

CITY OF PICO RIVERA

FY 2019-2020 Annual Action Plan



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2019-2020 Annual Action Plan for the City of Pico Rivera satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the three national objectives:

- Benefit Low- and Moderate-income persons
- Aid in the prevention or elimination of slums and blight
- Meet a community development need having a particular urgency

As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's current Consolidated Plan covers the fiscal years 2015-2020. On an annual basis, the City prepares an expenditure plan that identifies the specific activities the City will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year 2019-2020 is the fifth and final year of the current Consolidated Plan cycle.

On April 15, 2019 HUD posted 2019 CDBG Federal entitlement allocations. For FY 2019-20, the City's CDBG grant is \$643,092. Any program income received during the year will be available for programming.

It is important to note that due to the delay in the approval of the 2019 federal budget, the City followed HUD guidance (CPD Notice 19-01) in developing its draft 2019-20 Action Plan. HUD CPD Notice 19-01 advised that Grantees not submit their annual action plans until HUD announced the FY 2019 CDBG allocations for FY 2019-20.

In terms of the methodology for modifying previous funding allocations for 2019-20 based on estimates, the City's actual deduction is slightly less than the estimated amount. Thus, Administration, Public Services and Non-Public Service allocations were reduced slightly and based on priority needs.

2. Summarize the objectives and outcomes identified in the Plan

The 2015-2020 Consolidated Plan is a five-year strategic plan that utilizes an extensive analysis of housing and community market data to identify priority needs. Corresponding goals and objectives for the use of CDBG funds are established. Based on these assessments and the input of community residents, the following objectives have been established:

- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e. senior, low-income, youth, and households with a cost burden);
- Support programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Support programs that expands the stock of affordable housing within the City, and;
- Support programs that promote fair housing, especially targeting extremely low- and low-income households.

3. Evaluation of past performance

Fiscal Year 2018-19, the fourth year of the City's 2015-2020 Consolidated Plan cycle, is not yet complete. Past performance information is available for FY 2017-18, the third year of the Con Plan cycle. A summary of one-year accomplishments is provided as **Attachment 1**.

4. Summary of Citizen Participation Process and consultation process

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2019-2020 Annual Action Plan. The draft Action Plan was available for public review and comment for 30 days, from May 1, 2019 through June 3, 2019. Copies of the Action Plan were available to the public at City Hall, the Pico Rivera Library, Pico Library, and the City's website.

5. Summary of public comments

No comments have been received to date.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable, no comments have been received to date.

7. Summary

The Annual Action Plan serves as the link between the Consolidated Plan objectives developed to address priority housing and community needs with the use of federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address

priority needs and specific objectives identified in the Consolidated Plan during a 12-month period. The implementation of the FY 2019-20 Action Plan will begin July 1, 2019, and end June 30, 2020. The Annual Plan will serve as the City's application to HUD for \$643,092, in CDBG funds for Fiscal Year 2019-20, and as an expenditure plan for grant funds, prior year grant funds, and program income resources.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PICO RIVERA	Community & Economic Development Department
HOME Administrator		Community & Economic Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Pico Rivera Community and Economic Development Department is primarily responsible for administration of CDBG funds. The City is not a direct recipient of HUD HOME grant funds; however, in past years, the City has applied for HOME funds through the State of California.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2019-2020 Annual Action Plan. Residents were encouraged to participate in a public hearing held on March 26, 2019 and continued to April 23, 2019. The draft Action Plan was also available for public review and comment for 30 days, from May 1, 2019 through June 3, 2019. Copies of the Action Plan were available to the public at City Hall, the Pico Rivera Library, Pico Library, and the City's website.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Pico Rivera. The Pico Rivera Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) Five-Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City coordinates the delivery of homeless services with the Los Angeles Homeless Services Authority (LAHSA). For over 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Pico Rivera. These programs provide support services and shelter opportunities for situationally homeless individuals and families, and the chronically homeless.

The City of Pico Rivera is also a member of the Gateway Cities Council of Governments (COG) which is leading an effort to address homelessness within the southeast Los Angeles County region. COG members are collaborating and seeking funding to develop a plan to advance individuals from homelessness to a stable and productive life. Existing models of success have been identified in the work of the Gateway Cities Ad Hoc Committee on Homelessness.

