CITY OF PICO RIVERA

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Adopted by City Council on August 11, 2020

SECTION I
INTRODUCTION

A. FORMAT OF THE AI REPORT

The U.S. Department of Housing and Urban Development (HUD) has provided guidance on the format of an *Analysis of Impediments to Fair Housing Choice* (AI) and *Assessment of Fair Housing AFH)*. In 1996, HUD published a *Fair Housing Planning Guide* which includes a "Suggested AI Format." In 2015, HUD published the *Assessment to Fair Housing Guidebook.* The format of the City's *AI/AFH* is based on the guidance HUD has provided:

- Section I: Introduction
- Section II: Fair Housing Action Plan
- Section III: Demographic Analysis
- Section IV: Integration/Segregation Analysis
- Section V: Racially/Ethnically Concentrated Areas of Poverty
- Section VI: Access to Opportunity
- Section VII: Disability and Access Analysis.
- Section VIII: Disproportionate Housing Needs Analysis
- Section IX: Publicly Supported Housing Analysis
- Section X: Fair Housing Services Analysis
- Section XI: Contributing Factors Analysis

Each Section presents an analysis of a unique fair housing issue. Therefore, all the information pertaining to that fair housing issue is presented in a separate section.

B. PURPOSE OF THE REPORT

The City of Pico Rivera annually receives funds from the Federal Community Development Block Grant (CDBG) Program. An Affirmatively Furthering Fair Housing (AFFH) certification is required of cities and counties that receive funds from the CDBG program. The AFFH certification states that the grantee receiving HUD funds:

> …will affirmatively further fair housing … by conducting an analysis to identify impediments to fair housing choice within its jurisdiction, taking appropriate actions to overcome the effects of any impediments identified through the analysis, and maintaining records reflecting the analysis and actions in this regard.

HUD interprets the broad objectives of the requirement to affirmatively further fair housing choice to mean that recipients must:

- Analyze and eliminate housing discrimination in the jurisdiction;
- Promote fair housing choice for all persons;

- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin;
- Promote housing that is structurally accessible to, and usable by, persons with disabilities; and
- Foster compliance with the nondiscrimination provisions of the Federal Fair Housing Act.

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Memorandum on *Compliance-Based Evaluations of a Recipient's Certifications that it has Affirmatively Furthered Fair Housing*, March 5, 2013, page 4

Therefore, the fundamental purpose of the Analysis of Impediments to Fair Housing Choice (AI) and Assessment of Fair Housing AFH) is to maintain the City's compliance with the AFFH certification. In so doing, the City will promote fair housing and remove or mitigate the private and sector impediments as well as the factors that contribute to a fair housing issue.

Accomplishments since the prior AI was prepared in 2015 have included implementation of the Reasonable Accommodation Procedure, home repairs meeting the needs of disabled persons, fair housing services which include investigating and processing housing discrimination complaints as well as landlord/tenant counseling, and actions to address State law requirements pertaining to transitional and supportive housing.

The time period of the *AI/AFH* is from FY 2020/2021 through FY 2024/2025, a time period that aligns with Pico Rivera's five-year Consolidated Plan. The State Housing Element Law now requires an *Assessment of Fair Housing* to be a major component of the 2021-2029 Housing Element. The data, analysis, methodologies, insights, goals and actions included in this *AI/AFH* will assist the City to prepare the *Assessment of Fair Housing* component of the Housing Element Update.

C. DEFINING FAIR HOUSING CHOICE

HUD defines fair housing as:

> …a condition in which individuals of *similar income levels* in the same housing market have a like range of choices available to them regardless of race, color, national origin, religion, sex, handicap, or familial status.

HUD draws an important distinction between household income, affordability and fair housing. Economic factors that impact housing choice are not fair housing issues per se. Only when the relationship between household incomes combined with other factors - such as household type or race and ethnicity - create misconceptions and biases do they become a fair housing issue.

Tenant/landlord disputes are also not typically fair housing issues, generally resulting from inadequate understanding by the parties on their rights and responsibilities. Such disputes only become fair housing issues when they are based on factors protected by fair housing laws and result in differential treatment.

Impediments to fair housing choice, according to HUD, are --

Any actions, omissions, or decisions taken *because of* race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices. (Intent)

Any actions, omissions, or decisions which *have the effect* of restricting housing choices or the availability of housing choices *because of* race, color, religion, sex, disability, familial status, or national origin. (Effect)

D. LEAD AGENCY AND PUBLIC PARTICIAPTION

The lead agency for preparation of the *AI/AFH* is the Community and Economic Development Department.

Valuable input to the AI/AFH was provided by the following:

- Residents who responded to the Analysis of Impediments to Fair Housing Choice Survey
- Stakeholder interviews
- Housing Rights Center (HRC)
- Great Schools
- Los Angeles County Department of Public Social Services
- Los Angeles County Department of Public Health
- California Tax Credit Allocation Committee (CTCAC)
- California Department of Housing and Community Development (HCD)
- U.S. Department of Housing and Urban Development – Fair Housing and Equal Opportunity (FHEO), San Francisco Regional Office
- U.S. Department of Housing and Urban Development, HUD Exchange, Washington, D.C. Headquarters

Thirty-nine persons responded to the fair housing survey of which 60% have lived in Pico Rivera for more than 10 years. Sixty-three percent of the respondents think that housing discrimination in the City exists or is likely to exist. Seventeen percent of the respondents stated they or someone they know has experienced housing discrimination. Seventy-five percent of the survey respondents said that if they encountered housing discrimination they would report it. Race and source of income were the two frequently mentioned reasons for housing discrimination.

The stakeholder interviews revealed consensus on a need for affordable housing with an emphasis on different housing types for both owners and renters. The interviews also focused attention on the need for economic development and creating economic incentives for the development of affordable housing.

CDBG funds were expended to complete the AI/AFH. CDBG funds paid for consultant assistance on the *AI*/AFH preparation and for staff time expended on the project. In addition, the HRC contributed to the report by providing housing discrimination data and additional information on fair housing services. The City uses CDBG funds to support the fair housing and landlord/tenant counseling services of the Housing Rights Center (HRC).

SECTION II
FAIR HOUSING ACTION PLAN

A. BACKGROUND

The three key purposes of the AI/AFH are:

- To provide an analysis of the extent to which certain fair housing issues exist in Pico Rivera
- To identify factors that contribute to the issues as well as impediments to fair housing choice
- To describe actions to eliminate or ameliorate the negative consequences of the contributing factors and impediments to fair housing issues and choice

The AFFH rule defines a "fair housing issue" as "a condition in a program participant's geographic area of analysis that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing." 24 C.F.R. § 5.152

HUD has provided some of the data needed to identify several of the most common fair housing issues. These fair housing issues include:

- Integration and segregation patterns and trends based on race, color, religion, sex, familial status, national origin, and disability within the jurisdiction and region
- Racially or ethnically concentrated areas of poverty (R/ECAPs) within the jurisdiction and region
- Significant disparities in access to opportunity for any protected class within the city and region
- Disproportionate housing needs for any protected class within the city and region

Pursuant to HUD guidance, the AI/AFH also provides an analysis of housing for disabled persons, the occupancy and location of affordable housing, and fair housing services.

The analysis in Sections IV, V and X has found that the following are not fair housing issues in Pico Rivera:

- Integration/Segregation
- Racially/Ethnically Concentrated Areas of Poverty
- Fair Housing Services

The analysis identifies the following fair housing issues.

- *Access to Opportunity (Section VI)*

- ✓ *Environmental Health*
- ✓ *School Proficiency*

- ❖ *Housing for People with Disabilities (Section VII)*

  - ✓ *Home Modifications*

- ❖ *Disproportionate Housing Needs (Section VIII)*

  - ✓ *Pacific Islanders: Cost Burden and Severe Cost Burden*
  - ✓ *Hispanics - Overcrowding*

- ❖ *Publicly Supported Housing(IX)*

  - ✓ *Production and Location of Affordable Housing*

The AFFH rule defines a "fair housing contributing factor" as a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. (24 C.F.R. § 5.152)

Contributing factors may include public or private policies, practices, or procedures. Contributing factors may be outside of the ability of a city to control or influence. The *AFH Guidebook*, however, states that such factors, if relevant to a city, must still be identified. Appendix A describes each of the contributing factors which HUD has described as potentially impacting a fair housing issue.

The *Fair Housing Action Plan* (FHAP) describes actions the City will take to eliminate or ameliorate impediments to fair housing choice and the factors that contribute to the identified fair housing issues. Because of the COVID-19 pandemic and its disastrous effects on the economy and local revenues, the actions recommended are by necessity modest.

Additionally, the actions can be considered as the City conducts its ongoing planning and housing activities including:

- ❖ General Plan Implementation
- ❖ CDBG Annual Action Plans
- ❖ 2021-2029 Housing Element
- ❖ Implementation of the SB 2 Planning Grant
- ❖ Implementation of the Local Early Action Planning (LEAP) Grant Program
- ❖ Implementation of the Permanent Local Housing Allocation Program

B. FAIR HOUSING GOALS

The actions described in the *FHAP* seek to achieve the following goals:

- ❖ Create healthy neighborhoods
- ❖ Improve school proficiency
- ❖ Meet the housing needs of people with disabilities
- ❖ Reduce disproportionate housing needs
- ❖ Increase and accelerate housing production
- ❖ Locate new housing in neighborhoods with the best resources

C. CREATE HEALTHY NEIGHBORHOODS

The analysis in Section VI – Access to Opportunity – found that based on HUD data environmental health issues affect the population working and living in Pico Rivera. Additional data from the Los Angeles County Department of Public Health confirmed this finding.

City actions have been taken and are ongoing to address environmental hazards. The goals, policies, and programs of the Environmental Resources Element will continue to be implemented during the 2020-2025 period of the AI/AFH. The Environmental Resources Element includes the following actions:

- Cooperation with State and Regional Agencies: Achieving environmentally healthy neighborhoods involves both regional and local actions. Regional efforts include the City's cooperation and coordination with the California Air Resources Board, South Coast Air Quality Management District, Southern California Association of Governments, and the Gateway Cities Council of Governments.

- City actions to address environmental hazards include the adoption and ongoing implementation of the General Plan Environmental Resources Element. The policies, goals and programs of this element are intended to contribute to achieving environmentally healthy neighborhoods; these include:

  - ✓ Require new development projects to incorporate feasible measures that reduce operational emissions through project and site design and use of best management practices to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.
  - ✓ Locate uses, facilities and operations that may produce toxic or hazardous air pollutants (e.g., industrial uses, highways) an adequate distance from sensitive receptors, consistent with California Air Resources Board recommendations.
  - ✓ Require projects for new industrial development or expansion of existing industrial uses that produce air pollutants or toxic air contaminants to conduct a health risk assessment and establish appropriate mitigation prior to approval.
  - ✓ Require that adequate buffer distances be provided between odor sources such as industrial users and sensitive receptors.
  - ✓ Consolidate truck-intensive industrial uses within the southern portion of the city to separate truck routes from neighborhoods and minimize potential impacts of diesel emissions on existing residential uses.
  - ✓ Where feasible and appropriate, provide assistance to existing truck intensive industrial uses adjacent to residential neighborhoods in the northern portion of the City to relocate within industrial areas in the southern portion of the City away from residential neighborhoods.

D. IMPROVE SCHOOL PROFICIENCY

The analysis in Section VI – Access to Opportunity – found that based on HUD data and other data sources there are few proficient or above average schools located in the City. There are proficient schools located in close proximity to Pico Rivera in the East Whittier area.

The City has very limited resources to allocate to actions that could improve the reading and math proficiency of students, particularly K-5 students. CDBG funds may be one potential resource to

fund partnerships with schools and non-profits. For example, the City of Lemoore, CA used CDBG funds to develop an intergenerational day care that offers preschool and health services for children between the ages of three and five. The City of Redlands provides space at a local community center for Music Changing Lives, a nonprofit organization that provides music and arts programming for disadvantaged youth.

The City will take the following action:

- During the preparation of the 2021/2022 Annual Action Plan, the City will explore ways that CDBG funds could be expended on projects and activities that will improve the reading and math proficiency of pre-school age students and elementary age students.

E. MEET THE HOUSING NEEDS OF PEOPLE WITH DISABILITIES

HUD has stated that housing units built before 1992 are unlikely to be accessible. The analysis in Section VII – Disability and Access Analysis – concluded that very few housing units having been built after 1992. Consequently, the number of owner and renter householders with one or more disabled members probably exceeds the supply of accessible housing units. The following actions will be taken:

- Implement *2021-2029 Housing Element* which will contain a plan to produce new housing, accelerate housing production, address the housing needs of people with disabilities, and adopt Zoning Ordinance Amendments to facilitate the development of supportive housing needs. The development of new multifamily, multi-story developments will add to the number of accessible housing units.

- The Building and Safety Division will ensure that new construction adheres to the accessibility standards of the Americans with Disabilities Act (ADA), Disabled Access Code, and federal Fair Housing Act as well as all the requirements of California law.

The Disability and Access Analysis also found that there could be an unmet need to help homeowners, especially the disabled and frail elderly, fund home modifications. A relatively large number of disabled and frail elderly have a propensity to fall multiple times during a year, falls that cause injuries, risk safety, and add to medical bills. Home modifications may include, but are not limited, to:

- Stairwell handrails
- Lighting
- Flooring
- Shower and toilet modifications
- Touchless faucets
- Doorknobs and levers
- Exterior ramps

The City's CDBG-funded Housing Rehabilitation Grant Programs offer homeowners, including seniors and persons with a disability, the opportunity to apply for small grants to complete home improvement projects, including architectural modifications.

The City also will be receiving funds from the State's Permanent Local Housing Allocation Program (PLHA). The State Department of Housing and Community Development (HCD) projects that Pico

Rivera may receive $2,033,838 from the PLHA Program over the next five years. An eligible PLHA funding activity is accessibility modifications for lower income homeowners.

One of the actions suggested by HUD is to consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications. Accordingly, the City will take the following action:

- Explore the development of a program that will establish dedicated funding for home modifications that are intended to help prevent falls and to create a safe home living environment for the disabled and frail elderly, particularly those living alone.

F. REDUCE DISPROPORTIONATE HOUSING NEEDS

Housing cost burdens disproportionately impact Pacific Islanders. However, all racial and ethnic groups face hardships because rents and mortgage payments exceed the ability to pay. Housing cost burdens have worsened because of the shut-down caused by the COVID-19 pandemic. Overcrowding disproportionately impacts Hispanic and American Indian/Alaska Native households.

To reduce the number of cost burdened renter households, especially those with disproportionate housing needs, would require – absent new affordable housing – very dramatic increases in income coupled with rent reductions. For example, a renter household with a monthly income of $4,000 is severely cost burdened if the gross rent is $2,000 per month. Their income would need to be $6,700 per month for the $2,000 monthly rent to equal 30% of income. On the other hand, if the monthly income remained unchanged, the monthly rent would need to be lowered to $1,200 (by $800) for the housing cost to income percentage to be 30%.

It is assumed that the economy will recover to pre-COVID-19 conditions sometime during the 2020-2025 period. The economy may improve by late 2021 or, perhaps, as late as the summer of 2023.

Actions to reduce housing cost burdens are very constrained. It seems unlikely that in the next 18-36 month period, the housing cost burdens could be reduced because of income gains. Two actions will be undertaken to reduce housing cost burdens especially among populations that are impacted disproportionately:

- Continue and increase if possible the number of households who receive Section 8 rental assistance

- Partner with affordable housing developers to seek funding from the Low Income Housing Tax Credit Program, Affordable Housing and Sustainable Communities Program, and other funding sources.

G. INCREASE AND ACCELERATE HOUSING PRODUCTION AND LOCATION OF HOUSING

Throughout southern California and the State there are many communities with a housing shortage. The Southern California Association of Governments (SCAG) projects that Pico Rivera has a need to produce 3,939 housing units over the eight-year period from 2021 to 2029. Additionally, the City must identify sites to accommodate the housing production need. HCD recommends that cities find

sites in the neighborhoods which offer the best resources for families with children and other population groups.

Actions the City will take to boost and accelerate the production of housing include:

- Implementation of the SB 2 Planning Grant: SB 2 provides funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

- Implementation of the Local Early Action Planning (LEAP) Grants Program: LEAP provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the regional housing need assessment (RHNA).

- Preparation, adoption and implementation of the 2021-2029 Housing Element: The Housing Element will include programs to remove governmental constraints to the production of housing; include a plan of incentives to promote the development of Accessory Dwelling Units (ADUs); address all the requirements of the State Density Bonus Law; and other actions to meet the City's share of the regional housing need.

The City will take the following actions while completing the *2021-2029 Housing Element* Sites Inventory and Analysis:

- Identify sites in neighborhoods with the best mix of resources. None of the City's census tracts/neighborhoods are located in what HCD describes as Low Resource or High Segregation/Poverty neighborhoods.

- Seek input from affordable housing developers on the optimum project sizes for large family, senior and special needs housing.

- Seek the advice of affordable housing developers regarding multi-story heights, bedroom mix, and housing unit sizes.

SECTION III
DEMOGRAPHIC ANALYSIS

A. BACKGROUND

HUD's 1996 *Fair Housing Planning Guide* advises grantees to include in the AI "jurisdictional background data" including data on demographics The AFH Guidebook suggest that a demographic summary should be prepared, including an analysis of demographic patterns concerning race, ethnicity, national origin, disability, and other demographics.

B. FAIR HOUSING PROTECTED CHARACTERISTICS AND PROTECTED CLASSES

A "protected class" is a group of people with a common characteristic who are legally protected

According to HUD:

- *Protected Characteristics* are race, color, religion, sex, familial status, national origin, having a disability, and having a type of disability. (24 C.F.R. § 5.152)

- *Protected Class* means a group of persons who have the same protected characteristic; e.g., a group of persons who are of the same race are a protected class. Similarly, a person who has a mobility disability is a member of the protected class of persons with disabilities and a member of the protected class of persons with mobility disabilities. (24 C.F.R. § 5.152)

Federal

- Race
- Color
- National Origin
- Disability: Mental and Physical
- Religion
- Sex
- Familial Status

California

- Marital Status
- Ancestry
- Source of Income
- Sexual Orientation
- Age
- Arbitrary: Physical Characteristics
- Gender Identity, Gender Expression
- Citizenship
- Primary Language
- Immigration Status

The federal Fair Housing Act prohibits both intentional discrimination and policies and practices that discriminate against the seven protected classes/groups. According to HUD's Office of General Counsel (OGC), people with limited English proficiency (LEP) are not a protected class under the Fair Housing Act. However, the OGC explains that there is a close link between LEP and certain

racial and national origin groups. Therefore, HUD advises that an analysis of people with LEP be included in the AI.

C. DEFINITIONS OF FAIR HOUSING PROTECTED CLASSES AND DISCRIMINATION EXAMPLES

1. Race

The Fair Housing Act does not define race. Data on race is required for many federal programs and the Census Bureau collects race data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB) and these data are based on self-identification. The racial categories included in the census form generally reflect a *social definition* of race recognized in this country, and are not an attempt to define race biologically, anthropologically or genetically. In addition, the Census Bureau recognizes that the categories of the race item include both racial and national origin or socio-cultural groups. Census 2010 and the American Community Survey provide for six race categories: White; Black, African American or Negro; American Indian or Alaska Native; Asian; Native Hawaiian or Other Pacific Islander; and Some Other Race.

Example: Discrimination against African-Americans by a Caucasian apartment manager.

2. Color

The Fair Housing Act does not define color. However, it must refer to the complexion of a person's skin color or pigmentation. The 2010 racial categories can be traced to Statistical Policy Directive No.15, promulgated by the OMB on May 12, 1977. "The four racial categories stipulated in the (1977) directive parallel the classic nineteenth-century color designations of black, white, red (American Indian or Alaska native), and yellow (Asian or Pacific Islander); there is no brown race in the American ethnoracial taxonomy." [Victoria Hattam, "Ethnicity & the Boundaries of Race: Re- reading Directive 15," *Daedalus*, Winter 2005, page 63]

Example: Discrimination against a dark-skinned African-American by a light-skinned African-American.

3. National Origin

"National origin" means the geographic area in which a person was born or from which his or her ancestors came. The geographic area need not be a country for it to be considered someone's "national origin," but rather can be a region within a country, or a region that spans multiple countries. In general, national origin discrimination can occur even if a defendant does not know, or is mistaken about, precisely from where the plaintiff originates.

Example: Discrimination against a Puerto Rican individual by a Mexican property owner.

4. Disabled/Disability

The term ''disability'' means, with respect to an individual:

- A physical or mental impairment that substantially limits one or more major life activities of such individual;
- A record of such an impairment; or

- Being regarded as having such impairment.

Disability does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
Example: Not allowing a disabled individual to have a service animal in a renter's apartment.

5. Religion

Religion refers to all aspects of religious belief, observance, and practice. According to the United States Department of Justice, this prohibition covers instances of overt discrimination against members of a particular religion as well as less direct actions, such as zoning ordinances designed to limit the use of private homes as places of worship.

Example: Discriminating against non-Catholics (Muslim, Buddhist, etc.) because of their religion.

6. Sex

The protected group includes gender (male or female), gender identity, and gender expression. California's Fair Employment and Housing Act defines "sex" as including, but not limited to, pregnancy, childbirth, medical conditions related to pregnancy or childbirth and a person's gender, as defined in Section 422.56 of the Penal Code. Government Code Section 12926(p)

Example: A property manager refusing to rent an apartment to a female householder.

