120% AMI)</td>
<td>553</td>
</tr>
<tr>
<td>Above Moderate (120%+ AMI)</td>
<td>1,679</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,735</strong></td>
</tr>
</tbody>
</table>

Bellflower 2019 median household income: $60,011

City of Bellflower
A HOUSING ELEMENT:

• Sets City policies and goals related to housing
• Does NOT require a City to build housing
• Facilitates and creates housing opportunities
GENERAL PLAN CONSISTENCY

- Direct new housing to corridors and the downtown consistent with the TOD Specific Plan.

- Preserve and enhance existing neighborhoods.
Housing Opportunities for All

- **Total population:** 78,110
- **Number of Households:** 23,240
- **Average household size:** 3.29
- **Large Households:** 4,245 (18%)
- **Female-headed Households:** 6,790 (29%)
- **Senior Households (Age 65+):** 8,267 (11%)
- **Homeless:** 60 unsheltered individuals
NEW HOUSING LEGISLATION

• **AB 678, AB 1515, AB 3194, SB 330** - Housing Accountability

• **AB 1397, AB 1486, SB 6** - Housing Element Sites Inventory

• **AB 686** - Affirmatively Furthering Fair Housing

• **AB 881, AB 68 and SB 13** - Accessory Dwelling Units

• **AB 1505** - Rental Inclusionary Housing Ordinances

• **SB166** - No Net Loss Law
BENEFITS OF A CERTIFIED ELEMENT

- State infrastructure bonds for capital improvement projects
- Availability of funding to developers
- CDBG and HOME funds
- Jobs-housing balance
- Direct growth in the community
- Avoid Lawsuits
POSSIBLE HOUSING SITES/SITES INVENTORY

• Areas that can support mixed-use or residential development
• Areas located adjacent to transit
• Areas that are underutilized & underdeveloped
• Areas that can be revitalized by allowing new mixed-use or residential development
POSSIBLE HOUSING SITES/SITES INVENTORY
## Next Steps

### Public Participation Program (Jan-Apr)
- Draft Technical Report
- Community Workshop
- Housing Video, FAQ, and Survey

### Draft Element (Apr-Aug)
- Administrative Draft Element
- HCD Compliance Review (60 days)

### Adoption & Certification (Sept-Jan)
- Completion of CEQA Analysis
- Public Hearings
- Final Submittal to HCD (90-days)
For more information on the Bellflower Housing Element update, please contact:

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