CDBG funding is also provided to social services organizations to assist low-income Pico Rivera resident in need of emergency assistance, principally families with children.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Pico Rivera is not a recipient of ESG funds thus is not involved in the allocation of ESG funds, developing performance standards, program outcomes, or operational/Homeless Management Information System (HMIS) policies and procedures.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeowner housing rehabilitation needs.
2	Agency/Group/Organization	PICO RIVERA
	Agency/Group/Organization Type	PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various city departments and housing authority provided input regarding priority housing and community needs and activities to address needs.
3	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Services-homeless Planning organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regional continuum of care and HMIS. Provided information regarding homeless, shelter options and services.
4	Agency/Group/Organization	HOUSING RIGHTS CENTER
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data and strategies to address impediments to fair access to housing.
5	Agency/Group/Organization	Legal Aid Society of Orange County, dba Community Legal Services
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding housing and service needs of victims of domestic violence.
6	Agency/Group/Organization	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Service needs for seniors and frail elderly.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City tried to have an open consultation process; no agency was knowingly excluded.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	Regional Continuum of Care administrator. Conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness.
2014 Housing Element	City of Pico Rivera	Primary policy document for the development of affordable and market rate housing to address current and future housing needs.
Capital Improvement Plan	City of Pico Rivera	Multi-year public facility and infrastructure improvement plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

To ensure residents were aware of the draft 2019-2020 Annual Action Plan, the City published a notice in the **Whittier Daily News**, which announced a 30-day public review period for the plan, and announced a City Council-held public hearing (see **Attachment 2**).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	City Council Public Hearing regarding Action Plan Preliminary Funding Considerations	No comments were received	None	http://www.pico-rivera.org/depts/admin/pio/programming.asp
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	public notice regarding 30-day public comment period for 2019-20 Action Plan	No comments were received	None	https://www.whittierdailynews.com/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	City Council public hearing regarding 2019-20 Action Plan	No comments were received	None	http://www.pico-rivera.org/depts/admin/pio/programming.asp

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2015-2020 Consolidated Plan indicates the City expects to receive approximately \$650,000 annually in CDBG funding, for a five-year total of approximately \$3,250,000. On April 15, 2019, HUD posted 2019 CDBG allocations; for 2019-20, the City will receive \$643,092. The City will use CDBG funds for rehabilitation activities, public facility improvements, public services, and planning and administrative costs. Additionally, program income received during the year will be utilized to carry out CDBG-eligible activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	643,092	0	841,549	1,506,003		CDBG annual allocation from HUD and prior year funds

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant Based Rental Assistance (TBRA)	0	0	0	0	0	The City is not a participating jurisdiction in the HOME program

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. As needed and available, the City will allocate local funds to undertake CDBG Administration, Housing Services Activities, Commercial Façade Improvements, Code Enforcement, ADA public facility improvement projects and other activities that support local organizations that provide social services for residents.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's Housing Element identified several sites that may accommodate future housing development. (Presently, one identified site – 8421 Telegraph Road - is being developed with 12 market rate apartments.) With the dissolution of the City's redevelopment agency in 2012, resources for subsidizing development of housing and other economic development generating land uses are limited.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. In recent years, CDBG loan repayments have provided the City with some additional funding; however, this source is susceptible to the fluctuations of the economy and thus unpredictable. Additionally, the State is no longer providing CalHome funds. The City will continue to apply for State HOME funds; however, these resources are also increasingly limited.

HUD has begun to invest additional resources into housing assistance vouchers and certificates, and Housing Authority has pursued these new resources. As outlined above, Pico Rivera has identified vacant and underutilized land that may be suitable housing development. Combined with incentives such as density bonus, reduced development fees, etc., the City may be able to encourage the development of additional housing opportunities for lower income residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Grant Administration	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrastructure Fair Housing	CDBG: \$111,598 \$10,500 \$24,000	Other: Admin N/A 116 persons CONPlan: N/A
2	Support special needs programs and services	2015	2020	Non-Homeless Special Needs	City Wide	Support special needs programs and services	CDBG: \$53,000	Public service activities other than Low/Moderate Income Housing Benefit: 410 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	public facilities and infrastructure	2015	2020	Non-Housing Community Development	Eligible Census Tracts	Construct or upgrade public facilities and infrastructure	CDBG: \$910,543	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,044 Persons Assisted
4	Economic Development	2015	2020	Non-Homeless Special Needs Non-Housing Community Development	Eligible Census Tracts	Maintain and promote neighborhood preservation	CDBG: \$155,000	Facade treatment/business building rehabilitation: 1 Businesses
5	Provide decent affordable housing	2015	2020	Affordable Housing	City Wide	Provide decent affordable housing Maintain and promote neighborhood preservation	CDBG: \$120,000 \$100,000	Homeowner Housing Rehabilitated – Handy Worker Grant Program: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	CDBG Grant Administration
	Goal Description	General Program Management and Oversight
2	Goal Name	Support special needs programs and services
	Goal Description	Support services through activities to low income persons

3	Goal Name	Public facilities and infrastructure
	Goal Description	Public Facilities and Infrastructure Improvements
4	Goal Name	Economic Development
	Goal Description	Carryover funds from previous years will be used to make commercial facade improvements to 2 Pico Rivera businesses.
5	Goal Name	Provide decent affordable housing
	Goal Description	Implement a Neighborhood Services (Code Enforcement) program to ensure decent housing

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funds have been allocated to a variety of activities that benefit low- and moderate-income Pico Rivera residents. It is important to note that some activities listed for FY 2019-20 CDBG funding have been adjusted from estimated funding levels to match the City’s actual 2018 allocation.