7. Familial Status

Familial Status means one or more individuals (who have not attained the age of 18 years) being domiciled with--

- A parent or another person having legal custody of such individual or individuals; or
- The designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years. (42 U.S.C. 3602(k))

Example: Forcing families with children to live on the first floor, or not renting to individuals with young children.

Section III contains the following data:

- Housing discrimination complaints by protected class
- The numbers of people who are members of each protected class
- Statistics that establish benchmarks to track trends changes the size of the protected classes

Data are unavailable on the religious affiliation of Pico Rivera's population.

D. HOUSING DISCRIMINATION COMPLAINTS BY PROTECED CLASS

In the past five years, HRC had 49 housing discrimination inquiries and cases involving Pico Rivera residents. Almost 86% of the inquiries were made on the basis of a physical or mental disability. The allegations associated with the complaints are unknown. But because the vast majority of the complaints were made by people with the disabilities the bases may have pertained to reasonable accommodations or modifications.

HUD's San Francisco Regional Office reported only one housing discrimination complaint filed by a Pico Rivera resident in the 10 year period from January 1, 2010 to December 31, 2019. That complaint alleged a "failure to make reasonable accommodation." The conciliation/settlement was successful.

Table III-1 lists the number and percent of housing discrimination complaints by protected class.

Table III-1
City of Pico Rivera
Bases of Housing Discrimination
Inquiries and Cases by Protected Class -
FY 2014/2015 to FY 2018/2019

	Protected Class	
Year	**Number**	**Percent**
Physical Disability	34	69.4%
Mental Disability	8	16.3%
Familial Status	2	4.1%
Other*	5	10.2%
Total	49	100.0%

*1 each for General, Arbitrary, National Origin, Race and Sexual Orientation
Source: Housing Rights Center

E. RACE/COLOR

1. Population Characteristics by Race and Ethnicity

a. Race and Ethnic Categories

Census 2010 and the American Community Survey provide for six race categories:

- White Alone
- Black, African American or Negro Alone

- American Indian or Alaska Native Alone
- Asian Alone
- Native Hawaiian or Other Pacific Islander Alone
- Some Other Race Alone

Individuals who chose more than one of the six race categories are referred to as the *two or more races* population. All respondents who indicated more than one race can be collapsed into the *two or more races* category, which combined with the six *alone* categories, yields seven mutually exclusive categories. Thus, the six race *alone* categories and the *two or more races* category sum to the total population.

b. Definitions of Non-Minority and Minority Populations

The *non-minority* population includes White persons who are not of Hispanic or Latino origin (e.g., Mexican, Cuban, Puerto Rican). All other population groups comprise the minority population. The minority population is defined in the same way by the Office of Management and Budget (OMB), Federal Department of Transportation (DOT), Federal Financial Institutions Examination Council (FFIEC), and Council on Environmental Quality (CEQ - environmental justice guidelines).

The race and ethnic categories follow the Office of Management and Budget (OMB) Policy Directive No. 15 (May 12, 1977) and the 1997 revisions. The OMB's efforts are to standardize the racial and ethnic categories so that federal government agencies can monitor discrimination, as required by the Civil Rights Act of 1964, the Voting Rights Act of 1965, the Fair Housing Act of 1968, the Equal Credit Opportunity Act of 1974, and the Home Mortgage Disclosure Act of 1975.

Source: Victoria Hattam, "Ethnicity & the American Boundaries of Race: Rereading Directive 15," *Daedalus* – Journal of the American Academy of the Arts & Sciences, Winter 2005, pgs. 61-62

Refer to the next page for definitions of race and Hispanic or Latino origin.

Census Definitions of Race

White. A person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian.

Black or African American. A person having origins in any of the Black racial groups of Africa. It includes people who indicate their race as "Black, African Am., or Negro" or report entries such as African American, Kenyan, Nigerian, or Haitian.

American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment. This category includes people who indicate their race as "American Indian or Alaska Native" or report entries such as Navajo, Blackfeet, Inupiat, Yup'ik, or Central American Indian groups or South American Indian groups.

Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. It includes people who indicate their race as "Asian Indian," "Chinese," "Filipino," "Korean," "Japanese," "Vietnamese," and "Other Asian" or provide other detailed Asian responses.

Native Hawaiian or Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands. It includes people who indicate their race as "Native Hawaiian," "Guamanian or Chamorro," "Samoan," and "Other Pacific Islander" or provide other detailed Pacific Islander responses.

Some Other Race. Includes all other responses not included in the "White," "Black or African American," "American Indian or Alaska Native," "Asian," and "Native Hawaiian or Other Pacific Islander" race categories described above. Respondents reporting entries such as multiracial, mixed, interracial, or a Hispanic, Latino, or Spanish group (for example, Mexican, Puerto Rican, Cuban, or Spanish) in response to the race question are included in this category.

Two or More Races. People may choose to provide two or more races either by checking two or more race response check boxes, by providing multiple responses, or by some combination of check boxes and other responses. The race response categories shown on the questionnaire are collapsed into the five minimum race groups identified by OMB and the Census Bureau's "Some Other Race" category. For data product purposes, "Two or More Races" refers to combinations of two or more of the following race categories: White, Black or African American, American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, and Some Other Race.

There are 57 possible combinations involving the race categories shown above. Thus, according to this approach, a response of "White" and "Asian" was tallied as Two or More Races, while a response of "Japanese" and "Chinese" was not because "Japanese" and "Chinese" are both Asian responses.

Census Definitions of Hispanic or Latino Origin

People who identify with the terms "Hispanic," "Latino," or "Spanish" are those who classify themselves in one of the specific Hispanic, Latino, or Spanish categories listed on the questionnaire ("Mexican," "Puerto Rican," or "Cuban") as well as those who indicate that they are "another Hispanic, Latino, or Spanish origin." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "another Hispanic, Latino, or Spanish origin" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, or the Dominican Republic.

c. Pico Rivera's Population by Race and Ethnicity

Table III-2 shows the population growth by race and ethnicity between 2010 and 2018. During this period, all groups experienced population gains with the exception of the two or more races group. The increase in Black or African American population, however, was rather insignificant with an increase of only one person.

Table III-2
City of Pico Rivera
Population Growth by Race and Ethnicity: 2010 to 2018

Race/Ethnicity	2010	2018	Increase/ Decrease
Hispanic or Latino	57,400	57,451	51
Not Hispanic or Latino			
White Alone	3,281	3,400	119
Black or African American Alone	366	367	1
American Indian and Alaska Native Alone	114	189	75
Asian Alone	1,463	1,733	270
Native Hawaiian and Other Pacific Islander Alone	15	46	31
Some Other Race Alone	50	54	4
Two or More Races	253	192	-61
Total	62,942	63,432	490

Source: Census 2010 Summary File 1, Table P9 Hispanic or Latino, and Not Hispanic or Latino Origin by Race. 2018 American Community Survey 5-Year Estimates, Table B03002

d. Race of Hispanic or Latino and Not Hispanic or Latino Populations

Table III-3 shows that in 2018, 57,451 persons identified themselves as being of Hispanic or Latino Origin. With respect to race –

- About 54% of the Hispanic population said that their race was White Alone
- Almost 44% said they belonged to Some Other Race
- 2% identified themselves as having Two or More Races

The majority of Pico Rivera's population is White because more than half of Hispanic population identifies with the White Alone race category,

Table III-3
City of Pico Rivera
Race of Hispanic or Latino and Not Hispanic or Latino Populations: 2018

Race	Hispanic or Latino	Percent	Not Hispanic or Latino	Percent	Total	Percent
White Alone	30,714	53.5%	3,400	56.8%	34,114	53.8%
Black or African American Alone	168	0.3%	367	6.1%	535	0.8%
Asian Alone	45	0.1%	1733	29.0%	1,778	2.8%
American Indian or Alaska Native Alone	271	0.5%	189	3.2%	460	0.7%
Hawaiian or Other Pacific Islander Alone	0	0.0%	46	0.8%	46	0.1%
Some Other Race Alone	25,138	43.8%	54	0.9%	25,192	39.7%
Two or More Races	1,115	1.9%	192	3.2%	1,307	2.1%
Total	57,451	100.0%	5,981	100.0%	63,432	100.0%
Percent Hispanic and Not Hispanic	90.6%		9.4%			

Source: 2014-2018 American Community Survey 5-Year Estimates, Table B03002: Hispanic or Latino Origin by Race

F. SEX OF HOUSEHOLDER

1. Population Characteristics

Federal and State fair housing laws prohibit discrimination based on a person's sex. The United States Department of Justice (DOJ) has stated:

> The Fair Housing Act makes it unlawful to discriminate in housing on the basis of sex. In recent years, the Department's focus in this area has been to challenge *sexual harassment* in housing. Women, particularly those who are *poor*, and with limited housing options, often have little recourse but to tolerate the humiliation and degradation of sexual harassment or risk having their families and themselves removed from their homes.
>
> In addition, *pricing discrimination* in mortgage lending may also adversely affect women, particularly minority women. This type of discrimination is unlawful under both the Fair Housing Act and the Equal Credit Opportunity Act. [Emphasis added]
>
> Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, pages 2 and 3

Table III-4 presents data on the number of householders by type. Female and male householders account for more than one fourth (27.3%) of all householders. Householders living alone account for about one-sixth of all householders (17.7%). Married couples comprise more than one-half of all households (52.4%).

Table III-4
City of Pico Rivera
Number of Households by Type: 2018

Household Type	Number	Percent
Married Couples	8,746	52.4%
Female Householders	3,206	19.2%
Male Householders	1,346	8.1%
Householder Living Alone	2,952	17.7%
Householder Living w/Others	431	2.6%
Total	16,681	100.0%

Source: 2018 American Community Survey 5-Year Estimates, Table S2501 Occupancy Characteristics

G. NATIONAL ORIGIN/ANCESTRY

The Fair Housing Act and California Fair Employment and Housing Act prohibit discrimination based upon national origin. According to the United States Department of Justice, such discrimination can be based either upon the country of an individual's birth or where his or her ancestors originated.

1. Foreign Born Population by Region of Birth

The foreign-born population includes anyone who is not a U.S. citizen or a U.S. national at birth, including respondents who indicated they were a U.S. citizen by naturalization or not a U.S. citizen. Table III-5 indicates that Pico Rivera's foreign born population consists of approximately 19,100 persons. Of this total number about 92% were born in Latin America

2. Ethnicity or Origins of the Population

a. Origins of the Hispanic or Latino Population

Almost 57,500 Hispanic or Latino persons reside in Pico Rivera. Table III-6 shows that Mexico is the origin of almost 92% of all Hispanic persons. Between 2010 and 2018, there was a nearly two percentage point increase in Hispanics identifying Mexico as their place of origin.

b. Other Population Groups

Because of their low population totals, the American Community Survey did not publish detailed origin data for the other population groups.

Table III-5
City of Pico Rivera
Foreign Born Population by Region of Birth: 2014-2018

Region	Number	Percent
Europe	139	0.7%
Asia	1,309	6.9%
Africa	0	0.0%
Oceania	7	0.0%
Latin America	17,596	92.3%
North America	22	0.1%
Total	19,073	100.0%

Source: 2014-2018 American Community Survey
5-Year Estimates, Table DP02

Table III-6
City of Pico Rivera
Persons of Hispanic Origin: 2010 and 2014-2018

	2010		2018	
Hispanic Origin	Number	Percent	Number	Percent
Mexican	51,440	89.8%	52,611	91.6%
Puerto Rican	289	0.5%	190	0.3%
Cuban	83	0.1%	130	0.2%
Other Spanish/Hispanic	5,498	9.6%	4,520	7.9%
Total	57,310	100.0%	57,451	100.0%

Source: 2010 Census Summary File 1, QT-P3 Race and Hispanic or Latino Origin
2014-2018 American Community Survey 5-Year Estimates, Table DP05: ACS Demographic and Housing Estimates

H. FAMILIAL STATUS

1. Background

The Fair Housing Amendments Act of 1988 prohibits discriminatory housing practices based on familial status. In most instances, according to the United States Department of Justice, the Act prohibits a housing provider from refusing to rent or sell to families with children. However, housing may be designated as housing for older persons (55 years + of age). This type of housing, which meets the standards set forth in the Housing for Older Persons Act of 1995, may operate as "senior housing" and exclude families with children.

The Act protects families with children less than 18 years of age, pregnant women, or families in the process of securing custody of a child under 18 years of age. The Department of Justice has stated:

> In addition to prohibiting the outright denial of housing to families with children, the Act also prevents housing providers from imposing any special requirements or conditions on tenants with children. For example, landlords may not locate families with children in any single portion of a complex, place an unreasonable restriction on the number of persons who may reside in a dwelling, or limit their access to recreational services provided to other tenants.
>
> Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, page 3

2. Population Characteristics

Approximately one third (32.0%) of all households have children. The majority of families with children are married couples (N=3,900) and female householders (N=1,109). Refer to Table III-7.

Non-family households do not have children. A non-family household is a householder *living alone* or with *nonrelatives* only. Unmarried couple households, whether opposite-sex or same-sex, with no relatives of the householder present are tabulated in nonfamily households.

Table III-7
City of Pico Rivera
Households with Children: 2014-2018

Household Type	Households	With Children	Percent With Children
Married Couples	8,746	3,900	44.6%
Female Householders, No Husband Present	3,206	1,109	34.6%
Male Householders, No Wife Present	1,346	335	24.9%
Non-Family Householders	3,383	0	0.0%
Total	16,681	5,344	32.0%

Source: 2018 American Community Survey 5-Year Estimates, Table DP05.

I. HANDICAP/DISABILITY

1. Background

The Fair Housing Act prohibits discriminatory housing practices based on handicap/disability. Among other prohibitions, the Act is intended to prohibit the application of special restrictive covenants and conditional or special use permits that have the effect of limiting the ability of such individuals to live in the residence of their choice. Fair housing laws, therefore, make it illegal to deny a housing opportunity on the basis of disabilities.

In addition, the law prohibits applying one standard to one class of individuals while applying a different standard to another class of individuals. For example, it would be illegal to ask a disabled individual applying for an apartment to provide a credit report if non-disabled applicants do not have to provide one.

Housing opportunities for disabled persons are impeded by practices in both the private and public sectors. For instance, "denied reasonable modification/accommodation" is often cited as an alleged act in housing discrimination complaints. Additionally, apartment rental ads often state "no pets allowed," even though disabled persons may have service or companion animals. In the public sector, housing opportunities can be impeded because a community has not adopted a reasonable accommodation procedure, or if adopted has not made the procedure widely known in the community.

The United States Department of Justice has indicated a major focus of its efforts is on public sector impediments that may restrict housing opportunities for disabled persons. The Department has stated:

> The Division's enforcement of the Fair Housing Act's protections for persons with disabilities has concentrated on two major areas. One is insuring that zoning and other regulations concerning land use are not employed to hinder the residential choices of these individuals, including unnecessarily restricting communal, or congregate, residential arrangements, such as group homes. The second area is insuring that newly constructed multifamily housing is built in accordance with the Fair Housing Act's accessibility requirements so that it is accessible to and usable by people with disabilities, and, in particular, those who use wheelchairs.
>
> Source: United States Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, *The Fair Housing Act*, July 25, 2008, page 4

2. Estimates of People with Disabilities

Of the civilian noninstitutionalized population, an estimated 9.6% or approximately 6,060 people have a disability. More than 40% of the senior population 75 years old or older has a disability. Table III-8 presents the disability prevalence rates by age group.

Table III-8
City of Pico Rivera
Disability Status of Civilian Non-institutionalized
Population by Age Group: 2014-2018

Age Group	Disabled Population	Total Population	Percent Disabled
< 5 years	6	3,727	0.2%
5-17 years	418	11,131	3.8%
18-34 years	620	15,475	4.0%
35-64 years	2,016	23,816	8.5%
65-74 years	1,300	4,729	27.5%
75 years +	1,701	4,123	41.3%
Total	6,061	63,001	9.6%

Source: 2018 American Community Survey 5-Year Estimates, Table B18101, Sex by Age by Disability Status

Table III-9 shows that more than one in four households have a member with a disability, a proportion much higher than for the non-institutionalized population (.6%). The reason for the difference in rates may be that many elderly and frail elderly persons live alone in one person households. That is, these households comprise a large share of all households, but not of the total population.

Table III-9
City of Pico Rivera
Disabled Householders: 2014-2018

Household Disability Status	Number	Percent
Households with one or more persons with a disability	4,347	26.1%
Households with no persons with a disability	12,334	73.9%
Total	16,681	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table B22010, Receipt of Food Stamps/SNAP in the Past 12 Months by Disability Status for Households

Additional demographic analysis of the disabled population is contained in Section VII – Disability and Access Analysis.

J. LIMITED ENGLISH PROFICIENCY(LEP)

1. Background

LEP refers to a person's limited ability to read, write, speak, or understand English. Individuals who are LEP are not a protected class under the federal Fair Housing Act. Nonetheless, the Act prohibits housing providers from using LEP selectively based on a protected class or as a pretext for discrimination because of a protected class. The Act also prohibits housing providers from using LEP in a way that causes an unjustified discriminatory effect.

2. LEP Households

The American Community Survey defines a "limited English speaking household" as one in which **no** member 14 years old and over (1) speaks only English at home or (2) speaks a language other than English at home and speaks English "Very well." This question identifies households that may need English-language assistance.

There are approximately 2,213 limited English speaking households residing in Pico Rivera. The vast majority limited English speaking households - 92% - are Spanish speaking. Limited English speaking households comprise 16.2% of all Spanish-speaking households. In contrast, limited English speaking households account for 28.8% of all Asian households.

Refer to Table III-10 for data on the number and percentage of limited English speaking households.

Table III-10
City of Pico Rivera
Limited English Speaking Households: 2014-2018

Households Speaking	Limited English Speaking Households	Percent of all Limited English-Speaking Households
Spanish	2,043	92.3%
Other Indo-European Languages	35	1.6%
Asian and Pacific Island Languages	129	5.8%
Other Languages	6	0.3%
Total	2,213	100.0%

Source: 2014-2018 American Community Survey 5-Year Estimates, Table S1602, Limited English Speaking Households

SECTION IV
INTEGRATION/SEGREGATION ANALYSIS

A. INTRODUCTION

HUD requires an analysis of the level of integration and segregation within the City. The purpose of the analysis is to describe the level of segregation and to identify the racial and ethnic groups experiencing the highest levels of segregation. HUD has provided the City with data that can be used in the analysis.

B. DISSIMILARITY INDEX MEASURES INTEGRATION/SEGREGATION

The Dissimilarity Index, according to HUD's *Assessment of Fair Housing Tool for Local Governments*, measures the degree to which two groups are evenly distributed across a geographic area and is a commonly used measure for assessing residential segregation between two groups. The analysis is typically conducted for a city or county based on the racial and ethnic distribution of the population within the census tracts that comprise the jurisdiction. A census is a standardized geographic unit with a population of approximately 4,000. Census tracts provide a standardized geographic unit to report census data and compare change over time. The boundaries of census tracts remain the same from one census to the next and only change if there is a major increase or decrease in the population.

The values of the Dissimilarity Index range from 0 to 100. An index value of 0 indicates that a city is completely integrated when measuring for example the distributions of Whites and Blacks, while an index value of 100 indicates the city is completely segregated. The value of the Dissimilarity Index is based on the proportion of the two groups within each census tract relative to the distribution of the two groups in the city. It is not based on the proportion of the two groups within the city. Table IV-1 provides an example that helps to explain the DI.

Table IV-1
Dissimilarity Index Example

	City A		City B		City C	
Census Tract	**White**	**Black**	**White**	**Black**	**White**	**Black**
100	3,900	100	0	200	0	200
101	3,900	100	0	200	3,900	100
102	3,900	100	7,800	0	3,900	100
103	3,900	100	7,800	0	7,800	0
Total	15,600	400	15,600	400	15,600	400
Dissimilarity Index	0		100		50	

In each of these hypothetical cities, there are 15,600 Whites (97.5%) and 400 Blacks (2.5%). Because of the small proportion (2.5%) of Blacks, these cities could be labelled as "segregated." However, the Dissimilarity Index for these cities ranges from 0 to 100.

The difference in the values of the Dissimilarity Index is based on the distribution of the White and Black populations within each of the census tracts. In City A with a Dissimilarity Index of 0, the proportion of Whites and Blacks in each census track is the same. In City B with a Dissimilarity Index of 100, all the Whites are in two census tracts and all the Blacks are in two census tracts. In City C with a Dissimilarity Index of 50, there is one census tract that is exclusively Black, one census tract that is exclusively White, and two tracts where the proportion of Blacks to White is the same and is relative to the City's proportion of the two groups.

HUD suggests that a Dissimilarity Index value of less than 40 generally indicates low segregation, while values between 40 and 54 generally indicates moderate segregation, and values between 55 and 100 generally indicates a high level of segregation, as shown in Table IV-2.

Table IV-2
Levels of Segregation

Dissimilarity Index Value	Level of Segregation
< 40	Low Segregation
40 - 54	Moderate Segregation
> 54	High Segregation

C. REGIONAL AND CITY DISSIMILARITY INDICES

HUD has provided measures of the Dissimilarity Index for both the City and the Region for four points in time: 1990, 2000, 2010 and Current. HUD responded to a question from the City and explained that the Dissimilarity Index data labeled "1990 Trend," "2000 Trend," and "2010 Trend," are from the Brown Longitudinal Tract Database (LTDB) and include data from 1990, 2000, and 2010 decennial census', respectively. The data labeled "Current" is from the 2010 Census block- group level while the LTDB data are census tract level. Furthermore, HUD explained that the "current" dissimilarity indices for 2010 exclude multiracial individuals, while the 1990, 2000, and 2010 trend racial data from the Brown Longitudinal Tract Database includes multiracial individuals in the racial categories. Therefore, "current" is not for a post-2010 time period, is at the block-group level, and excludes multi-racial populations. Because it is not comparable to the other data sources Current is excluded from Table IV-3.

