The City of Bellflower
Families. Businesses. Futures.
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CITY OF BELLFLOWER
"GROWING TOGETHER"

June 2, 2011

HOUSING POLICY
DEVELOPMENT, HCD
JUN 06

HCD – Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Housing Element Annual Progress Report for City of Bellflower

Dear HCD Official:

Attached is a copy of the City of Bellflower 2010 Annual Housing Element Progress Report. The attached annual report indicates the status and progress in implementing the City's housing element. The report includes information on the City's progress in addressing the regional housing need allocation, including the number of housing units permitted by income level, the status of the programs in the housing element and efforts to remove governmental constraints. Should you have any questions, please contact me at (562) 804-1424.

Sincerely,

Brian K. Lee
Director of Community Development

Enclosure

Doc 241914

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Bellflower

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
9507 Flower St.	Condo			x			1				
15365 Woodruff	Condo				x		1				
(9) Total of Moderate and Above Moderate from Table A3 ►					0	12	12				
(10) Total by income Table A/A3 ► ►			0	1	1	12	14				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	2			2	Home Rehabilitation Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			2	2	First Time Home Buyer Assistance Program
(5) Total Units by Income	2	0	2	4	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	10	0	0	2	0	12	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	263		2	1	2						5	235
	Non-deed restricted		3		11	9						23	
Low	Deed Restricted	164	3	4	2	4	1					14	148
	Non-deed restricted		1		0	1						2	
Moderate	Deed Restricted	178											178
	Non-deed restricted												
Above Moderate		462	135	33	9	3	12					192	270
Total RHNA by COG. Enter allocation number:		1,067	142	39	23	19	13					236	831
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Land Use Element and Zoning Code Implementation	Identify Land Use types and patterns throughout the City, as well as setting density ranges.	Continuous	Mixed Use projects are continually being pursued, via overlay zone (i.e., Bellflower Village Overlay Zone) or specific plan, in order to accommodate innovation in land use planning.
Residential Development Program	Facilitate the housing development process so that the entire moderate and above moderate income RHNA construction need are met during the program period.	Jan 2001 to June 2006	Existing. Continuing the program objectives, such as maintaining a list of available vacant sites, and establishing a Residential Planned Development that provides maximum flexibility in the encouragement of creative, innovative, and quality new single family infill development.
Section 8 Rental Housing Assistance Program	Offer more housing choices to tenants with incomes that come close to 50% of the Los Angeles County median income.	Continuous	The City refers renters to contact Housing Authority of the County of Los Angeles, an organization that provides renter vouchers to those who qualify.
Affordable Housing Density Bonus Program	Provide density bonuses and other development incentives for qualified projects.	Jan 2001 to June 2006	Not offered, solely through the State of California.
Homebuyer's Assistance Program (HAP)	Assist qualified households with 80% of the lender required down payment and 100% of the customary non-recurring closing costs associated with a purchase of a home.	Continuous	Existing; however, funds were depleted as of December 2010. To date, since 2006, 8 new homeowners have acquired homes.
Mortgage Credit Certificate Program	Reduce the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the mortgage.	Jan 2001 to June 2006	Offered solely through the County of Los Angeles and is compatible with the City's Homebuyer's Assistance Program. As of April 2011, Los Angeles County is no longer funding this program due to budget constraints.
Family Housing Program	A partnership between the City, Habitat for Humanity, and Long Beach Affordable Housing Coalition to develop new housing for extremely low and very low-income families.	Summer of 2002-2005	Not existing. In the past an agreement was made, but imitated by Long Beach Affordable Housing Coalition.
Zoning Standards Implementation	Include zoning standards that facilitate and encourage the development of a variety of housing types and revisions of parking standards for each residential zone.	Continuous	Mixed use projects are made possible through overlay zone or specific plan, in order to accommodate innovation in land use planning. Also, zoning regulations were amended to relax the parking requirement for second dwelling unit which does not require garages; instead, uncovered and/or tandem parking are allowed.