Projects

#	Project Name
1	Administration
2	Consolidated Plan
3	Fair Housing (Admin)
4	Commercial Façade Improvements
5	Neighborhood Services - Code Enforcement
6	Public Facility Improvements
7	Public Facility Improvements
8	Public Facility Improvements
9	Southeast Area Social Services (Support Services)
10	Women and Children's Crisis Center (Support Services)
11	Housing Rehabilitation – Handy Work Grant Program

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds have been allocated to address the housing and services of City residents. Service are aimed at providing a safety net for at risk populations (e.g., seniors, victims of domestic violence, low-income households at risk of becoming homeless), and to help maintain safe and decent housing and neighborhoods.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrastructure Fair Housing
	Funding	CDBG: \$111,598
	Description	CDBG funds for program oversight and coordination.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	6615 Passons Boulevard, Pico Rivera, CA 90660
	Planned Activities	CDBG Administration
2	Project Name	Administration
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrastructure Fair Housing
	Funding	CDBG: \$24,000
	Description	Develop a Consolidated Plan that includes five-year funding goals, priorities, strategies, proposed accomplishments, and performance measurements. The Plan will follow the HUD checklist, include community engagement, narrative requirements and HUD guidelines, taking into consideration improved ways to present and display information using eCon Planning Suite, and addressing Federal requirements
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	6615 Passons Boulevard, Pico Rivera, CA 90660
	Planned Activities	CDBG Administration
3	Project Name	Fair Housing (Admin)
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Fair Housing
	Funding	CDBG: \$10,500
	Description	Fair housing outreach, education, and enforcement services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	116 people
	Location Description	Citywide
	Planned Activities	Fair housing outreach, education and enforcement.
4	Project Name	Commercial Façade Improvements
	Target Area	Eligible Areas
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG:\$155,000
	Description	Commercial Façade Improvement to eligible businesses
	Target Date	06/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 Business

	Location Description	Eligible Areas
	Planned Activities	Commercial Façade Improvements
5	Project Name	Neighborhood Services – Code Enforcement
	Target Area	Eligible Census Tracts
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	CDBG: \$100,000
	Description	Enforcement of housing and building codes.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 housing units
	Location Description	Eligible Census Tracts
	Planned Activities	Enforcement of housing and building codes.
6	Project Name	Public Facility Improvements
	Target Area	City Wide
	Goals Supported	public facilities and infrastructure
	Needs Addressed	Construct or upgrade public facilities and infrastructure
	Funding	CDBG: \$586,237
	Description	CDBG funds will be used to undertake ADA improvements at the city-owned public facilities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	300 people
	Location Description	Pio Pico Park

	Planned Activities	Clearing the site, earthwork to install a decomposed granite track, tree removal, planting and irrigation, fencing and lighting as well as site furnishings
7	Project Name	Public Facility Improvements
	Target Area	City Wide
	Goals Supported	public facilities and infrastructure
	Needs Addressed	Construct or upgrade public facilities and infrastructure
	Funding	CDBG: \$21,393
	Description	CDBG funds will be used to undertake ADA improvements at the city-owned public facilities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	469 people
	Location Description	Rio Hondo Park - 8421 San Luis Potosi Place Pico Park - 9528 Beverly Blvd. Smith Park - 6016 Rosemead Blvd. Rivera Park – 9530 Shade Lane
Planned Activities	ADA improvements at various park sites including Rio Hondo, Pico Park, Smith Park, Rivera Park and the Parks and Recreation building. Improvements included replacement of exterior and interior fountains and upgrades to reception desks.	
8	Project Name	Public Facility Improvements
	Target Area	City Wide
	Goals Supported	public facilities and infrastructure
	Needs Addressed	Construct or upgrade public facilities and infrastructure
	Funding	CDBG: \$302,913
	Description	CDBG funds will be used to undertake ADA improvements at the city-owned public facilities.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	275 people
	Location Description	Senior Center - 9200 Mines Ave., Pico Rivera
	Planned Activities	Replace facility front doors, restroom partitions and sink counter, and flooring throughout the center. Additionally, renovate the existing patio area and slurry seal the parking lot to comply with ADA regulations.
9	Project Name	Southeast Area Social Services (Support Services)
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$44,000
	Description	Case management & Services including Meals-on-Wheels & congregate meals for seniors.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	350 persons
	Location Description	9200 Mines Avenue, Pico Rivera
	Planned Activities	Case management and services, including Meals-on-Wheels and congregate meals for seniors.
10	Project Name	Women and Children's Crisis Center (Support Services)
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$9,000
	Description	Emergency shelter and support services for victims of domestic violence.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	60 people
	Location Description	Location suppressed
	Planned Activities	Emergency shelter and support services for homeless women and homeless women with children.
11	Project Name	Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	CDBG: \$120,000
	Description	Handy Worker Grant Program
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	10 housing units
	Location Description	Citywide
	Planned Activities	Eligible households receive grant for home repairs.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic distribution of funding is based on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically both citywide and to specific neighborhoods. Most funds will be allocated using the area-wide benefit definition of eligibility which benefits all residents in a particular area, where at least 51% of the residents are low- and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
Eligible Census Tracts	55
City Wide	45

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As the City’s CDBG-eligible areas tend to be older sections of the City, area-wide activities (e.g., code enforcement, commercial property improvements, public facility improvements) will help to improve and sustain neighborhoods (see map of eligible areas – **Attachment 3**). Along with other public and private improvements and services, decline in these areas can be arrested. Social safety net programs will be available to all eligible City residents.