The City of Pico Rivera is located in the Los Angeles-Long Beach-Anaheim, CA region which includes Los Angeles and Orange Counties. Through the 1990, 2000 and 2010 period, the Region has had high levels of segregation the non-White/White, Black/White, and Hispanic/White populations. During the same three time period, there has been a moderate level of segregation between the Asian or Pacific Islander/White populations.

On the other hand, the Dissimilarity Index data suggest that Pico Rivera is characterized by a low segregation level for all four population groups. In fact, the Dissimilarity Index values have been trending downward over the three time periods, indicating that the levels of segregation have been decreasing.

By way of elaboration, since 1990, the Dissimilarity Index values for the City have shown a decline from 1990 to 2010 for each of the four combinations of racial and ethnic groups. For the Non- White and White, the Dissimilarity Index decreases from a 1990 value of 16.81 to 11.98; for Black and White, the value decreased from 23.52 to 13.22; for Hispanic and White, it decreases from 17.24 to 11.89; and for Asian or Pacific Islander and White it decreased from 31.22 to 25.89.

Table IV-3
Regional and City Dissimilarity Indices: 1990, 2000, and 2010

Racial/Ethnic Dissimilarity Index	1990	2000	2010
Los Angeles-Long Beach-Anaheim Region			
Non-White/White	55.32	55.50	54.64
Black/White	72.75	68.12	65.22
Hispanic/White	60.12	62.44	62.15
Asian or Pacific Islander/White	43.46	46.02	45.77
City of Pico Rivera			
Non-White/White	16.81	12.29	11.98
Black/White	23.52	22.9	13.22
Hispanic/White	17.24	12.17	11.89
Asian or Pacific Islander/White	31.22	31.09	25.89

Source: Adapted from HUD Table 3, Racial/Ethnic Dissimilarity Trends

D. PICO RIVERA'S POPULATION BY RACE, ETHNICITY AND CENSUS TRACT

Population estimates by the census tracts that wholly or partially fall within the boundaries of the City of Pico Rivera were prepared for calendar year 2016 by the County of Los Angeles (see Table IV-4). All but one census tract within the City has an overwhelmingly minority population ranging from 92.6% for Census Tract 5026.02 to 97.8% for Census Tract 5004.02. The remaining census tract, Census Tract 5003, has little influence on the racial and ethnic composition of the City having an estimated total population of 10. Latinos represent both the largest population group and the largest minority group within the city. Asians are the next largest minority group. The population of the remaining minority groups is all relatively small. All of these data are consistent with the conclusion that there are relatively low levels of segregation throughout the City of Pico Rivera.

E. DEMOGRAPHIC TRENDS AND PROJECTIONS

The patterns of demographic change in Los Angeles County are likely to have a much greater impact on the City of Pico Rivera than the Los Angeles-Long Beach-Anaheim region. Table IV-5 presents population projections by race and ethnicity for Los Angeles County from 2020 to 2030. Over this 10-year period, the Los Angeles County population is projected to add approximately 123,000 people, which is a slight increase of 1.2%. The largest growth, both numerically and percentage wise, will be the Asian population. It will grow by over 206,000 representing a 12.5% increase. Hispanics will increase by nearly 149,000 and will remain the single largest racial/ethnic group in Los Angeles County. Although the growth of the population representing Two or More Races will experience a numerical increase of approximately 26,000, the percentage increase will be the second highest at 12.3%, nearly matching the rate of projected for Asians. Both the White population and the Black or African American population are expected to decline. The White population is projected to decline by nearly 239,000, a 9.1% decrease, while the Black or African American population is projected to decline by 21,306 or 2.6% Overall, these data indicate that the minority population of Los Angeles County will grow and will represent a larger portion of the population. Minorities make up approximately 74.3% of the population currently and will represent nearly 77% of the population in 2030.

Table IV-4
City of Pico Rivera
2016 Minority Population by Census Tract*

Census Tract	African American	Native American	Asian	Pacific Islander	Other	Multi-Race	Latino	Total Population	Minority Population	Percent Minority
5003.00	0	0	0	0	0	0	0	10	0	0.0%
5004.02	8	6	76	1	5	32	4,829	5,067	4,957	97.8%
5004.03	19	7	182	1	0	11	2,506	2,848	2,726	95.7%
5004.04	21	4	311	1	3	26	4,411	4,976	4,777	96.0%
5005.00	30	1	140	2	0	5	2,756	3,093	2,934	94.9%
5006.00	10	8	65	2	9	13	5,444	5,741	5,551	96.7%
5007.00	44	17	80	0	5	25	5,869	6,370	6,040	94.8%
5008.00	22	7	87	2	7	20	5,131	5,590	5,276	94.4%
5009.00	35	12	164	0	10	21	5,205	5,691	5,447	95.7%
5024.01	62	14	134	3	1	18	4,380	4,795	4,612	96.2%
5024.02	19	9	14	1	2	10	3,665	3,876	3,720	96.0%
5025.00	40	11	61	1	10	19	3,938	4,371	4,080	93.3%
5026.01	28	8	111	2	16	30	6,472	7,103	6,667	93.9%
5026.02	48	8	136	0	2	35	3,958	4,521	4,187	92.6%

Source: Prepared by Hedderson Demographic Services and Los Angeles County Internal Services Department Social Services Division, 2017
*The labels for the racial and ethnic groups are those used by Los Angeles County Internal Services Department.

Table IV-5
Los Angeles County Population Growth: 2020-2030

Race/Ethnicity	2020	2025	2030	Net Gain 2020-2030	Percent Change
Hispanic or Latino	4,877,565	4,933,953	5,026,691	149,126	3.06%
Not Hispanic or Latino					
White Alone	2,637,825	2,526,327	2,398,864	-238,961	-9.1%
Black or African American Alone	833,261	822,422	811,955	-21,306	-2.6%
American Indian and Alaska Native Alone	29,994	30,862	31,723	1,729	5.8%
Asian Alone	1,646,804	1,755,669	1,853,082	206,278	12.5%
Native Hawaiian and Pacific Islander Alone	23,806	23,890	24,131	325	1.4%
Two or More Races	208,302	221,344	234,000	25,698	12.3%
Total	10,257,557	10,314,467	10,380,446	122,889	1.2%

Source: Demographic Research Unit, California Department of Finance, January 2020

Since there are no city level population projections by race and ethnicity available, one can only speculate that these same patterns of growth will occur in Pico Rivera. With the decrease in the White population in Los Angeles County and the increase of Hispanics and Asians in particular, it is likely that the population of Pico Rivera will have fewer Whites, and more Hispanics and Asians. The effects of the slight decrease in the Black or African American population could result in fewer Blacks or African Americans by 2030 or possibly little change within the city. Thus, with the declining size of the White population and the increase size of the Asian and Hispanic populations, there is a low and more likely a zero probability that neighborhoods could change to majority White neighborhoods by 2030.

The constraint to integration created by a White population has been discussed in the context of school desegregation:

> Even if desegregation was a good idea, another argument goes; it is too late, since there are simply not enough Whites to go around. Obviously, it would have been much better if we had been serious about this issue during the civil rights era. If one thinks about making all the schools of Southern California majority White, it is obviously impossible at a time when the entire region has only one-fourth White students. More than a third of the students, however, are White and Asian, and many more are middle class. While all schools cannot become diverse by race, ethnicity and class, a great many could.
>
> Source: UCLA Civil Rights Project, Gary Orfield, Genevieve Siegal-Hawley and John Kucsera, *Divided We Fail: Segregation and Inequality in the Southland's Schools*, March 18, 2011, page 4

F. COMPONENTS OF POPULATION CHANGE

Population change is the product of four components: Births, Deaths, In-Migration and Out- Migration (Net Migration). Over the next ten years, most of Los Angeles County' total population growth will come from natural increase (238,693), which is births (991,841) less deaths (753,148). With higher fertility rates and a larger population base, most of the births will be Hispanic. Based on patterns from the previous decade, Asians will represent the largest share of the immigrants, as large numbers of Blacks, Hispanics and Whites will migrate out of Los Angeles County, mostly to the counties to the east. Deaths over the next 10 years will be dominated by Whites. Within this demographic environment, Pico Rivera's minority population will likely grow relative to the White population.

Refer to Table IV-6 on the next page for details concerning the components of change.

Table IV-6
Los Angeles County Population Growth 2020-2030
Components of Change

Population 2020	10,257,557
Births 2020-2029	991,841
Deaths 2020-2029	753,148
Net Migration 2020-2029	-115,804
Population 2030	10,380,446

Source: Demographic Research Unit, California Department of Finance, January 2020

SECTION V
RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

A. BACKGROUND

To assist communities in identifying racially or ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-White population of 50% or more. Regarding the poverty threshold, a neighborhood can be an R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed by HUD to be R/ECAPs.

B. ANALYSIS

All of the Pico Rivera census tracts have a non-White population of 50% or more. Three times the regional poverty rate is 44.7%. Only one of the City's census tracts exceeds a poverty rate of 15%.

Table V-1 below presents the poverty statistics for the census tracts that are wholly or partially contained in the City of Pico Rivera. The percent of the population below the poverty level ranges from 3.8% in Census Tract 5026.01 to 15.2% for Census Tract 5004.03. Eight of the census tracts have rates above the citywide level of 10%, while six census tracts have rates below the city level. It should be pointed out that of the 2016 population residing in census tract 5003.00, only 10 people reside in Pico Rivera.

Table V-1
Pico Rivera
Poverty Rates by Census Tract: 2014-2018

Census Tract	Total Population for Whom Poverty Status is Determined	Number Below the Poverty Level	Percent Below the Poverty Level
5003.00	2,904	216	7.4%
5004.02	4,653	695	14.9%
5004.03	3,896	591	15.2%
5004.04	4,750	564	11.9%
5005.00	2,845	313	11.0%
5006.00	5,303	631	11.9%
5007.00	7,078	514	7.3%
5008.00	5,777	380	6.6%
5009.00	6,039	679	11.2%
5024.01	4,856	693	14.3%
5024.02	3,727	244	6.5%
5025.00	3,866	338	8.7%
5026.01	6,855	259	3.8%
5026.02	4,320	537	12.4%

Note: The data is only available for the entire Census Tract regardless of city boundaries. Therefore, some data may be beyond Pico Rivera city limits.
Source: United Sates Census Bureau website, 2014-2018 American Community Survey (ACS) 5-Year Estimates, Table S1701: Poverty Status in the Past 12 Months

The data analysis reveals that no R/ECAPs are located in the City. The overall poverty rate of 10% is two-thirds the regional poverty rate of 14.9%. R/ECAPs, therefore, have been deemed to not be a fair housing issue.

SECTION VI
ACCESS TO OPPORTUNITY

A. BACKGROUND

1. Opportunity Indicators

HUD used a two-stage process for developing the data needed to analyze disparities in access to opportunity. The first stage involves quantifying the degree to which a neighborhood offers features commonly viewed as important opportunity indicators. In the second stage, HUD compares these rankings across people in particular racial and economic subgroups to characterize disparities in access to opportunities. In quantifying opportunity indicators, HUD is quantifying features of neighborhoods for the purpose of assessing whether *significant disparities* exist in the access or exposure of particular groups to these *quality of life* factors. HUD constrained the scope of HUD-provided data to those that are closely linked to neighborhood geographies and could be measured consistently at small area levels across the country.

To focus the analysis, HUD developed methods to quantify a selected number of the important opportunity indicators in every neighborhood. These dimensions were selected because existing research suggests they have a bearing on a range of individual outcomes. HUD has selected five dimensions upon which to focus: poverty, education, employment, transportation, and health. HUD also developed data for seven indices:

1. Environmental Health
2. Low Poverty
3. School Proficiency
4. Labor Market Engagement
5. Jobs Proximity
6. Transit Trips
7. Low Transportation Costs

The values of the indices are best understood as an "interval" level of measurement, similar to a thermometer. It can be said that 90 degrees is hotter than 45 degrees but not twice as hot. A "ratio" level of measurement which has a true zero such as pounds is need so it can be said that 90 pounds is twice the weight of 45 pounds.

The sequence of analysis begins with environmental health because adverse conditions exist within the City but also in the environment beyond the city limits which also impacts Pico Rivera residents. And practically all residents living within the geographic limits of the city would be similarly affected by air quality carcinogenic, respiratory and neurological hazards.

Next in the sequence is poverty because being poor affects all other quality of life factors. The analysis then turns to children and school proficiency because all the remaining factors pertain to primarily working adults: participation in the labor force and unemployment; the proximity of jobs to a worker's neighborhood; use and availability of public transit; and transportation costs.

2. COVID-19 Impacts

All the data presented below was collected or developed prior to the Covid-19 pandemic. Indeed, most of the data are drawn from the 2011-2015 American Community Survey,

The COVID-19 impacts on the economy have been dramatic and far reaching resulting in a decline of the U.S. economy, which has been the largest since the great recession of 2008. Millions of people

have lost their jobs, as retail sales, air travel, tourism, new home starts, and manufacturing of goods have all experienced sharp declines. Non-essential retail businesses and restaurants were particularly hard hit as were venues such as theaters and sports stadiums and arenas. There have also been behavioral changes, such as lower public transportation ridership due to fears of contacting COVID-19. Fewer people are also commuting to and from work.

It is important to recognize that the many of conditions described by the various measures and indexes below are likely to have changed for the worse because of the negative impacts of COVID- 19, especially those that relate to the economy, transportation, transit and poverty.

B. ENVIRONMENTAL HEALTH INDEX

The environmental health index summarizes potential exposure to harmful toxins at the neighborhood level (census tracts). This index combines standardized EPA estimates of air quality carcinogenic, respiratory and neurological hazards. Values range from 0 to 100. The higher the value, the better the environmental quality of a neighborhood.

The overall air quality in the Region is relatively poor when compared to the rest of the nation. The "region" in all indices refers to the counties of Los Angeles and Orange.

The values of the environmental health index for all racial and ethnic groups in the City are well below those of the Region regardless of whether it is for the total population or the population below the poverty line. As explained in the first paragraph of page VI-1, the purpose of the HUD data are to assess whether *significant disparities* exist in the access or exposure of particular groups to *quality of life* factors. In fact, Table V-1 shows that the City's values are extremely low and not much above 0. For all population groups, the Regional environmental health index scores are generally two to three times better than those of the City.

Table VI-1
Environmental Health Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City Environmental Health Index	Regional Environmental Health Index
Total Population		
White, Non-Hispanic	7.61	25.76
Black, Non-Hispanic	7.39	13.85
Hispanic	7.35	14.60
Asian or Pacific Islander, Non-Hispanic	7.50	17.44
Native American, Non-Hispanic	7.33	21.67
Population Below Federal Poverty Line		
White, Non-Hispanic	6.82	20.26
Black, Non-Hispanic	7.00	12.70
Hispanic	7.20	11.76
Asian or Pacific Islander, Non-Hispanic	6.31	13.85
Native American, Non-Hispanic	7.00	19.09

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity, Table 12

The coastlines of Orange and Los Angeles County, which enjoy a relatively good environment, account for a large portion of the geography of the Region. On the other hand, Pico Rivera is situated inland in southeastern Los Angeles County on the southern edge of the area known as the San Gabriel Valley.

The environmental health index findings are supported by additional research conducted in the State and Los Angeles County. The Public Health Alliance of Southern California, for example, collaborated with national, state, and local public health experts to develop a single composite measure that summarizes the health of a community, referred to as the California Healthy Places Index (HPI). The index is calibrated to correlate with life expectancy. In addition to environmental factors, it takes into account the diverse non-medical economic, social, and political factors that influence physical and mental function, behavior and disease. In total, the index combines 25 community characteristics into a single composite score. HPI scores have been calculated for almost all census tracts in California. The census tract data have been aggregated to the city level. Pico Rivera is at the 35th percentile of all cities located in Los Angeles County.

Source: County of Los Angeles, Department of Public Health, *City and Community Health Profiles: Pico Rivera*, June 2018, page 25

HUD's AFH Guidebook explains that the location of environmental health hazards is a contributing factor to a fair housing issue. The geographic relationship of environmental health hazards to housing, according to HUD, is an important component of fair housing choice. This contributing factor is discussed and analyzed in Section XI – Contributing Factors Analysis.

The City's relatively poor environmental health is not necessarily caused by conditions confined to within the city limits. While adverse environmental conditions have origins beyond the city limits, the city's neighborhoods are the receptors of those conditions.

C. LOW POVERTY INDEX

The low poverty index scores range from 0 to 100. A higher score means *less* exposure to poverty in a neighborhood/census tract.

Within the City for the total population, the values of the index are all in the 50s ranging from 51.57 for Native Americans to 57.49 for Blacks. When focusing on the population below the poverty line, Blacks and Native Americans become significantly more exposed to poverty with a value of 22.00 and 25.86 respectively, while Asians or Pacific Islanders become significantly less exposed with a value of 68.

For the Region, Blacks, Hispanics, and Native Americans are more exposed than the City's population. For the Region, Whites are less exposed and Asians experience the same level of exposure compared to the City's population,

Overall, the City's total population and its population groups generally have less exposure to poverty than the Region. Refer to Table VI-2. Therefore, there are no significant disparities between the City and Region.

The citywide poverty rate is 10% compared to a Regional poverty rate of 14.9%. Table VI-3 reports poverty rates by race and ethnicity. The highest poverty rates are reported for Whites at 20.7%

and followed by Blacks at 11.9%. The poverty rates for American Indian and Alaska Natives, Asians, Hispanics and persons of Two or More Races all fall below the city rate of 10%.

Table VI-2
Low Poverty Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City Low Poverty Index	Regional Low Poverty Index
Total Population		
White, Non-Hispanic	55.16	65.34
Black, Non-Hispanic	57.49	36.77
Hispanic	51.87	36.01
Asian or Pacific Islander, Non-Hispanic	55.54	55.68
Native American, Non-Hispanic	51.57	48.97
Population Below Federal Poverty Line		
White, Non-Hispanic	43.78	53.04
Black, Non-Hispanic	22.00	23.71
Hispanic	44.38	24.25
Asian or Pacific Islander, Non-Hispanic	68.33	45.15
Native American, Non-Hispanic	25.86	32.13

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity, Table 12

Table VI-3
City of Pico Rivera
Poverty Status in the Past 12 Months
By Race and Ethnicity, 2018

Race and Ethnicity	Population for Whom Poverty Status is Determined	Number below Poverty Level	Percent Below Poverty Level
White Alone, Not Hispanic	3,240	671	20.7%
Black Alone	511	61	11.9%
American Indian and Alaska Native Alone	460	0	0.0%
Asian alone	1,760	136	7.7%
Native Hawaiian and Pacific Islander alone	42	0	0.0%
Hispanic or Latino origin	57,066	5,380	9.4%
Two or More races	1,214	82	6.8%
Total Population*	62,833	6,257	10.0%

*The total population is less than the totals for the columns because Hispanics are included in the other racial groups except Whites.
Source: American Community Survey 2018 Estimates, Table S1701

The poverty rates at the census tract level range between 3.8% and 15.2%. Furthermore, the City does not have a racially/ethnically concentrated area of poverty. Additionally, the 2020-2025 Consolidated Plan describes Pico Rivera's Anti-Poverty Strategy, a strategy that concentrates on lowering neighborhood poverty rates and reducing the unemployment rates among adult workers

D. SCHOOL PROFICIENCY INDEX

The school proficiency index uses school-level data on the performance of 4th grade students on state exams as a means to identify the neighborhoods having high-or low performing elementary schools. The school proficiency index measures the percent of 4th grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of a census tract's block-group's centroid. The source of the HUD school data is the Great Schools Rating. Values are percentile ranked and range from 0 to 100. The higher the score, the higher the school system quality is in a neighborhood.

Table VI-4 presents data from HUD AFFH Table 12 and lists the School Proficiency Index values for the elementary schools located in Pico Rivera and the Los Angeles-Long Beach-Anaheim region by race and ethnicity. The City's school proficiency scores *do not vary significantly* between the races and the Hispanic population. They all fall within the mid-30s. When factoring in poverty, the scores for Black's increases to the mid-40s while the scores for Asian or Pacific Islanders drop to a high-20 at 28.36.

None of the City scores exceed 50 in a range of zero to 100.

For the total population, the Region's school proficiency scores are higher than the City's for each racial and ethnic group. However, when comparing these scores for the population below the federal poverty line, both Blacks and Hispanics in Pico Rivera have higher school proficiency scores than for the Region. For Hispanics, the score is slightly above at 36.41 to 33.59 respectively, but for Black's the scores are significantly higher at 46.37 to 28.40 respectively.

As previously noted, the nearer the index is to 100, the better is the school proficiency. Because the overall poverty rate is 10%, the vast majority of elementary grade students live in households with incomes above the poverty level. The school proficiency index scores for the total population of each racial and ethnic group are all below 40. The index scores indicate that the students are not proficient in reading and math.

The local school's White, Asian or Pacific Islander, and Native American elementary students perform considerably poorer on the reading and math tests than their regional counter parts.

Access to proficient schools is a contributing factor to the fair housing issue of access to opportunity. Therefore, it is explored and discussed in greater detail in Section XI – Contributing Factors Analysis.