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Affordable Housing Incentives	Continue to facilitate the use of affordable housing incentives by private and non-profit housing developers.	Continuous	HOME Investment Partnerships Program and RDA 20% set aside fundings are used to assist low income housing development or rehabilitation. For example, an Owner Participation Agreement with HQT Homes was executed to develop 12 affordable units out of 30 for the Belmont Court project. Also, the City identified sites such as Bellflower/Walnut Street Live/Work area for the construction of affordable housing units.
Housing for Persons with Disabilities	Establish ways of encouraging and facilitating the development and/or modification of housing to better meet the needs of persons with disabilities.	Jan 2001 to June 2004	Existing CHDO projects under covenant use funding to rehab and/or acquire properties for disabled persons. To date, the Zoning Ordinance addresses conformance with the American with Disabilities Act in a general way. A Housing Impediment Analysis was updated in May 2010.
Emergency Shelters and Transitional Housing	Adopt standards and procedures to facilitate the processing of applications for the development or conversion of existing structures to emergency shelters and transitional housing	2nd Quarter of 2004	The City is in partnership with County funded facilities to provide services to City residents.
Code Enforcement Program	Protect the quality of the housing stock and the health and safety of its citizens.	Continuous	The Code Enforcement Division issues stop work orders, notice of violations, citations, and prosecutes individuals who are responsible for creating health and safety hazards or unsatisfactory aesthetic situations.
Homeowner Improvement Program	Provide assistance to homeowners for the purpose of completing home repairs and improvements.	Continuous	Existing; depleted funding until July 1, 2012. Prior to the depletion of the funding, 50 units were rehabilitated from the 2003-2006 fiscal years.
Multi-Family Improvement Program	Programs offering two federal funds to provide assistance to landlords for the purpose of completing repairs and improvements on their rental property.	Continuous	Funds were depleted; thus, program is no longer existing since 2005. In addition, landlords lacked interest in participating in the program because they are hesitant to put restrictions on rent.
Focused Neighborhood Program	Provide loans and/or grants to existing multi family properties located in the distressed neighborhood and to provide public improvements.	Continuous	Existing. Speaking with property owners to offer them assistance to match a percentage of improvements. To date, no units have been assisted because property owners are hesitant to allow oversight by an association to better manage the multi-family buildings.
CHDO Acquisition and Rehabilitation Program	HOME funds to be used by a CHDO to manage a single-family Acquisition and Rehabilitation Housing Program.	Continuous	Existing. 15% home allocation to CHDO. 30 year covenant on a single family and a four unit project. Projects with the organizations Little House (9718 Harvard Street) and Our Place Housing Solution (8822 Oak Street) were funded through this program. To date, 8 units were acquired and rehabilitated.
Impediments Analysis Program	Recommendations to improve the impediments to Fair Housing. Descriptive list provided Category 5., program 1 of the Housing Element.	Dec 2002	Updated with HUD in May 2010. No comments received. A total of 2,226 individuals were assisted.

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Fair Housing Services	Promote fair housing through its participation in the CDBG Program. Promote fair housing practices and use their counseling services for tenant-landlord disputes and cases of alleged discrimination.	Continuous	Existing. Service available for free counseling with landlord and tenants regarding cases of discrimination through Fair Housing Foundation of Long Beach. A total of 2,226 individuals were assisted.
Preservation of Existing and Future Assisted Housing.	Monitor and protect the supply of affordable housing by enforcing existing regulations and affordability restrictions.	Continuous	Existing. Several properties were restricted (10-45 year restrictions) to only rent to low income individuals, such as: Bellflower Senior Terrace, Oak Street Manor, Bellflower/Walnut Street Live/Work. A total of 203 rental units were preserved.
Housing Affordability Guidelines	Develop and implement affordability guidelines to help the City allocate funds to proposed project developments and to ensure that the housing remains affordable for a reasonable period of time.	2nd Quarter of 2004	Action Plan for HUD specifies how the City is using the funds. The City prepares an annual action plan that is submitted to HUD proposing how funds are going to be spent. At the end of the fiscal year, a Consolidated Annual Performance Evaluation Report (CAPER) is submitted to HUD outlining how the funds were spent and how many affordable housing units were preserved and created.