Discussion

As indicated above, CDBG funds are primarily focused on activities that will improve residential neighborhoods. It is expected that as the City invests in neighborhoods it will create a synergy whereby residents will also invest in their home and community. For residents most in need (e.g., seniors, frail elderly, households at risk of homelessness), CDBG-funded services will be available on a citywide basis.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing goals will be met with resources carried forward from the prior Fiscal Year. For FY 2019-20, the City will contract with an experienced Residential Rehabilitation Program provider to implement a Handyman Repairs Program. Approximately \$10,000 in CDBG carryover funding will be used to support this activity. An estimated 10 homeowners will be assisted. The Pico Rivera Housing Authority will provide rental assistance to an estimated 436 lower income households during FY 2019-20. CDBG funds have been allocated for the purpose of providing emergency shelter to an estimated 60 individuals (Women’s and Children Crisis Center).

One Year Goals for the Number of Households to be Supported	
Homeless	60
Non-Homeless	446
Special-Needs	0
Total	506

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	496
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	506

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

As outlined above, CDBG resources will be carried forward from the prior year to assist and supplemented with FY 2019-20 funds – an estimated ten housing units will be rehabilitated. CDBG public service grant funds will assist an estimated 60 women and children that are victims of domestic violence with emergency shelter. The Pico Rivera Housing Authority will also provide rental assistance to 436 households (of which 145 are senior households, 183 are disabled households, and two are Veteran households).

AP-60 Public Housing – 91.220(h)

Introduction

Neither the City of Pico Rivera, nor the City's Housing Authority, own or operate public housing. The City's Housing Authority does provide rental assistance vouchers and certificates to 436 households.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

As indicated above, neither the City nor its Housing Authority own or operate public housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Pico Rivera recognizes its responsibility to assist at risk households and the homeless, thus it has implemented a strategic plan that identifies efficient and effective means to distribute limited resources to address homelessness with the goal of assisting individuals/households to become self-sufficient. The City has designated homelessness prevention as a high priority for addressing homelessness in the community; emergency and transitional shelters are also designated as high priority needs. Outreach and assessment have not been identified as a high need since the agencies supported by the City's funding provide client outreach and assessment services as part of their program implementation.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

No programs that primarily focus on homeless outreach are proposed for funding during FY 2019-20. The City has chosen not to allocate limited CDBG funds for this purpose since homelessness service/shelter providers have well developed outreach and assessment programs that will link Pico Rivera residents with appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

FY 2019-20 CDBG funding has been allocated to the Women's and Children's Crisis Center, an emergency shelter program for victims of domestic violence. An estimated 40 individuals will be provided shelter and supportive services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Permanent housing and independent living is the end-goal of the City's homeless strategy. To this end, the City will encourage service providers to make every effort to minimize the amount of time an individual/household remain homeless, provide access to affordable housing, and to minimize recidivism. In recent years, the "housing first" model has been implemented by several homeless service providers. These rapid rehousing programs have helped reduce the number of homeless by providing permanent shelter and critical supportive services. No rapid rehousing programs are recommended for

funding for FY 2019-20.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

A key component of a homeless strategy is to prevent individuals and families from falling into homelessness. This is often accomplished by providing temporary monetary assistance and counseling/support services. Several nonprofit service providers located in the region will be available to assist Pico Rivera's at-risk population. For FY 2019-20, CDBG funding is allocated to the Women's and Children's Crisis Center, an emergency shelter program for victims of domestic violence. An estimated 40 individuals will be provided shelter and supportive services.

Through its participation in the LAHSA planning process, the City is an active participant in the regional plan to end homelessness which includes a discharge plan from institutions such as jails, health care facilities and foster care.

Discussion

The City is an active participant in regional homeless planning efforts including those of LAHSA. Through these efforts, the City can coordinate the use of limited CDBG funds to address local homeless needs and contribute to a regional strategy to reduce homelessness. CDBG funding is allocated to address homelessness among families with children and households at risk of becoming homeless due to domestic violence. Additionally, CDBG public service grants will provide a safety net for area residents that are also at risk of becoming homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing and actions to overcome barriers are detailed in the City's Housing Element and mirrored in the Consolidated Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will utilize several policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate:

- The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses.
- Density Floor is another tool that can be used to promote the maximum use of residential land. The Density Floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.
- The City will continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, and planned unit developments.
- Developers will be encouraged to pursue projects providing low- and moderate-income housing. California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus to encourage developers interested in additional density with an incentive to develop a portion of their market rate project as affordable to low- and moderate-income households.