Table VI-4
School Proficiency Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City School Proficiency Index	Regional School Proficiency Index
Total Population		
White, Non-Hispanic	34.87	68.72
Black, Non-Hispanic	33.99	35.61
Hispanic	34.88	39.67
Asian or Pacific Islander, Non-Hispanic	35.64	62.51
Native American, Non-Hispanic	36.75	50.86
Population Below Federal Poverty Line		
White, Non-Hispanic	34.47	61.67
Black, Non-Hispanic	46.37	28.40
Hispanic	36.41	33.59
Asian or Pacific Islander, Non-Hispanic	28.36	57.07
Native American, Non-Hispanic	35.12	37.36

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity, Table 12

E. LABOR MARKET ENGAGEMENT INDEX

The Labor Market Engagement Index is based on three factors: unemployment rate, labor force participation rate and educational attainment (the percent of the population with a bachelor's degree or higher). Values are percentile ranked nationally and range from 0 to 100 with the higher the score the higher the labor force participation and human capital in a neighborhood.

At the regional level, the Index values ranges from 35.43 for the total population of Hispanics to 67.34 for the total population of Non-Hispanic Whites. For the population below the federal poverty line, the index values drop from 26.45 for Non-Hispanic Blacks to 59.07 for Non-Hispanic Whites. Refer to Table VI-5.

When compared to the Region, the Index scores for the City are lower for each racial and ethnic group when based on the total population. Within the City, the Index values demonstrate a very narrow range – 30.94 (Asian or Pacific Islander) to 32.52 (Native Americans).

When taking into consideration only the population below the federal poverty line, Blacks (44.0) and Hispanics (31.83) residing in Pico Rivera have higher values than Blacks (26.45) and Hispanics (28.83) residing in the overall Region.

Given the factors used to create the Index, the lower overall values for the population in Pico Rivera are driven in part by an unemployment rate that is essentially the same as in Los Angeles County but much higher than the rate in Orange County. Additionally, the labor force participation rate in Pico Rivera is lower than that in both Los Angeles County and Orange County. Moreover, the percent of the population ages 16 to 64 with a bachelor's degree is also lower in the City compared to the two counties.

Table VI-5
Labor Market Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City Labor Market Index	Regional Labor Market Index
Total Population		
White, Non-Hispanic	30.97	67.34
Black, Non-Hispanic	31.41	36.13
Hispanic	31.03	35.43
Asian or Pacific Islander, Non-Hispanic	30.94	57.42
Native American, Non-Hispanic	32.52	48.40
Population Below Federal Poverty Line		
White, Non-Hispanic	31.16	59.07
Black, Non-Hispanic	44.00	26.45
Hispanic	31.83	28.83
Asian or Pacific Islander, Non-Hispanic	22.15	50.53
Native American, Non-Hispanic	33.18	34.86

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity, Table 12

The factors comprising the Index most likely worsened due to the COVID-19 driven shutdown (e.g., higher unemployment, a lower labor force participation rate). Hopefully, the Index values will improve as the economy recovers to pre-COVID-19 conditions.

F. JOBS PROXIMITY INDEX

The Jobs Proximity Index quantifies the accessibility of a given neighborhood as a function of its distance to all job locations in a CBSA, with the larger employment centers weighted more heavily. In effect, the index measures the physical distances between place of residence and location of jobs. The job locations are positively weighted by the size of the employment and inversely weighted by the labor supply residing in that location. Values are percentile ranked at the CBSA level with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for the residents in a neighborhood.

By way of explanation, Metropolitan and Micropolitan Statistical Areas are collectively referred to as Core-Based Statistical Areas.

- Metropolitan statistical areas have at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties.
- Micropolitan statistical areas are a new set of statistical areas that have at least one urban cluster of at least 10,000 but less than 50,000 population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties.)

The CBSA encompasses Los Angeles and Orange Counties and is officially known as the Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area.

For the most part, Table VI-6 shows that the values (mid to high 40s) of the Jobs Proximity Index are all generally about the same for all racial and ethnic groups living within the Pico Rivera and within the larger Los Angeles-Long Beach-Anaheim Region. To a large extent this pattern reflects the fact that there are multiple major employment centers throughout Los Angeles County and Orange County. Thus, residents in the Region and in the City have opportunities to work in numerous job centers of relatively similar distances from their residence.

Table VI-6
Jobs Proximity Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City Jobs Proximity Index	Regional Jobs Proximity Index
Total Population		
White, Non-Hispanic	48.07	46.74
Black, Non-Hispanic	48.11	46.12
Hispanic	46.93	43.16
Asian or Pacific Islander, Non-Hispanic	46.92	45.30
Native American, Non-Hispanic	47.25	44.84
Population Below Federal Poverty Line		
White, Non-Hispanic	44.06	48.46
Black, Non-Hispanic	44.62	44.58
Hispanic	48.23	43.89
Asian or Pacific Islander, Non-Hispanic	22.62	47.52
Native American, Non-Hispanic	62.64	47.51

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity, Table 12

The exception to this pattern is for Asian or Pacific Islanders and Native Americans in the City of Pico Rivera who fall below the federal poverty line. The value for Asians or Pacific Islander decreases from 46.92 for the total population to 22.62 for those that fall below the poverty level. On the other hand, for Native Americans the value increases from 47.25 for the total population to 62.64 for the population below the poverty level. This change is difficult to explain, because wherever one resides in the City, their proximity to numerous job centers does not change appreciably. Additionally, the City's total population of Asian or Pacific Islanders and Native Americans are very small compared to the Hispanic population.

Proximity to jobs is not regarded as a fair housing issue because the Index values for the Region, City and all racial/ethnic groups are very similar. Table VI-7 shows the top places where Pico Rivera workers commute to work. The largest percentage (18.8%) of the City's workers commutes to Los Angeles. Approximately 12% work in the Pico Rivera. Most others work in nearby cities of Commerce (3.5%), Whittier (3.0%), Montebello (2.8%), Industry (2.3%) and Downey (2.0). Another 1.7% of the workers commute to Anaheim and Pasadena requiring a moderate commute to get to and from work.

Table VI-7
City of Pico Rivera
Top 10 Places Where Residents Commute to Work, 2016

Rank	Place of Work	Number of Commuters	Percent of Total Commuters
1	Los Angeles	4,598	18.8%
2	Pico Rivera	2,845	11.7%
3	Santa Fe Springs	1,008	4.1%
4	Commerce	848	3.5%
5	Whittier	744	3.0%
6	Montebello	686	2.8%
7	Industry	551	2.3%
8	Downey	496	2.0%
9	Anaheim	411	1.7%
10	Pasadena	411	1.7%
All other Destinations		11,800	48.4%
Total Number of Commuters		24,398	100.0%

Source: SCAG Local Profile Report 2019, Pico Rivera.

G. TRANSIT TRIPS INDEX

This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the Region. Annual transit trips are modeled for renters. Index values range from 0 to 100. Higher scores indicate that residents in the neighborhood/census tract are more likely to utilize public transit. The index controls for income such that a higher index value will often reflect better access to public transit.

For all racial and ethnic groups, the values for Blacks were the highest in 3 of the 4 groupings. Pico Rivera residents use public transit at a rate slightly below that of residents for the Region. The index values of residents of Pico Rivera range from 75.14 for Whites to 76.18 for Asians or Pacific Islanders. For the residents of the larger region, the values range from 76.59 for Whites to 81.34 for Blacks. This pattern also occurs for the population below the federal poverty line with values ranging from 74.11 to 83 in the City and ranging from 80.43 to 83.34 in the Region. Refer to Table VI-8.

One factor that can explain the City having lower Index values compared to the region is that many cities throughout Los Angeles County and Orange County have Metrolink commuter train stations while Pico Rivera does not. The location of light rail in Los Angeles County also currently by passes Pico Rivera. Even if the City has a proportionate share of bus routes, it currently does lack the regional public transit opportunities provided by rail.

Light rail, however, will become available to Pico Rivera commuters as the Metro Gold Line will extended along Washington Boulevard to serve communities of Commerce, Montebello, Pico Rivera, Santa Fe Springs, Whittier, South Whittier, and other unincorporated Los Angeles County neighborhoods.

Table VI-8
Transit Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City Transit Index	Regional Transit Index
Total Population		
White, Non-Hispanic	75.14	76.59
Black, Non-Hispanic	75.83	81.34
Hispanic	75.86	80.65
Asian or Pacific Islander, Non-Hispanic	76.18	78.82
Native American, Non-Hispanic	75.58	78.04
Population Below Federal Poverty Line		
White, Non-Hispanic	77.32	80.43
Black, Non-Hispanic	83.00	83.34
Hispanic	75.98	83.28
Asian or Pacific Islander, Non-Hispanic	79.89	82.27
Native American, Non-Hispanic	74.11	80.82

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity, Table 12

Additionally, the City is preparing a Transit Oriented Development Specific Plan for Washington Boulevard. The City received a grant from the LACMTA to develop and adopt a TOD Specific Plan within a half (½) mile radius of the light rail line alignment and light rail station within the vicinity of the intersection of Washington and Rosemead Boulevards for the proposed Gold Line Eastside Extension Phase 2 – Washington Boulevard Light Rail Transit (LRT) Alternative alignment, and light rail transit station within the vicinity of the intersection of Washington and Rosemead Boulevards. The Washington Boulevard Alternative would extend the existing Gold Line Eastside Transit Corridor from the existing Atlantic/Pomona station approximately 9.5 miles to Lambert Road in the City of Whittier. The Washington Boulevard LRT Alternative alignment is estimated to generate approximately 19,900 daily boardings with an estimated travel time of between 17 and 22 minutes from the Lambert Road terminus to the existing Atlantic/Pomona station.

Table VI-9 provides data on means of transportation to work for the years 2010 and 2018. A majority of the workers drove alone to work in both 2010 and 2018. Additionally, the percentage increased from 76.4% to 83.8% between 2010 and 2018. Correspondingly, there were several significant decreases between the two points of time. Carpooling decreased from 12.2% to 9.2%, walking decreased from 2.3% to 1.2% and working at home decreased from 4.5% to 1.4%. Even though the share of workers taking public transportation decreased from 3.2% to 3.0%, the number itself was essentially the same. This could be a function of the number of transit dependent workers remaining essentially the same.

There was a large decline in carpooling which could be due to the gas prices which were higher in 2010 than in 2018. By 2018, gas prices were lower and more people drove alone instead of carpooling.

The public transit scores are not regarded as creating a fair housing issue because of the low number of people who use public transportation and the planned extension of the Metro Gold Line.

Table VI-9
City of Pico Rivera
Means of Transportation to Work: 2018

Means of Transportation	Number of Workers 2010	Percent	Number of Workers 2018	Percent
Drove alone	20,540	76.4%	23,924	83.8%
Carpool	3,272	12.2%	2,627	9.2%
Public transportation	861	3.2%	857	3.0%
Bicycle	161	0.6%	86	0.3%
Walked	619	2.3%	343	1.2%
Taxicab, Motorcycle or other means	242	0.9%	314	1.1%
Worked at Home	1,204	4.5%	400	1.4%
Total	26,899	100.0%	28,551	100.0%

Source: American Community Survey 2010 Estimates Table S0801 and American Community Survey 2018 Estimates, Table S0801

H. LOW TRANSPORTATION COST INDEX

This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region (i.e. CBSA). Transportation costs are expressed as a percent of income for renters. Values range from 0 to 100. Higher values mean lower transportation costs in that neighborhood. Transportation costs may be low for a variety of reasons, including greater access public transportation and the density of homes, services, and jobs in the neighborhood and surrounding community.

The Region has higher Low Transportation Cost Index scores than the City. But the differences are narrow – 3 to 4 points in a range of 0 to 100. The values for the Region range from 79.87 for Whites to 83.98 for Hispanics for the total population, while for the City they range from 77.44 for Whites to 78.37 for Blacks. For both the City and the Region the values increase for the population below the federal poverty line. This is perhaps a function of persons with incomes 50% of the median income for renters may be relying more on public transit and other forms of subsidized transportation. Refer to Table VI-10.

Transportation costs are not deemed a fair housing issue because for the City, region, and the racial and ethnic populations, the scores all exceed 75 in a range from 0 to 100.

Table VI-10
Low Transportation Cost Index by Race and Ethnicity
Pico Rivera and Los Angeles-Long Beach-Anaheim Region

Population by Race/Ethnicity & Poverty Level	City Low Transportation Cost Index	Regional Low Transportation Cost Index
Total Population		
White, Non-Hispanic	77.44	79.87
Black, Non-Hispanic	78.37	83.42
Hispanic	77.86	83.98
Asian or Pacific Islander, Non-Hispanic	77.90	82.35
Native American, Non-Hispanic	78.07	81.53
Population Below Federal Poverty Line		
White, Non-Hispanic	80.25	84.23
Black, Non-Hispanic	87.00	85.48
Hispanic	78.50	86.96
Asian or Pacific Islander, Non-Hispanic	80.80	86.69
Native American, Non-Hispanic	82.75	84.18

Source: Adapted from HUD Opportunity Indicators by Race/Ethnicity

SECTION VII
DISABILITY AND ACCESS ANALYSIS

A. INTRODUCTION

1. Background

Section VII presents an analysis of disability and access, an analysis that focuses on fair housing issues faced by individuals and households with disabilities. While individuals with disabilities may experience the same fair housing issues as individuals without disabilities, they also may experience additional disability-related barriers that are distinct from the barriers experienced by individuals without disabilities. For example, some individuals with disabilities may need specific accessibility features or additional services in housing, transportation, education, and other programs or facilities in order to have an equal opportunity. A major concern of HUD's AFFH rule is whether persons with disabilities are able to live in an integrated setting, one that enables individuals with disabilities to interact with persons *without* disabilities to the fullest extent possible.

2. Meanings of Terms Pertaining to People with Disabilities

Disability, according to the *AFH Guidebook*, means a physical or mental impairment that substantially limits one or more major life activities. The major life activities, according to the Americans With Disability Act (ADA), include, but are not limited to, caring for oneself, performing manual tasks, seeing, hearing, eating, sleeping, walking, standing, lifting, bending, speaking, breathing, learning, reading, concentrating, thinking, communicating, and working.

People with disabilities live in either a housing unit, in group quarters, or are homeless.

A housing unit, according to the American Community Survey, is a -

… house, an apartment, a mobile home, a group of rooms or a single room that is occupied (or, if vacant, intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

The ACS defines group quarters (GQ) as –

…places where people live or stay in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care, as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in GQs *usually are not related to each other*. GQs include such places as college residence halls, residential treatment centers*, skilled nursing facilities*, *group homes*, military barracks, correctional facilities, workers' dormitories, and facilities for people experiencing homelessness. [Emphasis added]

Skilled-nursing facilities include facilities licensed to provide medical care with seven day, twenty-four hour coverage for people requiring long-term non-acute care. People in these facilities require nursing care, regardless of age. Either of these types of facilities may be referred to as nursing homes.

Group homes are community-based group living arrangements in residential settings that are able to accommodate three or more clients of a service provider. The group home provides room and board and services, including behavioral, psychological, or social programs. Generally, clients are

not related to the care giver or to each other. Group homes do not include residential treatment centers or facilities operated by or for correctional authorities.

B. DEMOGRAPHIC AND HOUSING CHARACTERISTICS OF PEOPLE WITH DISABILITIES

1. Age Characteristics of People with Disabilities

Of Pico Rivera's civilian *noninstitutionalized* population, approximately 6,100 people or 8.6% of the population have a disability. The prevalence rate, or percent disabled, steadily increases with age. The elderly 65 years of age or older comprise about one-half of all the people with disabilities. More than 40% of the senior population 75 years old or older has a disability. Table VII-1 presents the disability prevalence rates by age group.

Table VII-1
City of Pico Rivera
Disability Status of Civilian Non-institutionalized
Population by Age Group: 2014-2018

Age Group	Disabled Population	Total Population	Percent Disabled
< 5 years	6	3,727	0.2%
5-17 years	418	11,131	3.8%
18-34 years	620	15,475	4.0%
35-64 years	2,016	23,816	8.5%
65-74 years	1,300	4,729	27.5%
75 years +	1,701	4,123	41.3%
Total	6,061	63,001	9.6%

Source: 2018 American Community Survey 5-Year Estimates, Table B18101, Sex by Age by Disability Status

2. Living Arrangements of People with Disabilities

a. Group Living Arrangements

The *total* group quarter population was 454 persons in both 2010 and 2020, according to the 2010 and State Department of Finance estimates. Of the 454 persons living in group quarters, an estimated 425 are residents of "nursing" facilities and 39 live in "other" accommodations. The "nursing" facilities may include Pico Rivera Gardens, Colonial Gardens, and Pico Rivera Healthcare. The "other" accommodations probably include the nine licensed adult residential facilities (ARF) that are located in the City. The ARFs, which have a capacity of 40 beds, provide living accommodations for physically and developmentally disabled persons.

It is assumed that all the persons living in the nursing facilities and group homes have one or more disability.

b. Separate Living Quarters

Table VII-2 shows that more than one in four households has a member with a disability. The disabled member could the head of household, a spouse, child, relative or other person living in the occupied housing unit.

Table VII-2
City of Pico Rivera
Disabled Householders: 2018

Household Disability Status	Number	Percent
Households with one or more persons with a disability	4,347	26.1%
Households with no persons with a disability	12,334	73.9%
Total	16,681	100.0%

Source: 2018 American Community Survey 1-Year Estimates, Table B22010, Receipt of Food Stamps/SNAP in the Past 12 Months by Disability Status for Households

The disabled population living in a housing unit is estimated to be 6,601 because the group quarters population comprises what is called the institutionalized population. This means that many households have more than one disabled member. Table VII-3 contains data on the percentage of households with a disabled member by household size. One- and two-person households have the highest incidence of disability; roughly one out of five of these households have a member with a disability.

Table VII-3
Incidence of Disabled Members by Household Size

Number of Persons in Household	Percent of Households with Disabled Member
1	20.8%
2	19.3%
3	15.5%
4	10.6%
5	12.6%
6	15.2%
7 or more	18.1%
All households	17.3%

Source: Frederick J. Eggers and Fouad Moumen, Econometrics, Inc. Disability Variables in the American Housing Survey, prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development & Research, November 2011, page 13

C. OLMSTEAD ANALYSIS

Under the landmark 1999 U.S. Supreme Court Olmstead decision, the state of California is required to accommodate those with physical, mental or developmental disabilities who live in institutions, or are at risk of doing so, in the least restrictive settings possible. What this means is that persons with disabilities must be permitted whenever feasible to live in their own communities rather than institutions.

The Court held unjustified segregation of persons with disabilities constitutes discrimination. Public entities, it was held, must provide community-based services to persons with disabilities under three conditions:

1) When such services are appropriate
2) The affected persons do not oppose community-based treatment
3) Community- based services can be reasonably accommodated taking into account the resources available to the entity and the needs of others who receive disability services from the entity.

Two evident judgments capture the underlying philosophy guiding the Olmstead decision:

- *"institutional placement of persons who can handle and benefit from community settings perpetuates unwarranted assumptions that persons so isolated are incapable of or unworthy of participating in community life."*

- *"confinement in an institution severely diminishes the everyday life activities of individuals, including family relations, social contacts, work options, economic independence, educational advancement, and cultural enrichment."*

Living in "institutions" is considered living in a segregated setting - that is, all other persons living in the institution are disabled. Thus, the goal of the Olmstead decision is to enable disabled persons to live in "integrated" settings – that is, with persons who are not disabled and in neighborhoods.

Pico Rivera's total disabled population is estimated to number 6,515 persons of whom 93% (N = 6,061) live in a housing unit and 7% (N=454) have group living arrangements in either a nursing home or group home.

The persons living in housing units make their home within a neighborhood. Some have become disabled while they lived in the same neighborhood and home. Some, too, are cared for by family members who live in the same home or relatives who have a home nearby. Still others receive care from the In Home Supportive Services Program. Indeed, as of April 2020, 1,377 disabled Pico Rivera residents were being helped by the IHSS Program. Refer to Table VII-4 below.

Table VII-4
City of Pico Rivera
Residents Participating in the IHSS Program by Age Group: April 2020

Age Group	Number	Percent
<1 to 24	171	12.8%
25-59	344	25.7%
60-65	109	8.2%
Over 65	713	53.3%
Total	1,337	100.0%

Source: County of Los Angeles, Department of Public Social Services, Pico Rivera Statistical Report, April 2020

Thus, of the 3,001 disabled persons 65 years of age or older, 713 are participants in the IHHS program, a program having the goal of enabling disabled people to stay in their homes.

The In-Home Supportive Services Program helps pay for services provided to eligible persons who are 65 years of age or over, or legally blind, or disabled adults and children, so they can remain safely in their own homes. IHSS is considered an alternative to out-of-home care, such as nursing homes or board and care facilities.

The types of services which can be authorized through IHSS are housecleaning, meal preparation, laundry, grocery shopping, personal care services (such as bowel and bladder care, bathing, grooming and paramedical services), and accompaniment to medical appointments.

Table VII-5 shows that disabled Hispanics, Whites and Asian are the principal participants in the IHSS Program.

Table VII-5
City of Pico Rivera
Residents Participating in the IHSS Program by Age Group: April 2020

Race/Ethnicity	Number	Percent
American Indian/Alaska Native	3	0.2%
Asian	51	3.8%
Black/African American	12	0.9%
Hispanic	1,171	87.6%
Native Hawaiian/Pacific Islander	0	0.0%
White	83	6.2%
2 or More Races	0	0.0%
Other	17	1.3%
Total	1,337	100.0

Source: County of Los Angeles, Department of Public Social Services, Pico Rivera Statistical Report, April 2020

Table VII-6 lists the nine licensed adult residential facilities (ARF) which are located in Pico Rivera. The State Community Care Licensing Division defines an ARF as a residential home for adults 18 through 59 with mental health care needs or who have physical or developmental disabilities and require or prefer assistance with care and supervision.

Table VII-6
City of Pico Rivera
Licensed Adult Residential Facilities: June 2020

Name	Address	Census Tract	Capacity
Casa Velasco	9209 Coolhurst Dr.	5008.00	4
Choices R Us-Miguel	3951 Miguel Ave.	5004.03	4
Choices R Us-Woodhue	9523 Woodhue St.	5024.02	6
Genus Residential Care	8356 Maxine St.	5025.00	4
Layman Facility	4117 Layman Ave.	5004.04	4
Pacific Horizon	9115 Union St.	5004.02	6
Rieshel Home	9664 Rieshel St.	5008.00	4
Rivera Home Care	9509 Shade Ln.	5026.01	4
Sunglow Home	9734 Sunglow St.	5026.01	4

Source: California Department of Social Services, Community Care Licensing Division

The nine ARFs have the capacity to provide housing to 40 persons with disabilities. The group home residents share living in a single family home, typically with three to five disabled persons. The group homes, which are typically one-story in height, are not concentrated -

- Two with a 4-bed capacity each are located in census tract 5008.00
- Two with a 4-bed capacity each are located in census tract 5026.01
- Five with a capacity of 24 beds are located in five different census tracts

The "institutional" setting in the Olmstead decision was a psychiatric hospital. Additional institutional settings include "institutions for mental disease," mental health rehabilitation centers, hospitals and rehabilitation centers, and nursing facilities. Some disabled persons living in a nursing facility may qualify for living in a community setting with attendant care.

Therefore, it is possible that among the 425 persons in a nursing home, some could reside in a community setting such as a group home or their own home. The exact number is unknown as well as whether any of these folks have requested transition to a group home.

The Southern California Resource Services for Independent Living, with offices located in Downey, offers community-based transition services. Through this service information and assistance is provided to residents of nursing homes or other similar institutions to successfully transition into their own home. Through direct outreach, established relationships and referrals from health plans, Southern California Resource Services for Independent Living works collaboratively to ensure successful relocation and transition.

Ninety-three percent of disabled persons live in their own home. A few (N=40) disabled persons share living quarters with other disabled people in group homes. All other disabled individuals live in nursing homes or are homeless. Nursing home residents who are able to transition to their own home can be assisted by existing organizations in the transition. The City will reach out to one or more of these organizations to determine if some nursing home residents can be assisted in a transition to a more integrated setting in a home and residential neighborhood.

D. HOME MODIFICATIONS FOR PEOPLE WITH DISABILITIES

Home modifications can improve the quality of life and the improve safety of disabled people of all ages. The frail elderly living in their own home, however, is a population group that has a keen need for home modifications.

The American Community Survey provides two indicators to approximate the size of the frail elderly population:

Self-care difficulty refers to survey respondents who stated they had "difficulty dressing or bathing." Difficulty with these activities are two of six specific Activities of Daily Living (ADLs) often used by health care providers to assess patients' self-care needs.

Independent living difficulty refers to survey respondents who stated that due to a physical, mental, or emotional condition; they had difficulty "doing errands alone such as visiting a doctor's office or shopping." Difficulty with this activity is one of several Instrumental Activities of Daily Living (IADL) used by health care providers in making care decisions.

The 2018 ACS estimates that 658 and 1,363 persons who are 65 years of age or older experience a self-care disability or an independent living difficulty, respectively. Thus, Pico Rivera's frail elderly population could be as large as approximately 2,000 persons. It is possible that some elderly people have both difficulties.

Many of the frail elderly also live on fixed incomes. And many also need home modifications in order to help prevent falls.

As people get older, particularly after age 75, they become susceptible to falls which often lead to hospitalizations and increased medical costs. A UCLA health study revealed the age-specific propensities to fall and the ability to reduce falls through home modifications. The study stated:

The proportion of older Californians falling multiple times during the year increases with age. Among those ages 65-74, 10.6 percent reported multiple falls in the past year, compared to 13.8 percent of those 75- 84 and 19.3 percent of those ages 85 and over. Multiple falls also occurred more often than average among those with chronic conditions and disabilities, and they were most common among older adults who were legally blind, with almost one third (30.8 percent) reporting multiple falls.

Source: Steven P. Wallace, Ph.D., UCLA Center for Health Policy Research, *More than Half a Million Older Californians Fell Repeatedly in the Past Year,* November 2014, page 1

Table VII-7 estimates that almost 1,200 elderly resident have experienced multiple falls. Although they have the lowest propensity to fall, the elderly in the 65-74 age cohort comprise the large number of falls at 511. This age cohort is almost 5,000 people in size and could portend a larger number of people in the 85+ age group in the future.

Table VII-7
City of Pico Rivera
Elderly Population Experiencing Multiple Falls: 2014-2018

Elderly Age Group	Total Population	Percent With Multiple Falls	Estimated Number With Multiple Falls
65-74	4,826	10.6%	511
75-84	3,034	13.8%	418
85+	1,277	19.3%	246
Total	9,137	12.8%	1,175

Source: ACS, 2014-2018 5-Year Estimates, Age by Sex, Table B10

According to the UCLA study:

There is good evidence that interventions addressing multiple risk factors are able to reduce the number of future falls, especially when they target high-risk individuals. Key elements of multifactor fall prevention include evaluating medications to identify those that can cause dizziness; improving gait, balance, and strength through physical therapy and/or exercise programs; using an assistive device (e.g., a cane) to further support balance; *making home modifications*, such as reducing slip and trip risks, since most falls occur inside the person's home; and modifying high-risk daily routines, such as wearing inappropriate footwear or walking on uneven pavement. [Emphasis added]

Source: Steven P. Wallace, Ph.D., UCLA Center for Health Policy Research, *More than Half a Million Older Californians Fell Repeatedly in the Past Year,* November 2014, page 4

According to the ACS, 80% or 3,700 of elderly householders are owners. These figures indicate that many frail elderly are living in their own home, perhaps alone.

Table VII-8 shows that 63% of elderly households have low/moderate incomes (<80% of area median income).

Table VII-8
City of Pico Rivera
Elderly Households by Age and Income Group: 2011-2015

Household Type	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
Household contains at least one person 62-74 years of age	590	670	920	685	1,125	3,990
Household contains at least one person age 75 or older	745	635	545	190	400	2,515
Total	1,335	1,305	1,465	875	1,525	6,505
Percent	20.5%	20.0%	22.5%	13.5%	23.5%	100.0%

Extremely Low: Less than or = 30% HAMFI
Very Low: >30% to less than or = 50% HAMFI
Low: >50% to less than or = 80% HAMFI
Moderate: >80% to less than or = 100% HAMFI
Above Moderate: >100% HAMFI
HAMFI refers to HUD Area Median Family Income

The large number elderly homeowners who have low and moderate incomes indicate that there could be a need for a housing rehabilitation assistance program focused entirely on home modifications. There also may be a need for home modifications in the group homes occupied by disabled persons. This topic is discussed in more detail in Section XI – Contributing Factors Analysis.

E. AVAILABILITY OF ACCESSIBLE HOUSING

"Accessible housing" refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling, including the physical accessibility of units According to the AFH Guidebook:

Single family housing is generally not required to be accessible by Federal law, except accessibility requirements typically apply to housing constructed or operated by a recipient of Federal financial assistance or a public entity. State and local laws differ regarding accessibility requirements. An approximation that may be useful in this assessment is that buildings built before 1992 tend not to be accessible.

The overwhelming majority of the City's housing stock was built before 1992. Table VII-9 estimates that 366 housing units in structures of 5 units or more have been constructed since 1992.

Over the next decade the pace of residential construction may increase as the City endeavors to meet its share of the regional housing need. The Regional Housing Needs Assessment has allocated to the City a need of almost 4,000 housing units to be built between 2021 and 2029. Many of these housing units will need to be accommodated in multi-family, multi-story structures because approximately 1,700 housing units have been allocated to the very low and low income groups.

Table VII-9
City of Pico Rivera
Housing Built Since 1992 by Structure Size: 2014-2018

Year Built	50 +Units	20-49 Units	5-19 Units	Total	Percent
1992-1999	124	68	52	244	66.7%
2000-2009	72	21	29	122	33.3%
2010 or Later	0	0	0	0	0.0%
Total	196	89	81	366	100.0%

Source: American Community Survey, Year Structure Built

The City requires all new housing developments to comply with the California Building Standards (Title 24 of the California Code of Regulations) and the federal American with Disabilities Act (ADA). Title 24 of the California Code of Regulations, known as the California Building Standards Code or just 'Title 24,' contains the regulations that govern the construction of buildings in California. Chapter 11A contains the regulations governing housing accessibility.

The new construction will result in an increase in the inventory of accessible housing units. Furthermore, single-family homes will be made more accessible by home modifications.

F. ACCESSIBILITY PUBLIC BUILDINGS, FACILITIES AND SERVICES

The Americans with Disabilities Act (ADA) became a Federal law on January 26, 1992. The fundamental goal of the ADA is to ensure equal access to civic life by people with disabilities. The Act comprises of five titles prohibiting discrimination against disabled persons within the United States. Title II of the ADA requires state and local governments to make their programs, services, activities, benefits, recruitment, selection process and hiring practices accessible to persons with disabilities. It also establishes physical access requirements for public facilities (buildings and sidewalks, etc.). Under Title II of the ADA guidelines, the City is required to have an ADA transition plan which identify existing obstacles, limiting accessibility and describe steps to be taken to ensure that facilities within the public right-of-way are made accessible to all individuals.

In 2019 field surveys were conducted of both City facilities and infrastructure in the public right-of-way to identify physical barriers and compare them against requirements from the State Title 24 Building Code and the Federal ADA Accessibility Guidelines. Additionally, a review and evaluation was conducted of current City policies, programs, and practices in order to identify issues which may be discriminatory to people with disabilities. Based upon the results of the barrier assessments, a comprehensive ADA Self-Evaluation Implementation and Transition Plan was developed.

The ADA Self-Evaluation Implementation Plan consists of the deficiencies which the City needs to correct and/or apply to be in compliance under the ADA regulations. One of the deficiencies found was that the City did not have a Notice of Compliance and a Grievance Procedure System. The City Council in May 2020 took action to approve the ADA Notice of Compliance and ADA Grievance Procedure System so that the City is in compliance with ADA regulations.

SECTION VIII
DISPROPORTIONATE
HOUSING NEEDS ANALYSIS

A. INTRODUCTION

For purposes of the Consolidated Plan, disproportionately greater housing needs exist "when the percentage of persons in a category of need who are members of a particular *racial or ethnic group* in a *category of need* is *at least 10 percentage points* higher than the percentage of persons in the category as a whole." 24 CFR 91.305(b)(2)[Emphasis added]

On the other hand, for purposes of the Assessment of Fair Housing -

> Disproportionate housing needs refers to a condition in which there are *significant disparities* in the proportion of members of *a protected class* experiencing *a category of housing need* when compared to the proportion of members of any other *relevant groups or the total population* experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden, severe cost burden, overcrowding, and substandard housing conditions…. 24 CFR 5.154 [Emphasis added]

The categories of housing need, therefore, include:

- Cost Burden
- Severe Cost Burden
- Overcrowding
- Substandard Housing Conditions

"Disproportionate," according to the Consolidated Plan rules, means that a racial or ethnic group experiences a housing need at least 10% percentage points higher than the total population. This measure is not useful in a jurisdiction where one racial or ethnic group comprises the overwhelming majority of the total population. The jurisdiction's percentage of need in this instance is essentially the same as the racial or ethnic group.

"Disproportionate," according to the Assessment of Fair Housing rules, means that there are significant disparities - within a protected class - of the percentage of people or households experiencing a housing need. No threshold measures are given by HUD to enable jurisdictions to determine what is "significant."

Data on housing cost burdens and overcrowding are available only for racial and ethnic groups and are unavailable for other protected classes (e.g., national origin, gender, disability). Data are unavailable on substandard housing conditions for all protected classes.

B. HOUSING COST BURDENS BY RACE AND ETHNICITY

Housing cost burden refers to households spending 30% or more of their income on housing expenses. Table VIII-1 shows that 42% of all householders are cost burdened. White householders experience the lowest percentage of cost burden at 29%. By comparison, 100% of the 10 Pacific Islander householders living in Pico Rivera are cost burdened. All other racial/ethnic groups experience housing cost burdens 36% to 43%

The Pacific Islander householders experience disproportionate housing needs.

Table VIII-1
City of Pico Rivera
Disproportionate Housing Needs Analysis:
Housing Cost Burden by Race/Ethnicity

Race/Ethnicity	Number of Households	Number Cost Burdened	Percent Cost Burdened
White	1,270	370	29%
American Indian/Alaska Native	69	25	36%
Black/African American	164	64	39%
Asian	535	215	40%
Hispanic	14,230	6,115	43%
Pacific Islander	10	10	100%
Total	16,278	6,799	42%

Note: Housing cost burden refers to households spending 30% or more of their income on housing expenses.
Source: 2011-2015 CHAS, Consolidated Plan Table – Greater Need: Housing Cost Burdens

C. SEVERE HOUSING COST BURDENS BY RACE AND ETHNCIITY

Severe housing cost burden refers to households spending 50% or more of their income on housing expenses. Table VIII-2 shows that 19% of all householders are severely cost burdened. None of the American Indian/Alaska Native householders are severely cost burdened. In contrast, all 10 Pacific Islander householders are severely cost burdened. All other racial/ethnic groups experience severe housing cost burdens 14% to 20%.

The Pacific Islander householders experience disproportionate housing needs.

Table VIII-2
City of Pico Rivera
Disproportionate Housing Needs Analysis:
Severe Housing Cost Burden by Race/Ethnicity

Race/Ethnicity	Number of Households	Number Severely Cost Burdened	Percent Severely Cost Burdened
American Indian/Alaska Native	69	0	0%
White	1,270	185	14%
Black/African American	164	25	15%
Asian	535	100	19%
Hispanic	14,230	2,860	20%
Pacific Islander	10	10	100%
Total	16,278	3,180	19%

Note: Severe housing cost burden refers to households spending 50% or more of their income on housing expenses.
Source: 2011-2015 CHAS, Consolidated Plan Table – Greater Need: Housing Cost Burdens

D. COSTS BURDENS BY INCOME AND TENURE

Table VIII-3 shows the number and percentages of households in five income groups by tenure. Approximately 58% of Pico Rivera's 16,790 households have lower incomes, which makes them eligible to participate in the City's CDBG- funded programs. Extremely low income *renters* comprise 9.3% of all the City's households (1,565/16,790). The largest income group (3,935) is above moderate income owners.

Table VIII-3
City of Pico Rivera
Household Income by Tenure: 2012-2016

Household Income	Owner	Percent	Renter	Percent	Total	Percent
Extremely Low	1,445	12.4%	1,565	28.2%	3,010	17.9%
Very Low	1,405	12.5%	1,215	21.8%	2,620	15.6%
Low	2,820	25.1%	1,355	24.3%	4,175	24.9%
Moderate[1]	1,620	14.4%	630	11.3%	2,250	13.4%
Above Moderate[2]	3,935	35.1%	800	14.4%	4,735	28.2%
Total	11,225	100.0%	5,565	100.0%	16,790	100.0%

Extremely Low: Less than or = 30% HAMFI
Very Low: >30% to less than or = 50% HAMFI
Low: >50% to less than or = 80% HAMFI
Moderate: >80% to less than or = 100% HAMFI
Above Moderate: >100% HAMFI
HAMFI refers to HUD Area Median Family Income

Sources: Comprehensive Housing Affordability Strategy ("CHAS") Data, based on the 2012-2016 American Community Survey and 2010 Census

Table VIII-4 describes the number of low and moderate income renter and owner households that experience cost burden and severe cost burden. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Among low and moderate income *renters*, 70% are cost burdened and 36% are severely cost burdened. The data also demonstrate that 52.5% of all low and moderate income *owners* are cost burdened and 27% are severely cost burdened.

This means that the renter households within each racial and ethnic group are more likely to be cost burdened and severely cost burdened than there owner counterparts.

Table VIII-4
City of Pico Rivera
Cost Burden and Severe Cost Burden
by Income and Tenure: 2012-2016

Tenure	Total Low/Moderate Income	Number Cost Burdened	Percent Cost Burdened	Number Severely Cost Burdened	Percent Severely Cost Burdened
Renters	4,135	2,915	70.5%	1,505	36.4%
Owners	5,670	2,975	52.5%	1,535	27.1%
Total	9,805	5,890	60.0%	3,040	31.0%

Note: Low/moderate income means less than 80% of the area median income
Cost burden = 30% or more of income spent on housing costs
Severe cost burden = 50% or more spent on housing costs
Source: Comprehensive Housing Affordability Strategy ("CHAS") Data, based on 2012-2016 American Community Survey and 2010 Census

Low income renters with high housing costs live precariously and confront financial catastrophe on a month to month cycle. Research completed the UC Davis Center for Poverty Research found that -

> Nearly 40 percent of Americans experience material hardship, meaning that they struggle to meet at least one basic need (such as housing, food, utilities and healthcare). Research shows that many low-income households juggle different basic needs. For example, some will choose to forgo utility payments to keep up with rental or mortgage payments. While food insecurity is the most common hardship, housing and utility hardships are also common, and missing these payments can result in large penalty fees, utility shutoffs, and evictions and can put low-income households at risk of losing adequate shelter.
>
> Source: Ryan Finnigan and Kelsey D. Meagher, UC Davis Center for Poverty Research, Missed Housing and Utility Payments are Common and Persistent in the United States, November 2018, page 1

E. OVERCROWDING BY RACE AND ETHNICITY

Overcrowding is estimated on the basis of 1.01 or more persons per room. Table VIII-4 shows that none of the Native Hawaiian/Pacific Islander householders are overcrowded. Four groups have overcrowding rates between 3% and 11%. The Hispanic (16%) and American Indian/Alaska Native (23%) householders are considered to experience disproportionate housing needs.

Table VIII-5
City of Pico Rivera
Disproportionate Housing Needs Analysis
Overcrowding by Race and Ethnicity

Race/Ethnicity	Number of Households	Number Overcrowded	Percent Overcrowded
Native Hawaiian/Pacific Islander	25	0	0%
White Alone, Not Hispanic or Latino	1,461	47	3%
Asian	502	35	7%
Black/African American	161	16	10%
Two or More Races	375	40	11%
Hispanic	14,445	2,318	16%
American Indian/Alaska Native	86	20	23%
Total	17,055	2,476	14.5%

Source: American Community Survey, 2014-2018 5-Year Estimate, Tables B25014A-I, Occupants Per Room

Contributing factors to disproportionate housing cost burdens and overcrowding are described in Section XI.

SECTION IX
PUBLICLY SUPPORTED HOUSING ANALYSIS

A. BACKGROUND

HUD is interested in how the demographics of the occupants of publicly supported housing compare by program type to the demographics of the jurisdiction. HUD guidance on this subject includes:

> …the demographics of publicly supported housing by program category … seeks to identify whether certain programs are serving a higher or lower percentage of households of one particular population group when compared to the other program categories and the population as a whole. This includes an analysis of whether there is segregation or integration, and seeks to identify whether certain categories of publicly supported housing experience segregation or integration.

HUD's *Assessment of Fair Housing Guidebook* also advises jurisdictions to conduct an analysis of the location of affordable housing, particularly multifamily housing developments.

> The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not.

B. ANALYSIS OF THE OCCUPANTS OF PUBLICLY SUPPORTED HOUSING

Publicly supported housing includes 517 Section 8 Housing Voucher Holders and 273 rent restricted affordable housing units.

Race/ethnicity data are available for 494 Section 8 HCV holders. Table IX-1 shows that Hispanic and Black African American householders occupy a higher percentage of the Section 8 tenant based rent assisted units than they represent of all householders. In contrast, all other groups comprise the same or a somewhat smaller proportion of the Section 8 tenants than they represent of all householders. Asian householders are underserved in that they comprise 3.2% of all households but only 0.6% of the voucher holders.

Disabled householders comprise 23% of the voucher holders, roughly the same percentage that they represent of all households living in the City.

The City has 273 rent restricted apartments in three developments:

- Telacu Pico Rivera 69 senior housing units
- Pavilion Apartments 129 family housing units
- Verner Villa 75 family housing units

Hispanics comprise a smaller proportion of the occupants in the three developments than they represent of the City's population. However, only 4% of the occupants are disabled.

❖ Hispanic	487	82.2%
❖ Not Hispanic	105	17.8%
	492	100.0%

Table IX-1
City of Pico Rivera
Occupancy of Section 8 Housing Choice Voucher Holders
By Race and Ethnicity

Race/Ethnicity	Number of Voucher Holders	Percent of Voucher Holders	Number of Households	Percent of All Households
Hispanic	455	92.1%	14,390	87.2%
White, Not Hispanic	27	5.5%	1,330	8.1%
Black/African American	7	1.4%	164	1.0%
Asian	3	0.6%	535	3.2%
American Indian/Alaska Native	2	0.4%	69	0.4%
Pacific Islander	0	0.0%	10	0.1%
Total	494	100.0%	16,498	100.0%

Source: PIH Information Center Data as included in Consolidated Plan tables on race and ethnicity of the residents of Section 8 tenant-based housing (HCV Program)

C. ANALYSIS OF THE LOCATION OF PUBLICLY SUPPORTED HOUSING

1. Existing Publicly Supported Housing

The three affordable multifamily developments are located in three different census tracts.

Affordable Housing Development	Census Tract
❖ Pavilion Court Apartments	5025.00
❖ Telacu Pico Rivera	5024.01
❖ Verner Villa	5009.00

Exhibit IX-1 delineates the boundaries of Pico Rivera's census tracts.