Discussion:

The Pico Rivera Housing Element and 2015-2020 Consolidated Plan identify barriers to the provision of affordable housing and provided a strategy to address barriers. Outlined above are steps the City identified it will undertake during the 2015-2020 planning period to overcome barriers. These actions will continue to be implemented during FY 2019-20.

AP-85 Other Actions – 91.220(k)

Introduction:

Outlined below are the actions the City will implement to address the “Other” sub-strategies of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City of Pico Rivera’s 2015-2020 Consolidated Plan proposes projects and activities to meet housing and community priorities needs. The Plan includes programs, projects and activities to be undertaken that address the needs of the underserved in Pico Rivera including lower income homeowners, the homeless and those at risk of becoming homeless, seniors and frail elderly, and persons with disabilities. Specific activities to be carried out during FY 2019-20 include the following:

- Support for nonprofit agencies, particularly those that provide social services for special needs populations, i.e. – senior and lower income households with a cost burden;
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing, e.g., Handyman Repairs Improvements, code enforcement, and public facility/infrastructure improvements;
- Programs that promote fair housing, especially among lower income households.

Actions planned to foster and maintain affordable housing

In general, the City will utilize several policies to provide flexibility in housing site planning and to promote more intense development where appropriate. The City’s Housing Sites Inventory Program helps ensure that the City monitors available sites that may be appropriate for residential uses. The City will also continue to consider alternate forms of residential development, including small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments. Additionally, the City will encourage developers to pursue projects providing low- and moderate-income housing by providing incentives such as a density bonus. If appropriate and available, subsidies to offset the cost of acquisition, development or project-related off-site improvements may be considered. No CDBG-funded actions are slated for FY 2019-20.

Actions planned to reduce lead-based paint hazards

In accordance with current federal regulations, the City of Pico Rivera has established a policy regarding lead-based paint hazards. All housing units that receive some form of City housing rehabilitation assistance, that were built prior to 1978, must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, they must be stabilized during the

rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

Actions planned to reduce the number of poverty-level families

The activities and services the City will provide during FY 2019-20 to combat and prevent poverty include the following:

- Continue to provide resources to address homelessness in the community;
- Preserve affordable housing options for residents including housing rehabilitation assistance and federal rental assistance via Housing Choice Voucher and Certificates administered by the Pico Rivera Housing Authority;
- Provide public services to assist lower-income seniors and households to improve their quality of life;
- Provide economic opportunities for lower income residents through the Commercial Façade Loan Program. Assistance will help revitalize targeted commercial areas in an effort to improve and sustain economic vitality.

Actions planned to develop institutional structure

The City has made an effort to develop an institutional structure that will help identify and access resources to improve the community. The City will continue to work with nonprofit entities to deliver public services. As a member of the LAHSA, the City will provide critical information to the County of Los Angeles for preparation of the County's Continuum of Care Homeless Assistance grant applications. Pico Rivera will provide critical information regarding mainstream funds the City will make available to serve the homeless, and will also assist in identifying and prioritizing gaps and needs in the regional system of care. Additionally, the City will provide input on the development of the County's Ten-Year Plan to End Homeless. Finally, the City will continue to assist the Housing Authority implement its Five-year Public Housing Authority (PHA) Plan.

The City is also a participant in the Gateway Cities Council of Governments (COG) which is addressing homelessness in southeast Los Angeles County region. COG members represent a variety of local, County, and special districts government agencies. The COG model helps break down existing institutional barriers and create new opportunities for cooperative-based regional solutions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Economic and Community Development Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income

neighborhoods throughout Pico Rivera. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations to provide the aforementioned programming and services. As outlined above, the City also participates in numerous efforts to coordinate short-term and long-term solutions to regional issues.

Discussion:

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI). In addition to identifying fair housing impediments, a strategy to overcome barriers must be developed and implemented; accomplishments are to be reported annually. In 2015, the City prepared a new AI for the time-period of FY 2015-16 through 2019-20. In July 2013, HUD published new rules that substantially revamped existing AI regulations. The implementation date for this new fair housing assessment document was postponed until 2019; therefore, a new fair housing assessment document will need to be prepared prior to the next Consolidated Plan.

The City's current AI evaluates existing demographic data, past fair housing enforcement activity, city-specific mortgage lender data, and existing housing and land use public policies. Based on an analysis of this data, and the input of residents, a list of impediments to fair housing choice was developed. A corresponding set of action steps to ameliorate these barriers was also prepared. Impediments and action steps are summarized in **Attachment 4**.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Each HUD program that is covered by the Consolidated Plan regulations must address certain program specific requirements. Below are the requirements for the CDBG program. The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as

follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

The City will meet the overall 70% benefit for low and moderate-income requirement during the one-year **2019** Program Year.