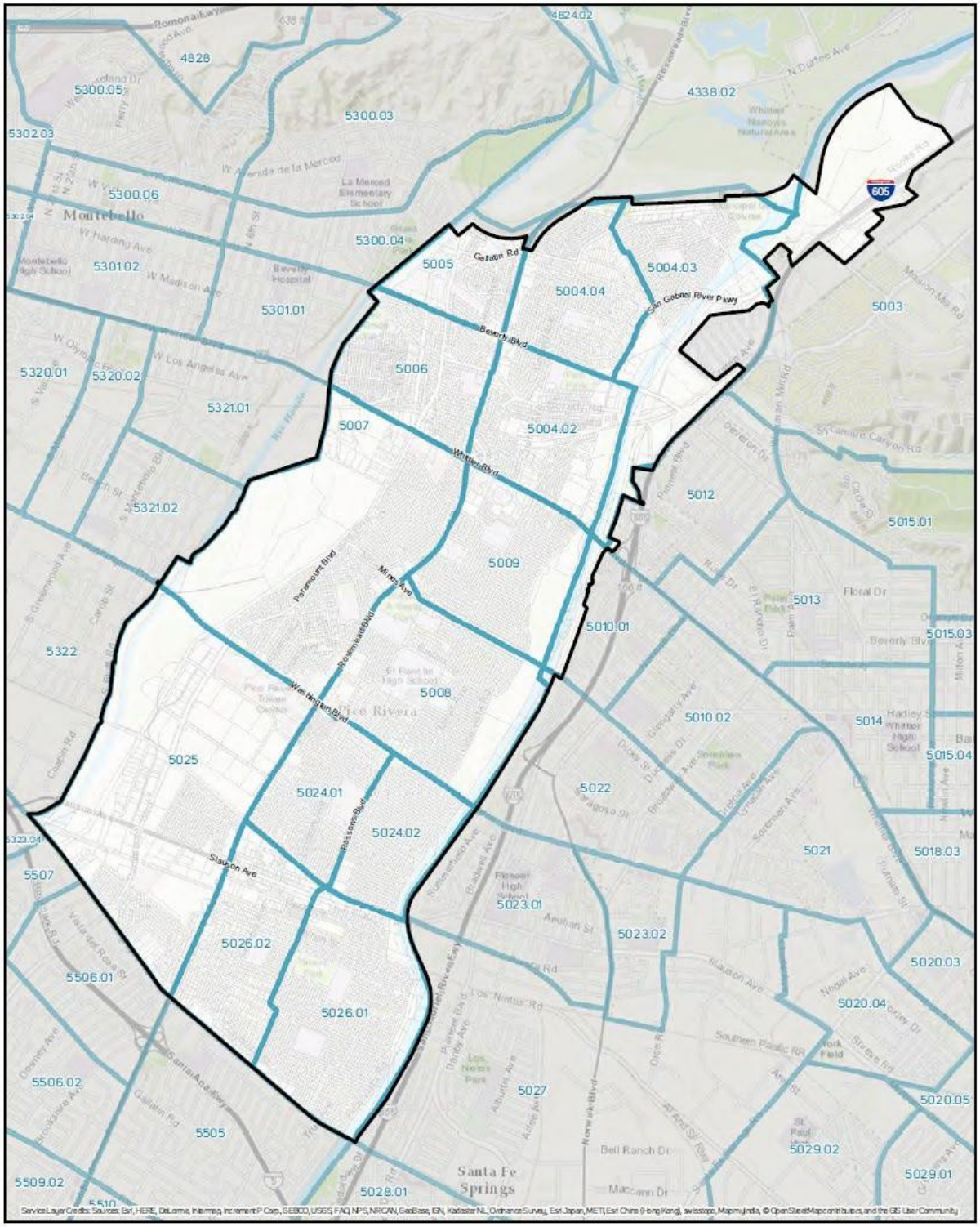
The Pavilion Courts is an affordable multifamily development that according to the TCAC staff has received funding and is at the preliminary reservation stage. It has not yet been constructed or rehabilitated. Pavilion Courts is located at 8371 Telegraph Road and in census tract 5025.00. The project involves the rehabilitation of 132 apartment units in a development that was built in 1962.

2. Location Analysis of Existing Affordable Housing Development

The location of affordable housing, according to HUD, can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity.

The three existing developments and Pavilion Courts are not located in segregated or racially and ethnically concentrated areas of poverty.

Exhibit IX-1
City of Pico Rivera Census Tracts



City Boundary 2010 Census Tracts

Access to opportunity is another factor associated with the location of affordable housing. The California Department of Housing and Community Development (HCD) and Tax Credit Allocation Committee (TCAC) have developed a housing opportunity tool to identify census tracts/neighborhoods with different levels of resources that can meet the needs of families with children. The purpose of the tool is to incentivize the development of *large-family, new construction developments* with 9% Low Income Housing Tax Credits (LIHTCs) in high resource neighborhoods.

To allow TCAC and HCD to incentivize equitable development patterns in each region of the State to the same degree, the TCAC/HCD Opportunity Map Tool allocates the 20% of census tracts groups in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region thus ends up with 40% of its total tracts as Highest or High Resource. The remaining non-filtered tracts are then evenly divided into "Moderate Resource" and "Low Resource" categories as well as filtered into a "High Segregation and Poverty" category.

The affordable housing developments are located in three different census tracts and all three are moderate resource neighborhoods.

3. Future Publicly Supported Housing

The number and location of future affordable housing developments is unknown. However, there is throughout southern California a very high need for affordable housing, a need that has been exacerbated by the COVID-19 pandemic.

State law requires the Southern California Association of Governments (SCAG) to develop a methodology for distributing the existing and projected housing need to each jurisdiction in the six county Region, which includes the counties of Ventura, Loa Angeles, Orange, Riverside, San Bernardino and Imperial. According to State Department of Housing and Community Development (HCD), the Region's total housing need is 1,341,827 housing units for the period from June 30, 2021 to October 15, 2029. (Source: HCD letter to SCAG, *Final Regional Housing Needs Assessment*, October 15, 2019)

Table IX-2 shows that based on the methodology adopted by SCAG, Pico Rivera has been allocated a need of 3,939 housing units. The allocation is not final and is subject to an appeals process. The allocation numbers will be finalized for the entire region in February 2021.

The City has been allocated a need of 1,710 housing units for very low and low income groups. To fully accommodate this need, sites will need to be found that are appropriate for multifamily, multi-story buildings in neighborhoods which have the best available access to opportunity.

As explained on page IX-1, the location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. Section XI – Contributing Factors Analysis – describes in more detail this fair housing issue.

Table IX-2
City of Pico Rivera
Share of Regional Housing Needs
June2021 – October, 2029

Income Group	Number	Percent
Very Low	1,148	29.1%
Low	562	14.3%
Moderate	572	14.5%
Above Moderate	1,657	42.1%
Total:	3,939	100.0%

Source: Southern California Association of Governments, *Final RHNA Estimate Tool,* March 5, 2020

SECTION X
FAIR HOUSING SERVICES ANALYSIS

A. BACKGROUND

The AFH must include an analysis of fair housing enforcement, outreach capacity, and resources. The AFFH rule defines "fair housing enforcement and fair housing outreach capacity" to mean "the ability of a jurisdiction, and organizations located in the jurisdiction, to accept complaints of violations of fair housing laws, investigate such complaints, obtain remedies, engage in fair housing testing, and educate community members about fair housing laws and rights." 24 C.F.R. § 5.152

B. HOUSING RIGHTS CENTER (HRC)

The City partners with the Housing Rights Center (HRC) to provide fair housing services throughout Pico Rivera. HRC is a 501c3 nonprofit agency whose mission is –

> to actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, familial status, marital status, disability, genetic information, ancestry, age, source of income or other characteristics protected by law.

1. Services

HRC provides services free of cost and acts as the go-to resource for vital housing related needs of the community.

a. Landlord-Tenant Counseling

HRC's Trained Housing Counselors are available to answer questions about landlord-tenant rights and responsibilities, including questions about Security Deposits, Evictions, Repairs, Rent Increases, Harassment and more. Landlord Tenant Counseling is provided by telephone and in-person and is available for both tenants and landlords.

b. Discrimination Investigation

HRC's Case Analysts investigate allegations of housing discrimination and help victims of discrimination enforce their Fair Housing rights. The Investigations Department conducts fact finding investigations and proposes potential solutions for victims of housing discrimination. Case resolution can include mediation, conciliation, a referral to State and federal administrative agencies, or referral to HRC's Litigation Department.

c. Fair Housing Education and Outreach

HRC's programs are designed to educate the community about the Fair Housing laws, illegal practices and Landlord-Tenant rights and responsibilities. HRC also offers a monthly Fair Housing Certification Training for housing industry professionals who are interested in learning about the federal and State fair housing laws and presently offers trainings in English, Spanish, and Korean. Furthermore, HRC provides free fair housing law workshops for landlords, tenants, nonprofit organizations and City employees. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian

In addition to the above-mentioned services, HRC provides:

- Appointment free counseling on fair housing rights and responsibilities through their physical offices, workshops and clinics held in the City and their toll-free fair housing hotline 1- 800-477-5977.
- Maintains a website with fair housing information, housing listings, and a repository of prior webinars, outreach materials, quizzes, guidelines, resources, a weekly Blog, social media posts and FAQs (www.housingrightscenter.org).
- Develops and distributes educational literature and resources that describe ways to prevent housing discrimination and the applicable laws that protect against discrimination. The materials are made available free to the public in several different languages including English, Spanish, Korean, Mandarin, Armenian, Cantonese, and Russian.

2. Housing Rights Summit

HRC sponsors the Housing Rights Summit, a day-long conference held annually since 2000 which brings interested parties together and raises public awareness of fair housing issues and services. The event attracts civil rights advocates, social service providers, housing industry and community members, and government entities to address fair housing and other related issues, such as housing accessibility for persons with disabilities and how housing conditions affects resident health. The event also provides a space for agencies, organizations & the public to connect and strategize together on how to better address the current housing situation.

3. Fair Housing Inquiries/Cases

Between PY2014-2015 and 2018-19 HRC received 49 fair housing related inquiries. Of the cases opened, 34 case (69%) involved allegations of discrimination based on physical disability. The City continued partnering with the HRC to investigate complaints placed through the HRC hotline.

4. Fair Housing Initiatives Program

The U.S. Department of Housing and Urban Development awards grants to help fight housing discrimination, which is referred to as the Fair Housing Initiative Program (FHIP). FHIP organizations partner with HUD to help people identify government agencies that handle complaints of housing discrimination.

FHIP has four initiatives. Three currently provide funds, through competitive grants, to eligible organizations. The initiatives are:

- **The Fair Housing Organizations Initiative (FHOI)** provides funding that builds the capacity and effectiveness of non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. FHOI also strengthens the fair housing movement nationally by encouraging the creation and growth of organizations that focus on the rights and needs of underserved groups, particularly persons with disabilities.

- **The Private Enforcement Initiative (PEI)** offers a range of assistance to the nationwide network of fair housing groups. This initiative funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.

- **The Education and Outreach Initiative (EOI)** offers a comprehensive range of support for fair housing activities, providing funding to State and local government agencies and non-profit organizations for initiatives that educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

- **The Administrative Enforcement Initiative (AEI)** helps state and local governments that administer laws that include rights and remedies similar to those in the Fair Housing Act. This initiative also helps implement specialized projects that broaden an agency's range of enforcement and compliance activities. No funds are available currently for this program.

Between 2014 and 2019, HRC has obtained various Fair Housing Initiative Grants. In 2014 and 2018 HRC was awarded Multi-Year (3-year) Private Enforcement Initiatives (PEI) Grants in the amount of $300,000.00 per year. Also, in 2015 HRC obtained a Fair Housing Organization Initiative (FHOI) grant in the amount $467,747 for an 18-month period.

Fair housing services is not a fair housing issue because the City partners with an organization that accepts housing discrimination complaints, has the capacity to investigate such complaints and obtain remedies, engage in fair housing testing, and educate community members about fair housing laws and rights.

SECTION XI
CONTRIBUTING FACTORS ANALYSIS

A. BACKGROUND

The AFFH rule defines a "fair housing contributing factor" as a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. (24 C.F.R. § 5.152)

Contributing factors may include public or private policies, practices, or procedures. Contributing factors may be outside of the ability of a city to control or influence. The AFH Guidebook, however, states that such factors, if relevant to a city, must still be identified. Appendix A describes each of the potential contributing factors which HUD has described as potentially impacting a fair housing issue.

The foregoing analysis has identified that the following are not fair housing issues in Pico Rivera:

- Integration/Segregation
- Racially/Ethnically Concentrated Areas of Poverty
- Fair Housing Services

The analysis identifies the following fair housing issues.

- *Access to Opportunity*
  - ✓ *Environmental Health*
  - ✓ *School Proficiency*
- *Housing for People with Disabilities*
  - ✓ *Home Modifications*
- *Disproportionate Housing Needs*
  - ✓ *Pacific Islanders: Cost Burden and Severe Cost Burden*
  - ✓ *Hispanics - Overcrowding*
- *Publicly Supported Housing*
  - ✓ *Production and Location of Affordable Housing*

B. ACCESS TO OPPORTUNITY

1. Contributing Factor - Location of Environmental Hazards

This contributing factor, according to *AFH Guidebook*, means that the geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised. The type and number of hazards may include health effects such as asthma, cancer clusters, obesity, etc. Additionally, industrial siting policies and incentives for the location of housing may be relevant to this factor.

2. Analysis of Contributing Factor

The City's relatively poor environmental health is not necessarily caused by conditions confined to the city limits. While adverse environmental conditions have origins beyond the city limits, the city's neighborhoods are the receptors of those conditions.

Achieving environmentally healthy neighborhoods involves both regional and local actions. Regional efforts include the City's cooperation and coordination with the California Air Resources Board, South Coast Air Quality Management District, Southern California Association of Governments, and the Gateway Cities Council of Governments.

City actions to address environmental hazards include the adoption and ongoing implementation of the General Plan Environmental Resources Element. The policies, goals and programs of this element are intended to contribute to achieving environmentally healthy neighborhoods; for example:

- Require new development projects to incorporate feasible measures that reduce operational emissions through project and site design and use of best management practices to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.
- Locate uses, facilities and operations that may produce toxic or hazardous air pollutants (e.g., industrial uses, highways) an adequate distance from sensitive receptors, consistent with California Air Resources Board recommendations.
- Require projects for new industrial development or expansion of existing industrial uses that produce air pollutants or toxic air contaminants to conduct a health risk assessment and establish appropriate mitigation prior to approval.
- Require that adequate buffer distances be provided between odor sources such as industrial users and sensitive receptors.
- Consolidate truck-intensive industrial uses within the southern portion of the city to separate truck routes from neighborhoods and minimize potential impacts of diesel emissions on existing residential uses.
- Where feasible and appropriate, provide assistance to existing truck intensive industrial uses adjacent to residential neighborhoods in the northern portion of the City to relocate within industrial areas in the southern portion of the City away from residential neighborhoods.

City actions have been taken and are ongoing to address environmental hazards. The goals, policies, and programs of the Environmental Resources Element will continue to be implemented during the 2020-2025 period of the AI/AFH.

C. SCHOOL PROFICIENCY

1. Contributing Factor - Location of Proficient Schools and School Assignment Policies

The *AFH Guidebook* advises cities that the geographic relationship of proficient schools to housing, and the policies that govern attendance, are important components of fair housing choice. Among the factors to consider are the location of proficient schools, the range of housing opportunities near proficient schools, and whether students are able to attend schools of their choice regardless of where their home is located.

2. Analysis of Contributing Factor

a. K-12 Education in California

According to the Public Policy Institute of California:

> California educates more than 6 million children in its K–12 public schools. More than half of these students are economically disadvantaged. About one in five are English Learners (ELs), compared with one in ten nationwide. In 2013, the state created the Local Control Funding Formula (LCFF) to simplify school funding and significantly increase funding for high-need students (those who are low-income, EL, homeless, and foster youth). California's school system has also adopted new educational standards in math, English, and science, and the state has revamped its assessment system accordingly.
>
> Given the pivotal role of education in California's future, improving the academic outcomes of high-need students remains the central challenge facing California's schools. State test scores have seen modest improvements over the past five years, but high-need students still score at much lower levels than other students do. The LCFF provides additional funding for districts with large numbers of high-need students, with the goal of helping these students succeed. Expanding preschool is one strategy for boosting long-term student outcomes.
>
> Policymakers are also exploring fiscal, governance, and program reforms that improve outcomes for disabled students. And, although school funding has risen in recent years, it remains a challenge—in part because districts are facing increased costs.
>
> *Student performance data show a long road ahead.* Policymakers are increasingly interested in the efficacy of recent reforms. Given the LCFF's focus on high-need students, districts face twin goals of raising the overall level of student performance and shrinking gaps among student groups. LCFF performance measures show that districts are finding mixed success in achieving these goals.
>
> State test scores are slowly improving, but major gaps persist. *In 2018–19, about 51% of California's students met or exceeded state standards in English, compared with 40% in math. The shares of students meeting standards have risen 5 to 10 percentage points since new state tests were first administered in 2015, depending on the grade. Proficiency rates in math are lower for African American (21%), Latino (28%), low-income (27%), EL (13%), and disabled (13%) students.* [Emphasis added]
>
> Source: Public Policy Institute of California, *K=12 Education*, January 2019

b. Great Schools Rankings

HUD's school proficiency data were obtained from GreatSchools. The GreatSchools Rating is comprised of three main components:

- <u>Test Scores</u>: The test score sub-rating examines how students at a school performed on standardized tests compared with other schools in the state. Specifically, this rating compares student proficiency rates for each grade and subject with all schools in the state.
- <u>Student Growth</u>: The student growth sub-rating measures whether students at this school are making academic progress over time. Specifically, the sub-rating looks at how much

progress individual students have made on reading and math assessments during the past year or more. This sub-rating is based on student growth models, which can vary from state to state.

- College Readiness: The college readiness sub-rating combines high school's graduation rates with data about college entrance exams, both of which are indicators of how well schools are preparing students for success in college and beyond.

Each GreatSchools rating is on a 1-10 scale and is categorized as follows: 1-3 = "below average," 4-7 = "average," 8-10 = "above average." The overall rating for a school is a weighted combination of multiple sub-ratings. Sub-ratings are weighted equally, though actual weights depend on the amount of data available per school and what grades that school serves. For instance, the overall rating for a school serving grades K-5 would be 50% based on student achievement and 50% based on student growth. The rating for a high school with data for all three measures would be 33% based on student achievement, 33% student growth, and 33% college readiness.

Each sub-rating represents how a school compares to other schools in the state on each given measure. For each sub-rating, the bottom 10% of schools get a 1, the next 10% get a 2, on up to 10, which indicates the school's result is in the top 10%. The overall GreatSchools Rating is not a decile rating, however, because it is an average of multiple subratings. For example, in order to get a rating of 1, a school would have to receive a 1 on all sub-ratings. As such, the distribution of the GreatSchools Rating in a given state looks more like a bell curve, with higher numbers of schools getting ratings in the "average" category, and fewer schools getting ratings in the "above average" or "below average" categories.

c. Great School and NICHE Rankings of El Rancho Unified School District Schools

GreatSchools rankings of the eight elementary schools rank two below average and six average. Valencia Elementary is the highest ranked school.

GreatSchool rankings of the three middle schools rank two below average and one average.

GreatSchool rankings rank two high schools as average.

The Montebello Gardens Elementary School is the one above average school located in Pico Rivera. The elementary school is located within the Montebello Unified School District.

Among the data sources used to create the GreatSchools rankings are the 2018/2019 California Assessment of Student Performance and Progress and the 4-year high school graduation rate.

NICHE ranked the elementary schools located in the City as a C-, C or C+. The middle schools ranked a C, C+ and B-. The El Rancho High School was rated a B-.

NICHE collects and analyzes data from numerous sources to evaluate schools. Among the data sources are student and parent reviews, test scores, college readiness, graduation rates, and teacher quality.

d. Proficient Schools Located in Los Angeles County and Adjacent Cities

According to NICHE, the 10 best unified school districts within or near Los Angeles County in rank order from 1st to 10th are: San Marino, Palos Verdes Peninsula, Arcadia, Irvine, Oak Park, Walnut

Valley, Redondo Beach, Los Alamitos, South Pasadena, and Beverly Hills. None of these unified school districts are located in close proximity to Pico Rivera.

In Montebello, which is adjacent to Pico Rivera, there is one above average elementary school. All other elementary schools, middle schools, and high schools are ranked average or below average by GreatSchools.

In Whittier, which also is adjacent to Pico Rivera, there are six above average elementary schools, three above average middle schools, and one above average high school. Four of the six above average elementary schools are located in the East Whittier City Elementary School District.

e. Geographic Relationship of Proficient Schools to Housing

There is one proficient elementary school in Pico Rivera and one in Montebello. In Whittier, there are six proficient elementary schools. The distance from a central part of Pico Rivera to one of the high-performing elementary schools in the EWCESD is approximately seven or eight miles.

According to Board of Education policies, the EWCESD District may enter into an agreement with another school district to allow the interdistrict attendance of students who are residents of another district. The request to attend the EWCESD may be approved or denied. Some of the conditions of approval of a request include:

- Parent(s)/guardian(s) have obtained a written release from their district of residence when initially requesting a permit.
- Transfer agreements are with the East Whittier City School District and not with a specific school.
- Class enrollment in the district school of request will permit additional students.
- Parent(s)/guardian(s) assume full responsibility for providing transportation to and from school.

Access by Pico Rivera parents to a proficient elementary school may mean moving to Whittier or another city/school district with above average rankings of elementary, middle or high schools. Household income, home prices and rents all would factor into whether parents would have the financial resources to move to another district.

The data in Table XI-1 demonstrates that moves by homeowners could be very constrained. The median home values and median owner household incomes in Whittier are 27% and 38% higher than those of Pico Rivera. Moreover, there were only 66 vacant units for sale in 2018.

On the other hand, renters may have an easier time than owners finding housing in Whittier. The median gross rents are about the same for each city and Pico Rivera's median renter income is higher than Whittier's.

Table XI-1
Housing and Household Indicators

Indicators	Pico Rivera	Whittier
Median Home Value	$415,100	$528,400
Median Owner Income	$73,460	$101,452
Vacant, For Sale Only	66	46
Median Gross Rent	$1,304	$1,312
Median Renter Income	$50,779	$45,477
Vacant For Rent	117	324

Source: American Community Survey, 2014-2018 5-Year Estimates

The City has very limited resources to allocate to actions that could improve the reading and math proficiency of students, particularly K-5 students. CDBG funds may be one potential resource to fund partnerships with schools and non-profits. For example, the City of Lemoore, CA used CDBG funds to develop an intergenerational day care that offers preschool and health services for children between the ages of three and five. The City of Redlands provides space at a local community center for Music Changing Lives, a nonprofit organization that provides music and arts programming for disadvantaged youth.

During the preparation of the 2021/2022 Annual Action Plan, the City should explore ways that CDBG funds could be expended on projects and activities that will improve the reading and math proficiency of elementary age students.

D. HOUSING FOR PEOPLE WITH DISABILITIES

1. Contributing Factors – Accessible Housing and Home Modifications

a. Lack of Accessible Housing

According to the *AFH Guidebook*, the contributing factor of "Lack of Affordable, Accessible Housing in a Range of Unit Sizes" refers to housing costs exceeding 30% of income and to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility include physical accessibility. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities

2. Lack of Assistance for Housing Accessibility Modifications

The term "housing accessibility modification" refers to structural changes to interiors and exteriors of dwellings and to common and public use areas. Under the federal Fair Housing Act, landlords are required by fair housing laws to permit certain reasonable modifications to a housing unit, but are generally not required to pay for the modification.

Homeowners, especially the frail elderly and disabled, can have their quality of life and safety improved by home modifications. , With regard to this contributing factor, HUD has opined that the cost of these modifications can be prohibitively expensive. Because of the costs, HUD has suggested that jurisdictions may consider establishing a modification fund to assist individuals with

disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.

3. Analysis of Accessible Housing Contributing Factor

A very small number of multifamily housing units have been constructed since 1992. Consequently, the number renter householders with one or more disabled members probably exceed the supply of accessible housing units. The Building and Safety Division ensures that new construction adheres to the accessibility standards of the ADA, Disabled Access Code, and federal Fair Housing Act as well as all the requirements of California law.

If housing production in the next few years is close to Pico Rivera's share of the regional housing need then the supply of new accessible housing units will be increased exponentially. The City's *2021-2029 Housing Element* will contain a plan to produce new housing, accelerate housing production, address the housing needs of people with disabilities, and adopt Zoning Ordinance Amendments to facilitate the development of supportive housing needs.

The City Staff implements the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing projects and grants modifications and exceptions from the Municipal Code to accommodate the needs of persons with disabilities.

4. Analysis of Home Modifications Contributing Factor

Private discrimination is among the contributing factors that HUD believes can impact one or more fair housing issues. HUD explains that the term "private discrimination" refers to discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards. One example of private discrimination is the failure to grant a reasonable accommodation or modification to persons with disabilities. A useful reference for the extent of private discrimination, according to HUD, is the number and nature of complaints filed against housing providers in the jurisdiction.

In the past five years, HRC had 49 housing discrimination inquiries and cases involving Pico Rivera residents. Almost 86% of the inquiries were made on the bases of a physical or mental disability. The allegations associated with the complaints are unknown. But because the vast majority of the complaints were made by people with the disabilities the bases may have pertained to reasonable accommodations or modifications. Refer to Tables XI-2 and XI-3.

HUD's San Francisco Regional Office reported only one housing discrimination complaint filed by a Pico Rivera resident in the 10 year period from January 1, 2010 to December 31, 2019. That complaint alleged a "failure to make reasonable accommodation." The "conciliation/settlement" was successful.

The number of owners and renters contacting HRC to complain about possible discrimination is unknown. However, in-place tenants make 82% of all contacts to HRC. This fact probably means that the majority of disabled persons making complaints are renters whose on-site property manager is failing to allow a reasonable accommodation or modification.

Table XI-2
Pico Rivera
Housing Discrimination Inquires and Cases
FY 2014/2015 to FY 2018/2019 by Fiscal Year

	Inquires		Cases		
Year	**Number**	**Percent**	**Number**	**Percent**	**Total**
2014/2015	9	75.0%	3	25.0%	12
2015/2016	3	42.9%	4	57.1%	7
2016/2017	10	66.7%	5	33.3%	15
2017/2018	5	71.4%	2	28.6%	7
2018/2019	8	100.0%	0	0.0%	8
Total	35	71.4%	14	28.6%	49

Source: Housing Rights Center

Table XI-3
City of Pico Rivera
Bases of Housing Discrimination
Inquiries and Cases by Protected Class -
FY 2014/2015 to FY 2018/2019

	Protected Class	
Year	**Number**	**Percent**
Physical Disability	34	69.4%
Mental Disability	8	16.3%
Familial Status	2	4.1%
Other*	5	10.2%
Total	49	100.0%

*1 each for General, Arbitrary, National Origin, Race and Sexual Orientation
Source: Housing Rights Center

Disabled owners, too, must sometimes seek a reasonable accommodation from the City or require financial assistance to pay for a home modification.

As suggested by HUD, the City should consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.

E. DISPROPORTIONATE HOUSING NEEDS

1. Contributing Factors – Lack of Affordable Housing, Low Housing Production, Rising Rents, and Stagnating Wages

Although cost burdens disproportionately impact Pacific Islanders, all racial and ethnic populations face hardships because of housing costs burdens which have worsened because of the shut-down caused by the COVID-19 pandemic. Overcrowding disproportionately affects Hispanics (16%) and American Indian/Alaska Native (23%) householders. Even though overcrowding does create a need for more home space and bedrooms, the 1.01 persons per room standard may overstate the size of the problem. Issues and concerns pertaining to the overcrowding standard are explained on page XI-13.

2. Analysis of Contributing Factors

a. Availability of Affordable Units in a Range of Sizes

The City's housing stock is comprised of approximately 800 affordable housing units which include Section 8 rental assistance and three apartment developments. Another 130 affordable housing units have been approved for rehabilitation and rental assistance. In all, the affordable housing units provide housing for 16.5% of all renter households (920/5,565).

Adding to the stock of affordable housing units would reduce the number of cost burdened and overcrowded households. The production of new affordable housing units requires very deep subsidies and the competition for funding is extensive.

b. Housing Production Out of Balance with Housing Demand

According to the Southern California Association of Governments (SCAG):

> …rents did not experience a significant downward trend during the "Great Recession." Instead, demand for rental housing has stayed strong and rents have trended upward, even when adjusting for inflation. Some key factors in the increased demand for rental housing since the recession include:
>
> - Foreclosures and former owners moving into the rental market.
> - Demographic shifts, particularly the generational boom of millennials coming of age and entering the housing market with strong rental tendencies.
> - Lack of supply.
> - Deferred home buying, due to:
>
> - ✓ Lack of market confidence
> - ✓ Unemployment and stagnant wages
> - ✓ Competition with investors buying homes to convert to rentals

A recent report completed by the Legislative Analyst Office (LAO) argues that a significant contributor to California's high housing costs is that not enough housing is being constructed to meet demand. The main conclusion of the LAO report is that "…to contain rising housing costs, California would have to build significantly more housing, especially in coastal urban areas."

According to the LAO, barriers to significantly increasing new housing production include:

- Community resistance to new housing
- Environmental reviews can be used to stop or limit housing development
- Local finance structure favors nonresidential development
- Limited vacant developable land

Source: Legislative Analyst Office, *California's High Housing Costs: Causes and Consequences*, March 17, 2015, 44 pages

c. Rising Rents

The factors contributing to housing cost burdens are many and complex. Since cost burdens are the result of the interplay between the cost of housing and the income of householders, each has been examined in numerous studies. According to a recent economic forecast –

> …the combination of rising employment and little construction ensure that low vacancies and rising rents will prevail in the Los Angeles County multifamily market. The vacancy rate will be virtually unchanged, edging up from 3.5% to 3.6%. With vacancy below 4%, the average rent is expected to increase 3.1% from $2,230 in 2019 to $2,300 in 2020. Rent increases will be softer in high-end submarkets.
>
> USC Lusk Center for Real Estate, Casden Real Estate Economics Forecast, *2019 Multifamily Forecast Report*, page 12

The COVID-19 induced economic shutdown may have slowed the pace of rent increases. Meanwhile, job losses have had a devastating negative impact on household incomes and may in fact have increased the number and percentage of Pico Rivera's cost burdened households.

Another research report tracking the trends in severely cost burden renters concludes:

> If annual rent growth continue to exceed income growth over the next decade, the number of severely cost burdened households will increase between 2015 and 2025. Given that rents have consistently outpaced incomes over the last 15 years, this latter outcome is very plausible. This is likely to be true in most housing markets, including southern California.
>
> Enterprise Community Partners, Inc. and Joint Center for Housing Studies of Harvard University, (Allison Charette, Chris Herbert, Andrew Jakabovics, Ellen Tracy Marya and Daniel T. McCue), *Projecting Trends in Severely Cost-Burdened Renters: 2015-2025*, September 2015, 27 pages

d. Stagnating Wages

While rents have continued to increase, household incomes have not kept pace.

On the income side, it is possible that many senior households are retired and that "annual income" does not reflect ability to pay because they have savings, stocks, and other sources to pay housing costs.

According to the Federal Reserve Board of Philadelphia:

> Behind this most recent period of growth in burdens is an extreme disconnect between rents and income growth. Indeed, until 2001, rents and incomes generally tracked each other — gaining during periods of economic growth and falling during recessions and contractions. But after 2001, as real median renter incomes stagnated and then dropped throughout the Great Recession, rents continued to rise. By 2012, after adjusting for inflation, the typical renter income was 13 percent lower than it was in 2001, while the real median rent was 4 percent higher.
>
> Source: Federal Reserve Board of Philadelphia, Daniel McCue, Research Manager, Joint Center for Housing Studies of Harvard University, *The Burden of High Housing Costs*, published in Cascade: A Community Development Publication, No. 86 Winter 2015, page 21

Low-wage workers have not had income gains commensurate with the rent increases. The UC Labor Center defines low-wage workers as those earning less than two-thirds of the median full- time wage in California. In 2017, this meant workers making less than $14.35 per hour are considered low-wage workers. The Labor Center estimates that 34.5% of the workers earn low wages or less than $28,800 per year.

To reduce the number of cost burdened renter households, especially those with disproportionate housing needs, would require – absent new affordable housing – very dramatic increases in income coupled with rent reductions. For example, a renter household with a monthly income of $4,000 is severely cost burdened if the gross rent is $2,000 per month. Their income would need to be $6,700 per month for the $2,000 monthly rent to equal 30% of income. On the other hand, if the monthly income remained unchanged, the monthly rent would need to be lowered to $1,200 (by $800) for the housing cost to income percentage to be 30%.

It is assumed that the economy will recover to pre-COVID-19 conditions sometime during the 2020-2025 period. The economy may improve by late 2021 or, perhaps, as late as the summer of 2023.

Actions to reduce cost burdens are very constrained. It seems unlikely that in the next 18-36 month period, the housing cost burdens could be reduced because of income gains. Two actions will be undertaken to reduce housing cost burdens especially among populations that are impacted disproportionately:

- Continue and increase if possible the number of households who receive Section 8 rental assistance
- Partner with affordable housing developers to seek funding from the Low Income Housing Tax Credit Program, Affordable Housing and Sustainable Communities Program, and other funding sources.

F. Publicly Supported Housing

1. Contributing Factor – Production and Location of Affordable Housing

This contributing factor refers to both the production of new housing and to its location. More specifically, production refers to the need for both new market rate and affordable housing. Location refers to the criteria, if any, which guide decisions on the sites that are most appropriate for new affordable housing.

HUD's *AFH Guidebook* mentions the potential contributing factor of "siting selection," a term that refers the placement of new publicly supported housing developments. Placement of new housing refers to new construction or acquisition with rehabilitation of previously unsubsidized housing. State and local policies, practices, and decisions can significantly affect the location of new publicly supported housing. Local policies, practices, and decisions that may influence where developments are sited include, but are not limited to, local funding approval processes, zoning and land use laws, local approval of LIHTC applications, and donations of land and other municipal contributions.

2. Production of Affordable Housing

As explained in Section VIII, SCAG has allocated to Pico Rivera a housing production need of 3,939 housing units for the period between 2021 and 2029. A large share - 1,710 housing units - of the total need is for the production of very low and low income housing units. According to SCAG:

> There is no question that there is an ongoing housing crisis throughout the State of California. A variety of measures indicate the extent of the crisis including overcrowding and cost-burdened households, but the underlying cause is due to insufficient housing supply despite continuing population growth over recent decades.

The SCAG Regional Housing Need Assessment includes a total need of 1,341,827 housing units for the six-county southern California region. Two components drive the total need:

- Project need accounts for 504,970 housing units (37.6%)
- Existing need accounts for 836,857 housing units (62.4%)

The existing need includes cost burdens and overcrowding among existing households and they are considered evidence of a latent demand for housing.

The City is required to update its Housing Element by October 2021 to cover the period from October 2021 to October 2029. An important component of the updated Housing Element Update is the identification of sites that can accommodate the housing needs of lower income households, including sites for multifamily rental housing developments.

The very high lower income housing need (1,700 + housing units) allocated by SCAG to the City means it will be necessary to accommodate the housing need on already built land in existing neighborhoods. The identified sites could accommodate the needs of large families, seniors and special needs populations. Improvements to existing neighborhoods are needed to increase the potential of large family rental developments receiving low income housing tax credits, to reduce overcrowded conditions, and to attain the goals and objectives of the current and *2021-2029 Housing Element*.

Although there is a consensus among economists, demographers, and policy makers that there is a housing supply shortage, the inclusion of existing need and the factors of overcrowding and cost burden in the formula to calculate need raised serious concerns. The issues and concerns conveyed by SCAG to HCD are listed below:

Code defines overcrowding as "more than 1.0 per room," analogous to the ACS' measure. Ho wever, several concerns are raised by the use of this measure.

- Multiple definitions of overcrowding exist including a 1.5 persons/room standard ("severe overcrowding") and measures which use occupants per unit size. Despite this variety, state law defines overcrowding as the 1.0/room standard.
- SCAG's interpretation of existing statute is that overcrowding is being suggested as **a measure of housing need in order to capture "unrealized" housing demand, e.g. doubling or tripling up, bundling, adult children living excessively with parents, etc.** While the 1.0 occupants/room standard may capture some of this behavior it is not a precise reflection of it.
- Definitions of a "room" may not be universally applied and may vary based on the housing design characteristics, the character of a region's housing stock, ACS guidelines, and ultimately the opinion of what constitutes a "room" by the sample of householders responding to the American Community Survey.
- While housing overcrowding can be associated with substandard living conditions, a planning target seeking to entirely eliminate overcrowding would **remove a form of housing safety net**—that is, the ability to occasionally have additional person such as a family member or friend in a housing unit in order to guard against further housing insecurity, up to and including homelessness.
- Measures of overcrowding may consider the same living conditions overcrowded or n ot overcrowded. For example, a family of two adults and two children living in a standard t wo- bedroom apartment (which likely contains three bona-fide rooms according to ACS guidelines) live in overcrowded conditions according to the 1.0 occupants/room standard. However, according to the California residential occupa ncy of standard of "two-persons- per-bedroom-plus-one" would not.
- There are strong cultural and demographic drivers of living arrangements. Research on residential occupancy standards emphasizes the extent to which a class-specific standard of individual space can prevent higher-density housing in an area.
- Prior research on housing overcrowding demonstrates that demographic characteristics show stronger observed relationships with overcrowding measures than housing market characteristics. A region's foreign born population share is amongst the strongest predictors of a region's household overcrowding measure.
- Much of the uniqueness of the SCAG region from a demographic and housing perspective is due to its historical and current role as a key immigrant gateway which fosters the social and economic integration of recent immigrant arrivals to promote positive social outcomes.

With regard to cost burden, SCAG offered the following insights:

Based on our analysis of the cost burden measure, review of similar approaches, and discussion amongst a panel of experts, it's clear that cost burden is an income based social condition. While it may reflect overpayment in the housing market, **it is inadequate as a measure of undersupply.**

Source: Southern California Association of Governments, *Regional Housing Needs Assessment (RHNA) Subcommittee*, Regular Meeting May 6, 2019, pages 19 and 20 and 22

Actions the City will take to boost and accelerate the production of housing include:

- Implementation of the SB 2 Planning Grant: SB 2 provide funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
- Implementation of the Local Early Action Planning (LEAP) Grants Program: LEAP provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the regional housing need assessment (RHNA).
- Preparation, adoption and implementation of the 2021-2029 Housing Element: the Housing Element will include programs to remove governmental constraints to the production of housing; include a plan of incentives to promote the development of Accessory Dwelling Units (ADUs); address all the requirements of the State Density Bonus Law; and other actions to meet the City's share of the regional housing need.

3. Location of Affordable Housing

TCAC and HCD encourage the siting of new affordable large family developments in the "highest" and "high" resource neighborhoods. These neighborhoods are in the top 40% of neighborhoods with respect to the resources that would be available to families with children.

Twelve of Pico Rivera's neighborhoods are moderate resource, one is moderate resource-changing rapidly (5006.00), and one is high resource (5004.04). Moderate Resource (Rapidly Changing) identifies Moderate Resource tracts with index scores just below the High Resource threshold that have experienced rapid increases in key dimensions of opportunity—based on indicators in the TCAC/HCD Opportunity Map index— between 2000 and 2017.

HCD has transmitted guidance to cities explaining that a criterion for the identification of housing sites is to affirmatively further fair housing. The HCD guidance states:

> For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. One resource the jurisdiction could use when completing this analysis is the California Tax Credit Allocation/California Department of Housing and Community Development Opportunity Maps, which can be accessed at https://www.treasurer.ca.gov/ctcac/opportunity.asp.
>
> State Department of Housing and Community Development, Memorandum – Housing Element Site Inventory Guidebook Government Code Section 65583.2, June 10, 2020, page 9

In the *2014-2021 Housing Element*, the City identified one site in the Moderate Resource – Rapidly Changing census tract and one in the High Resource census tract. The next two pages show the site boundaries and information from the Housing Element on the current General Plan and Zoning designations, site size, and housing unit capacity.

The sites inventory and analysis will be the most important, yet challenging, component of the *2021-2029 Housing Element*. Although TCAC and HCD promote affordable housing developments in the Highest and High Resource neighborhoods, funding is awarded to projects located in Low Resource and High Segregation/High Poverty Neighborhoods. Table XI-4 lists the locations of multifamily developments that were awarded Low Income Housing Tax Credits in September 2019.

The City will take the following actions while completing the Sites Inventory and Analysis:

- The City will identify sites in neighborhoods with the best mix of resources. None of the City's census tracts/neighborhoods are in the Low Resource or High Segregation/Poverty categories.
- The City will seek input from affordable housing developers on the optimum project sizes for large family, senior and special needs housing.
- The City will seek the advice of affordable housing developers regarding multi-story heights, bedroom mix, and housing unit sizes.

AREA 3

Current GP/Zoning: Public Facilities (P-F)
Proposed Zoning: Mixed-Use
Proposed Minimum Density: 30 du/ac
Acreage: 2.03
Existing Land Use: Truck yard
Potential Unit Capacity: 30

AREA 5

Current GP/Zoning: General Commercial (C-G)
Single-Family Residential (S-F)
Proposed Zoning: Mixed-Use
Proposed Minimum Density: 30 du/ac
Acreage: 8.16
Existing Land Use: Motel, gas station, and retail and services
Potential Unit Capacity: 122

Table XI-4
Low Income Housing Tax Credit Projects
Approved September 2019

City	Census Tract	Resource Category[2]	# of Units	Acres	Density
Large Family Projects					
Long Beach – Long Beach Villas	5753.00	HS & Poverty	64	1.02	62.75
El Monte[1] - El Monte Metro	4327.00	Low	24	0.52	46.15
Riverside – Cedar Glen II	412.01	Low	49	3.78	12.96
Westminster – Westminster Crossing	996.01	Low	64	2.26	28.32
Anaheim – Manchester/Orangewood	875.04	HS & Poverty	101	1.43	70.63
Senior Projects					
San Diego – Ivy Senior	85.09	Moderate	52	1.11	46.85
Special Needs Projects					
South Gate – Path Villas	5362.00	Low	59	1.28	46.09

[1]The city owns an adjacent parcel of .20 acres that I don't know if it is part of the project. It's not included above.
[2]Refers to the neighborhood resource category developed by TCAC/HCD: highest, high, moderate, low and high segregation/poverty,

G. LENDING DISCRIMINATION

1. Contributing Factor – Lending Discrimination

HUD's AFH Guidebook describes "lending discrimination" as referring to unequal treatment based on protected class in the receipt of financial services and in residential real estate related transactions. Discrimination in these transactions includes, but is not limited to: refusal to make a mortgage loan or refinance a mortgage loan; refusal to provide information regarding loans or providing unequal information; and imposing different terms or conditions on a loan, such as different interest rates, points, or fees.