Attachments

Attachment 1 – Summary of Previous Accomplishments

Attachment 2 – Public Notice/Public Comments

Attachment 3 – Eligible Areas Map

Attachment 4 – Impediments and Action Steps Summarized

Attachment 5 – SF 424s/Certifications

Summary of Previous Accomplishments

FIVE-YEAR AND ONE-YEAR SUMMARY OF ACCOMPLISHMENTS						
Decent Housing						
Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Support for decent affordable housing by providing housing rehabilitation assistance to senior, disabled and/or Low/Mod-income homeowners improve primary residence.	CDBG	2015	Housing Units	6	2	33.33%
		2016	Housing Units	14	6	42.86%
		2017	Housing Units	3	0	0.00%
		2018	Housing Units			
		2019	Housing Units			
	5-Yr Con Plan Goal			100	8	8.00%
Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Maintain and promote neighborhood preservation enforcing housing and building codes.	CDBG	2015	Housing Units	200	258	129.00%
		2016	Housing Units	100	121	121.00%
		2017	Housing Units	100	91	91.00%
		2018	Housing Units			
		2019	Housing Units			
	5-Yr Con Plan Goal			50	470	940.00%
Suitable Living Environment						
Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Maintain and promote neighborhood preservation by the removal of graffiti.	CDBG	2015	Individuals	5,000	3,298	65.96%
		2016	Individuals	1,500	5,827	388.47%
		2017	Individuals	2,000	4,894	244.70%
		2018	Individuals			
		2019	Individuals			
	5-Yr Con Plan Goal			100	14,019	14019.00%
Financial support for public & nonprofit agencies that provide services for lower income individuals. Supported agencies should provide access to programs & services at reduced or no cost.	CDBG	2015	Individuals	313	425	135.78%
		2016	Individuals	290	348	120.00%
		2017	Individuals	346	597	172.54%
		2018	Individuals			
		2019	Individuals			
	5-Yr Con Plan Goal			100	1,370	1370.00%
Financial assistance for CDBG-eligible projects that improve or upgrade the City's public facilities/infrastructure & address a community priority. Improvements may include but are not limited to repairs, replacement &/or upgrades a neighborhood parks (including ADA compliance).	CDBG	2015	Individuals	2,000	2,000	100.00%
		2016	Individuals	3,025	3,025	100.00%
		2017	Individuals	6,962	6,962	100.00%
		2018	Individuals			
		2019	Individuals			
	5-Yr Con Plan Goal			500	11,987	2397.40%

Economic Opportunity						
Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Commercial façade improvement loans to improve commercial properties serving lower income neighborhoods and that expand economic opportunities for lower income residents.	CDBG	2015	Businesses	3	0	0.00%
		2016	Businesses	2	0	0.00%
		2017	Businesses	1	2	200.00%
		2018	Businesses			
		2019	Businesses			
		5-Yr Con Plan Goal				6
Continuum of Care						
Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Support servie that assist the <u>homeless</u> .	CDBG	2015	Individuals	80	225	281.25%
		2016	Individuals	65	123	189.23%
		2017	Individuals	40	60	150.00%
		2018	Individuals			
		2019	Individuals			
		5-Yr Con Plan Goal				1,000
Other						
Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
CDBG program oversight, coordination and <u>administration</u> .	CDBG	2015	Year of Admin	1	1	100.00%
		2016	Year of Admin	1	1	100.00%
		2017	Year of Admin	1	1	100.00%
		2018	Year of Admin			
		2019	Year of Admin			
		5-Yr Con Plan Goal				5
Implement action plan to address impediments to fair housing including financial support for fair housing education, training, referral services & enforcement of fair housng laws & prosecute fair housing law violators.	CDBG	2015	Households	100	116	116.00%
		2016	Households	100	121	121.00%
		2017	Households	116	99	85.34%
		2018	Households			
		2019	Households			
		5-Yr Con Plan Goal				500

Public Notice

Advertising Order Confirmation

**Public Notice 30-Day Comment Period and Public Hearing
City of Pico Rivera, California
CDBG Annual Action Plan FY 2019-2020
30-Day Comment Period and Public Hearing**

In accordance with the Citizen Participation Plan, the City of Pico Rivera hereby notifies the general public of the proposed Community Development Block Grant (CDBG) Annual Action Plan for FY 2019-2020. The Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) for annual funding under the guidelines of an entitlement city. The HUD Annual Action Plan identifies how the City plans to use the federal money during the next fiscal year to meet the goals and objectives approved by the City Council in the Five-Year Consolidated Plan FY 2015-2020.

The City of Pico Rivera estimates it will receive \$675,462 in CDBG funds for fiscal year 2019-2020 (July 1, 2019 – June 30, 2020). Please note HUD has not released official funding allocations for the CDBG Program, as such, estimated amounts will change upon official release of actual allocations by HUD and are subject to funding availability.

Priority funding for CDBG activities are given to activities that:

- have a high benefit to low and moderate-income persons;
- have a detailed plan for permanent funding;
- are likely to achieve their objectives and be successful;
- use other public and private sources to the greatest extent possible;
- support or coordinate with other community development efforts;
- present a reasonable, sound budget; and
- are implemented by organizations with a solid track record.

Public Comment Period: The plan will be available for a 30-day public review and comment period beginning on May 1st, 2019 and ending on June 3rd, 2019. The Annual Action Plan is available on the City of Pico Rivera's website at <http://www.pico-rivera.org/> or as a hardcopy at the following locations:

Pico Rivera City Hall, 6615 Passons Blvd, Pico Rivera, CA 90660
Pico Rivera Library, 9001 Mines Ave, Pico Rivera, CA 90660
Rivera Library, 7828 Serapis Ave, Pico Rivera, CA 90660

Public Hearing: The Annual Action Plan is scheduled for presentation to the Pico Rivera City Council on June 11th, 2019 at 6:00 p.m. at the City Council Chambers, 6615 Passons Blvd, Pico Rivera, CA 90660.

The City encourages the participation of all citizens, including non-English speaking persons as well as persons with disabilities. If you would like to attend the Council Meeting and have a special need, or have questions, please contact Julia Gonzalez, Deputy Director at (562) 801-4447 or juliagonzalez@pico-rivera.org.

Your input is important, please let the City know what types of services and improvements you consider to be essential by completing an online

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survey. You can access the survey here <https://www.surveymonkey.com/r/QGNZHF3> to complete survey in Spanish, please click here <https://www.surveymonkey.com/r/W8W9JDK>.

You can also stop by City Hall to obtain a physical copy of the survey.

For more information or if you'd like to provide written comments about the Action Plan, please contact Julia Gonzalez, Deputy Director at (562) 801-4447 or juliagonzalez@pico-rivera.org.

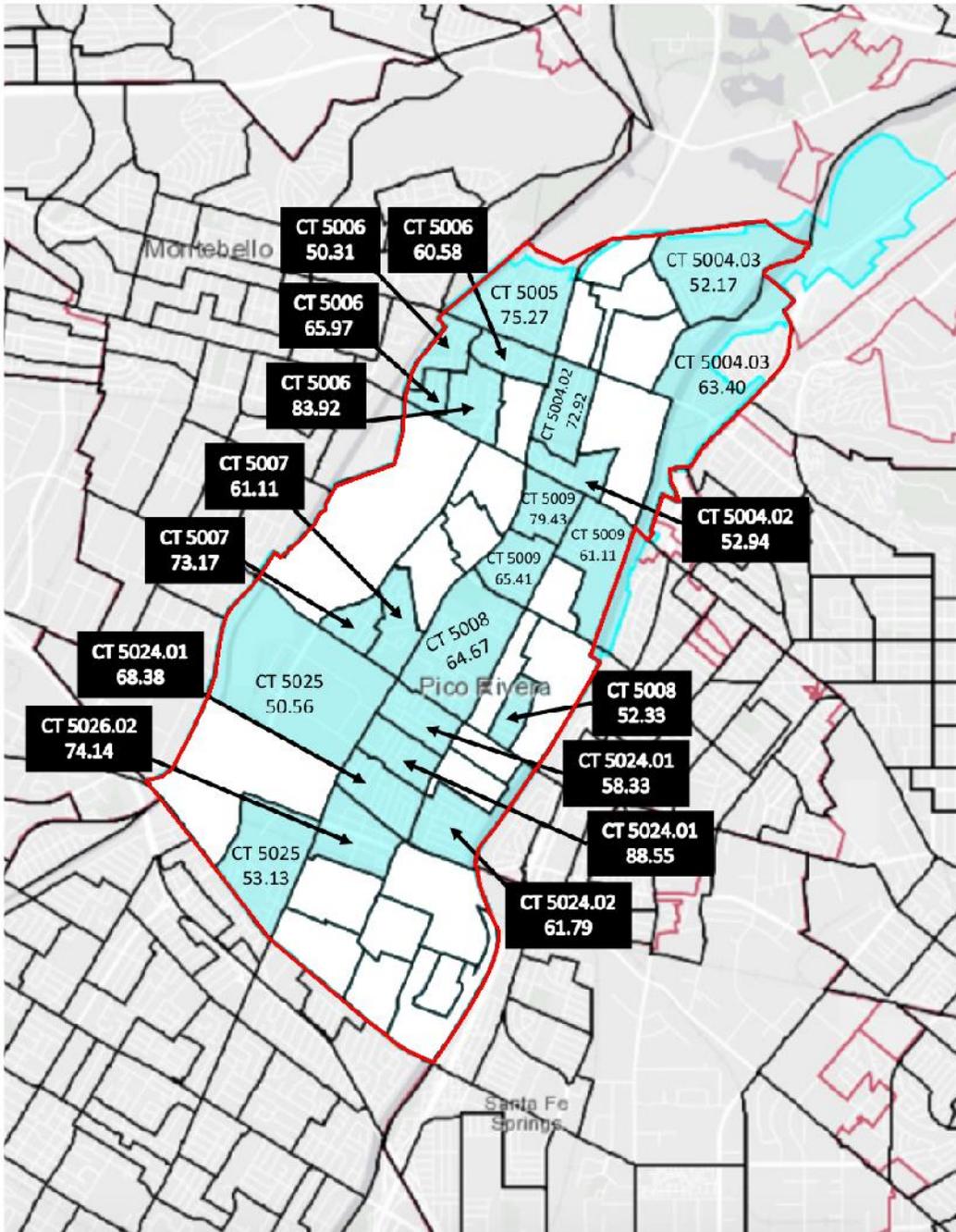
If a challenge is made by any party in court from actions arising out of the public hearing, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Anna M. Jerome at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order for accommodations to be arranged.

PUBLISHED ON: April 17th, 2019

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
SGV Newspapers:Whittier	Legals CLS	MiscellaneousNotices - 1076~	04/17/19	1

2019-2020 Eligible CDBG Areas Map



Impediments and Action Steps Summarized

CONCLUSIONS, IMPEDIMENTS AND ACTIONS

(Extracted from "City of Pico Rivera 2015 Analysis of Impediments to Fair Housing Choice" Section 6 May 2015)

The AI identify common problems and potential barriers to fair housing in the City of Pico Rivera. This section builds on the previous analysis, summarizes conclusions and outlines the City's commitment to actions for addressing the impediments to fair housing. Certain households and individuals may be more susceptible to discrimination due to special circumstances, needs or personal attributes.

CONCLUSIONS AND IMPEDIMENTS

The following is a list of key conclusions and potential impediments that may exist in the City of Pico Rivera.

JURISDICTIONAL DATA

Race and Ethnicity: In 2012, approximately 13 percent of the population was foreign born. Additionally, 12,086 of Pico Rivera residents reported that they speak a language other than English said that they speak English less than very well. This is important to note as foreign-born residents may have difficulty accessing housing due to language barriers or an apartment owner's reluctance to rent housing to an immigrant. In addition, a fair housing concern could arise if a foreign-born resident owns an apartment building and advertises only in his or her native language, thus restricting access only to persons speaking that language.

Section 8 Vouchers: Sequestration impacted the Pico Rivera Housing Authority by limiting the ability to lease to the full voucher allocation. Rental assistance through the Section 8 program was reduced through attrition. If sequestration resumes, then dramatic actions will need to be taken such as increasing the amounts tenants contribute to rent and reducing the number of assisted households.

Large Households: Large households often face discrimination in the housing market, particularly in the rental housing market. Landlords might discriminate against large families for fear of excessive wear and tear or liability issues related to children. Factors contributing to the rate of overcrowding in Pico Rivera include housing costs, an increase in the number and proportion of large family households and an inadequate supply of large family rental and ownership units.

Disabilities: In 2010, approximately 12.8 percent of Pico Rivera's population (18 years and over) was reported to be living with a disability. This count includes age-related as well as other disabilities. Barriers to housing opportunities for individuals with physical disabilities include the lack of affordable, barrier-free housing.

Housing Affordability: Low-income households that rent experience a higher rate of housing cost burden than other household types. Although housing affordability per se is not a fair housing issue, overpayment, overcrowding and foreclosures could disproportionately affect Pico Rivera's special needs populations. In this regard, housing affordability is a fair housing concern.

HOUSING CONDITIONS

Housing Stock: Approximately 87 percent of Pico Rivera's housing units were constructed prior to 1980 with a significant portion (49.2 percent) constructed between 1950 and 1960. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration.

Affordable Housing Units: According to the City's 2014 Housing Element, currently there are 302 rental properties with affordability covenants - 216 are at risk of converting to market rate during the 2014-2021 planning period, and 16 units are at-risk of converting to market rate during 2022-2024 period.

Although housing affordability is not a fair housing concern per se, providing opportunities for a variety of housing choice can help lessen the likelihood of housing discrimination by increasing the supply.

ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE

The proposed actions to address the impediments to fair housing choice are organized by type.

EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

1. **Housing Partnerships:** The City will continue to explore the development and rehabilitation of affordable housing opportunities with its local partners as well as outside developers.
Time Frame: Ongoing
2. **Housing Choice for Special Needs Populations:** The City will promote the construction of affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City will also publicize financial and regulatory incentive such as expediting permit processing, deferred fees, and density bonus.
Time Frame: By January 2017
3. **Housing Choice for Low Income Families Action:** The City will actively seek replacement funding to recover lost funding (i.e. redevelopment) in efforts to continue facilitating affordable housing.
Time Frame: Ongoing

FAIR HOUSING SERVICES

4. **Reasonable Accommodations for the Disabled:**
 - A. The City will direct Fair Housing Foundation to provide information on reasonable accommodation to City residents. Information will be available at City Hall and appropriate Community Centers in English and Spanish.
Time Frame: Ongoing
 - B. The City will continue to work with the Fair Housing Foundation to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.
Time Frame: Ongoing

SF 424's/Certifications

(Required Forms will be completed and submitted to HUD)