Lending discrimination contributes to fair housing issues access to opportunity and mobility, which refers to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice.

2. Analysis of Contributing Factor

Equal access to credit so that borrowers can purchase a home is a fundamental goal of fair housing. Section 805 of the 1968 Federal Fair Housing Act, as amended, and the Equal Credit Opportunity Act of 1976 prohibit the denial of access to credit because of a loan applicant's race, color, religion, sex, handicap, familial status, or national origin.

According to the Consumer Financial Protection Bureau:

> The Home Mortgage Disclosure Act (HMDA) is a data collection, reporting, and disclosure statute that was enacted in 1975. HMDA data are used to assist in determining whether financial institutions are serving the housing needs of their local communities; facilitate public entities' distribution of funds to local communities to attract private investment; and help identify possible discriminatory lending patterns. Institutions covered by HMDA are required to annually collect and report specified information about each mortgage application acted upon and mortgage purchased during the prior calendar year. The data include the disposition of each application for mortgage credit; the type, purpose, and characteristics of each home mortgage application or purchased loan; the census-tract designations of the properties; loan pricing information; demographic and other information about loan applicants, including their race, ethnicity, sex, and income; and information about loan sales.
>
> Source: Consumer Financial Protection Bureau, *Data Point: 2018 Mortgage Market Activity and Trends: A First Look at the 2018 HMDA Data*, page 1

For calendar year 2018, 5,666 institutions in the country reported HMDA data, down 3.9% from the 5,897 which reported in 2017. The 2019 HMDA data will be published in September 2020.

HMDA data was collected and analyzed for calendar years 2017 and 2018:

- In both years, slightly more than 9 of every 10 loan applications were approved to buy a home located in Pico Rivera.
- On a census tract basis, the FHA/VA loan denial rates were low across all tracts. A few census tracts had high loan denial rates for one year but not over a two-year period.

- On a census tract basis, the Conventional loan denial rates were low for all tracts. A few have somewhat higher denial rates but usually not for two consecutive years/

- When all loans are considered, high denial rates may be experienced at the census tract level for one year but usually not for two consecutive years.

The analysis of HMDA data demonstrates low denial rates and a 90% loan approval rate. Thus, it is concluded that loan denials have not proved to be an impediment to fair housing choice.

The HMDA data are reported in Tables XI-5, XI-6, XI-7 and XI-8.

Table XI-5
Loan Approval Rates
Pico Rivera versus Remainder of Los Angeles County: 2017 and 2018

	Pico Rivera		Remainder of Los Angeles County	
	2017	**2018**	**2017**	**2018**
FHA/VA And FSA Loans				
Total Loan Applications	196	134	15,564	11,580
Number Approved	181	121	13,743	10,134
Percent Approved	92.3%	90.3%	88.3%	87.5%
Conventional Loans				
Total Loan Applications	207	226	49,911	46,951
Number Approved	182	209	44,522	42,046
Percent Approved	87.9%	92.5%	89.2%	89.6%
All Loans				
Total Loan Applications	403	360	65,475	58,531
Number Approved	363	330	58,265	52,180
Percent Approved	90.1%	91.7%	89.0%	89.1%

Source: Consumer Financial Protection Bureau Website. Mortgage Data (HMDA), 2017. Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act (HMDA) Website, HMDA Data Browser, 2018

Table XI-6
City of Pico Rivera
FHA/VA Loan Denial Rates by Census Tract: 2017 and 2018

Census Tract	2017			2018		
	Total Loans	Number Denied	Denial Rate	Total Loans	Number Denied	Denial Rate
5003.00	10	1	10.0%	14	1	7.1%
5004.02	16	1	6.3%	3	0	0.0%
5004.03	12	1	8.3%	12	1	8.3%
5004.04	8	1	12.5%	3	0	0.0%
5005.00	2	0	0.0%	1	0	0.0%
5006.00	19	1	5.3%	8	0	0.0%
5007.00	17	1	5.9%	20	2	10.0%
5008.00	17	1	5.9%	8	1	12.5%
5009.00	14	0	0.0%	5	3	60.0%
5024.01	20	0	0.0%	11	1	9.1%
5024.02	9	0	0.0%	13	2	15.4%
5025.00	10	3	30.0%	6	0	0.0%
5026.01	32	4	12.5%	23	2	8.7%
5026.02	10	1	10.0%	7	0	0.0%
Total	196	15	7.7%	134	13	9.7%

Source: Consumer Financial Protection Bureau Website. Mortgage Data (HMDA), 2017. Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act (HMDA) Website, HMDA Data Browser, 2018

Table XI-7
City of Pico Rivera
Conventional Loan Denial Rates by Census Tract: 2017 and 2018

Census Tract	2017			2018		
	Total Loans	Number Denied	Denial Rate	Total Loans	Number Denied	Denial Rate
5003.00	31	5	16.1%	31	3	9.7%
5004.02	4	0	0.0%	7	1	14.3%
5004.03	24	2	8.3%	18	0	0.0%
5004.04	21	4	19.0%	23	1	4.3%
5005.00	12	2	16.7%	10	2	20.0%
5006.00	9	1	11.1%	10	0	0.0%
5007.00	25	1	4.0%	20	3	15.0%
5008.00	9	1	11.1%	10	0	0.0%
5009.00	6	1	16.7%	23	4	17.4%
5024.01	18	1	5.6%	9	0	0.0%
5024.02	10	1	10.0%	10	0	0.0%
5025.00	8	1	12.5%	9	0	0.0%
5026.01	20	5	25.0%	34	1	2.9%
5026.02	10	0	0.0%	12	2	16.7%
Total	207	25	12.1%	226	17	7.5%

Source: Consumer Financial Protection Bureau Website. Mortgage Data (HMDA), 2017. Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act (HMDA) Website, HMDA Data Browser, 2018

Table XI-8
City of Pico Rivera
All Loans Loan Denial Rates by Census Tract: 2017 and 2018

Census Tract	2017			2018		
	Total Loans	Number Denied	Denial Rate	Total Loans	Number Denied	Denial Rate
5003.00	41	6	14.6%	45	4	8.9%
5004.02	20	1	5.0%	10	1	10.0%
5004.03	36	3	8.3%	30	1	3.3%
5004.04	29	5	17.2%	26	1	3.8%
5005.00	14	2	14.3%	11	2	18.2%
5006.00	28	2	7.1%	18	0	0.0%
5007.00	42	2	4.8%	40	5	12.5%
5008.00	26	2	7.7%	18	1	5.6%
5009.00	20	1	5.0%	28	7	25.0%
5024.01	38	1	2.6%	20	1	5.0%
5024.02	19	1	5.3%	23	2	8.7%
5025.00	18	4	22.2%	15	0	0.0%
5026.01	52	9	17.3%	57	3	5.3%
5026.02	20	1	5.0%	19	2	10.5%
Total	403	40	9.9%	360	30	8.3%

Source: Consumer Financial Protection Bureau Website. Mortgage Data (HMDA), 2017. Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act (HMDA) Website, HMDA Data Browser, 2018

APPENDIX A
DESCRIPTION OF CONTRIBUTING FACTORS

APPENDIX A
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)
ASSESSMENT OF FAIR HOUSING (AFH)
DESCRIPTIONS OF POTENTIAL CONTRIBUTING FACTORS

Access to Financial Services

The term "financial services" refers here to economic services provided by a range of quality organizations that manage money, including credit unions, banks, credit card companies, and insurance companies. These services would also include access to credit financing for mortgages, home equity, and home repair loans. Access to these services includes physical access - often dictated by the location of banks or other physical infrastructure - as well as the ability to obtain credit, insurance or other key financial services. Access may also include equitable treatment in receiving financial services, including equal provision of information and equal access to mortgage modifications. For purposes of this contributing factor, financial services do not include predatory lending including predatory foreclosure practices, storefront check cashing, payday loan services, and similar services. Gaps in banking services can make residents vulnerable to these types of predatory lending practices, and lack of access to quality banking and financial services may jeopardize an individual's credit and the overall sustainability of homeownership and wealth accumulation.

Access to Proficient Schools for Persons with Disabilities

Individuals with disabilities may face unique barriers to accessing proficient schools. In some jurisdictions, some school facilities may not be accessible or may only be partially accessible to individuals with different types of disabilities (often these are schools built before the enactment of the ADA or the Rehabilitation Act of 1973). In general, a fully accessible building is a building that complies with all of the ADA's requirements and has no barriers to entry for persons with mobility impairments. It enables students and parents with physical or sensory disabilities to access and use all areas of the building and facilities to the same extent as students and parents without disabilities, enabling students with disabilities to attend classes and interact with students without disabilities to the fullest extent. In contrast, a partially accessible building allows for persons with mobility impairments to enter and exit the building, access all relevant programs, and have use of at least one restroom, but the entire building is not accessible and students or parents with disabilities may not access areas of the facility to the same extent as students and parents without disabilities. In addition, in some instances school policies steer individuals with certain types of disabilities to certain facilities or certain programs or certain programs do not accommodate the disability- related needs of certain students.

Access to Publicly Supported Housing for Persons with Disabilities

The lack of a sufficient number of accessible units or lack of access to key programs and services poses barriers to individuals with disabilities seeking to live in publicly supported housing. For purposes of this assessment, publicly supported housing refers to housing units that are subsidized by federal, state, or local entities. "Accessible housing" refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. The concept of "access" here includes physical access for individuals with different types of disabilities (for example, ramps and other accessibility features for individuals with mobility impairments, visual alarms and signals for individuals who are deaf or hard of hearing, and audio signals, accessible signage, and other

accessibility features for individuals who are blind or have low vision), as well as the provision of auxiliary aids and services to provide effective communication for individuals who are deaf or hard of hearing, are blind or have low vision, or individuals who have speech impairments. The concept of "access" here also includes programmatic access, which implicates such policies as application procedures, waitlist procedures, transfer procedures and reasonable accommodation procedures.

Access to Transportation for Persons with Disabilities

Individuals with disabilities may face unique barriers to accessing transportation, including both public and private transportation, such as buses, rail services, taxis, and para-transit. The term "access" in this context includes physical accessibility, policies, physical proximity, cost, safety, reliability, etc. It includes the lack of accessible bus stops, the failure to make audio announcements for persons who are blind or have low vision, and the denial of access to persons with service animals. The absence of or clustering of accessible transportation and other transportation barriers may limit the housing choice of individuals with disabilities.

Admissions and Occupancy Policies and Procedures, Including Preferences in Publicly Supported Housing

The term "admissions and occupancy policies and procedures" refers here to the policies and procedures used by publicly supported housing providers that affect who lives in the housing, including policies and procedures related to marketing, advertising vacancies, applications, tenant selection, assignment, and maintained or terminated occupancy. Procedures that may relate to fair housing include, but are not limited to:

- Admissions preferences (e.g. residency preference, preferences for local workforce, etc.)
- Application, admissions, and waitlist policies (e.g. in-person application requirements, rules regarding applicant acceptance or rejection of units, waitlist time limitations, first come first serve, waitlist maintenance, etc.)
- Income thresholds for new admissions or for continued eligibility
- Designations of housing developments (or portions of developments) for the elderly and/or persons with disabilities
- Occupancy limits
- Housing providers' policies for processing reasonable accommodations and modifications requests
- Credit or criminal record policies
- Eviction policies and procedures

Availability of Affordable Units in a Range of Sizes

The provision of affordable housing is often important to individuals with certain protected characteristics because groups are disproportionately represented among those who would benefit from low-cost housing. What is "affordable" varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. This contributing factor refers to the availability of units that a low- or moderate-income family could rent or buy, including one bedroom units and multi-bedroom units for larger families. *When considering availability, consider transportation costs, school quality, and other important factors in housing choice*. Whether affordable units are available with a greater number of bedrooms and in a range of different geographic locations may be a particular barrier facing families with children.

Availability, Type, Frequency, and Reliability of Public Transportation

Public transportation is shared passenger transport service available for use by the general public, including buses, light rail, and rapid transit. Public transportation includes paratransit services for persons with disabilities. The availability, type, frequency, and reliability of public transportation affect which households are connected to community assets and economic opportunities. Transportation policies that are premised upon the use of a personal vehicle may impact public transportation. "Availability" as used here includes geographic proximity, cost, safety and accessibility, as well as whether the transportation connects individuals to places they need to go such as jobs, schools, retail establishments, and healthcare. "Type" refers to method of transportation such as bus or rail. "Frequency" refers to the interval at which the transportation runs. "Reliability" includes such factors as an assessment of how often trips are late or delayed, the frequency of outages, and whether the transportation functions in inclement weather.

Community Opposition

The opposition of community members to proposed or existing developments—including housing developments, affordable housing, publicly supported housing (including use of housing choice vouchers), multifamily housing, or housing for persons with disabilities—is often referred to as "Not in my Backyard," or NIMBY-ism. This opposition is often expressed in protests, challenges to land-use requests or zoning waivers or variances, lobbying of decision-making bodies, or even harassment and intimidation. Community opposition can be based on factual concerns (concerns are concrete and not speculative, based on rational, demonstrable evidence, focused on measurable impact on a neighborhood) or can be based on biases (concerns are focused on stereotypes, prejudice, and anxiety about the new residents or the units in which they will live). Community opposition, when successful at blocking housing options, may limit or deny housing choice for individuals with certain protected characteristics.

Deteriorated and Abandoned Properties

The term "deteriorated and abandoned properties" refers here to residential and commercial properties unoccupied by an owner or a tenant, which are in disrepair, unsafe, or in arrears on real property taxes. Deteriorated and abandoned properties may be signs of a community's distress and disinvestment and are often associated with crime, increased risk to health and welfare, plunging decreasing property values, and municipal costs. The presence of multiple unused or abandoned properties in a particular neighborhood may have resulted from mortgage or property tax foreclosures. The presence of such properties can raise serious health and safety concerns and may also affect the ability of homeowners with protected characteristics to access opportunity through the accumulation of home equity. Demolition without strategic revitalization and investment can result in further deterioration of already damaged neighborhoods.

Displacement of Residents Due to Economic Pressures

The term "displacement" refers here to a resident's undesired departure from a place where an individual has been living. "Economic pressures" may include, but are not limited to, rising rents, rising property taxes related to home prices, rehabilitation of existing structures, demolition of subsidized housing, loss of affordability restrictions, and public and private investments in neighborhoods. Such pressures can lead to loss of existing affordable housing in areas experiencing rapid economic growth and a resulting loss of access to opportunity assets for lower income families that previously lived there. Where displacement disproportionately affects persons with

certain protected characteristic, *the displacement of residents due to economic pressures may exacerbate patterns of residential segregation*.

Impediments to Mobility

The term "impediments to mobility" refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options. Many factors may impede mobility, including, but not limited to:

- Lack of quality mobility counseling. Mobility counseling is designed to assist families in moving from high-poverty to low-poverty neighborhoods that have greater access to opportunity assets appropriate for each family (e.g. proficient schools for families with children or effective public transportation.). Mobility counseling can include a range of options including, assistance for families for "second moves" after they have accessed stable housing, and ongoing post-move support for families.
- Lack of appropriate payment standards, including exception payment standards to the standard fair market rent (FMR). Because FMRs are generally set at the 40th percentile of the metropolitan-wide rent distribution, some of the most desirable neighborhoods do not have a significant number of units available in the FMR range. Exception payment standards are separate payment standard amounts within the basic range for a designated part of an FMR area. Small areas FMRs, which vary by zip code, may be used in the determination of potential exception payment standard levels to support a greater range of payment standards.
- Jurisdictional fragmentation among multiple providers of publicly supported housing that serve single metropolitan areas and lack of regional cooperation mechanisms, including PHA jurisdictional limitations.
- HCV portability issues that prevent a household from using a housing assistance voucher issued in one jurisdiction when moving to another jurisdiction where the program is administered by a different local PHA.
- Lack of a consolidated waitlist for all assisted housing available in the metropolitan area.
- Discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.

Inaccessible Buildings, Sidewalks, Pedestrian Crossings, or Other Infrastructure

Many public buildings, sidewalks, pedestrian crossings, or other infrastructure components are inaccessible to individuals with disabilities including persons with mobility impairments, individuals who are deaf or hard of hearing and persons who are blind or have low vision. These accessibility issues can limit realistic housing choice for individuals with disabilities. Inaccessibility is often manifest by the lack of curb cuts, lack of ramps, and the lack of audible pedestrian signals. While the Americans with Disabilities Act and related civil rights laws establish accessibility requirements for infrastructure, these laws do not apply everywhere and/or may be inadequately enforced.

Inaccessible Government Facilities or Services

Inaccessible government facilities and services may pose a barrier to fair housing choice for individuals with disabilities by limiting access to important community assets such as public

meetings, social services, libraries, and recreational facilities. Note that the concept of accessibility includes both physical access (including to websites and other forms of communication) as well as policies and procedures. While the Americans with Disabilities Act and related civil rights laws require that newly constructed and altered government facilities, as well as programs and services, be accessible to individuals with disabilities, these laws may not apply in all circumstances and/or may be inadequately enforced.

Lack of Affordable, Accessible Housing in a Range of Unit Sizes

What is "affordable" varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. For purposes of this assessment, "accessible housing" refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities.

Lack of Affordable In-Home or Community-Based Supportive Services

The term "in-home or community-based supportive services" refers here to medical and other supportive services available for targeted populations, such as individuals with mental illnesses, cognitive or developmental disabilities, and/or physical disabilities in their own home or community (as opposed to in institutional settings). Such services include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services (including, but not limited to, medical, social, education, transportation, housing, nutritional, therapeutic, behavioral, psychiatric, nursing, personal care, and respite). They also include assistance with activities of daily living such as bathing, dressing, eating, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry. Public entities must provide services to individuals with disabilities in community settings rather than institutions when: 1) such services are appropriate to the needs of the individual; 2) the affected persons do not oppose community-based treatment; and 3) community-based services can be reasonably accommodated, taking into account the resources available to the public entity and the needs of others who are receiving disability-related services from the entity. Assessing the cost and availability of these services is also an important consideration, including the role of state Medicaid agencies. The outreach of government entities around the availability of community supports to persons with disabilities in institutions may impact these individuals' knowledge of such supports and their ability to transition to community- based settings.

Lack of Affordable, Integrated Housing for Individuals Who Need Supportive Services

What is "affordable" varies by the circumstances affecting the individual, and includes the cost of housing and services taken together. Integrated housing is housing where individuals with disabilities can live and interact with persons without disabilities to the fullest extent possible. In its 1991 rulemaking implementing Title II of the ADA, the U.S. Department of Justice defined "the most integrated setting appropriate to the needs of qualified individuals with disabilities" as "a setting that enables individuals with disabilities to interact with nondisabled persons to the fullest

extent possible." By contrast, segregated settings are occupied exclusively or primarily by individuals with disabilities. Segregated settings sometimes have qualities of an institutional nature, including, but not limited to, regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, limits on individuals' ability to engage freely in community activities and manage their own activities of daily living, or daytime activities primarily with other individuals with disabilities. For purposes of this tool "supportive services" means medical and other voluntary supportive services available for targeted populations groups, such as individuals with mental illnesses, intellectual or developmental disabilities, and/or physical disabilities, in their own home or community (as opposed to institutional settings). Such services may include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services. They also include assistance with activities of daily living such as bathing, dressing, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry.

Lack of Assistance for Housing Accessibility Modifications

The term "housing accessibility modification" refers here to structural changes made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment and use of the premises. Housing accessibility modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Under the Fair Housing Act, landlords are required by fair housing laws to permit certain reasonable modifications to a housing unit, but are not required to pay for the modification unless the housing provider is a recipient of Federal financial assistance and therefore subject to Section 504 of the Rehabilitation Act or is covered by the Americans with Disabilities Act (in such cases the recipient must pay for the structural modification as a reasonable accommodation for an individual with disabilities). However, the cost of these modifications can be prohibitively expensive. Jurisdictions may consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.

Lack of Assistance for Transitioning from Institutional Settings to Integrated Housing

The integration mandate of the ADA and *Olmstead v. L.C.*, 527 U.S. 581 (1999) (*Olmstead*) compels states to offer community-based health care services and long-term services and supports for individuals with disabilities who can live successfully in housing with access to those services and supports. In practical terms, this means that states must find housing that enables them to assist individuals with disabilities to transition out of institutions and other segregated settings and into the most integrated setting appropriate to the needs of each individual with a disability. A critical consideration in each state is the range of housing options available in the community for individuals with disabilities and whether those options are largely limited to living with other individuals with disabilities, or whether those options include substantial opportunities for individuals with disabilities to live and interact with individuals without disabilities. For further information on the obligation to provide integrated housing opportunities, please refer to HUD's Statement on the Role of Housing in Accomplishing the Goals of *Olmstead*, the U.S. Department of Justice's Statement on *Olmstead* Enforcement, as well as the U.S. Department of Health and Human Services' Centers for Medicare and Medicaid Services final rule and regulations regarding Home and Community-Based Setting requirements. Policies that perpetuate segregation may include: inadequate community-based services; reimbursement and other policies that make needed services unavailable to support individuals with disabilities in mainstream housing; conditioning access to housing on willingness to receive supportive services; incentivizing the development or rehabilitation of segregated settings. Policies or practices that promote community integration may

include: the administration of long-term State or locally-funded tenant-based rental assistance programs; applying for funds under the Section 811 Project Rental Assistance Demonstration; implementing special population preferences in the HCV and other programs; incentivizing the development of integrated supportive housing through the LIHTC program; ordinances banning housing discrimination of the basis of source of income; coordination between housing and disability services agencies; increasing the availability of accessible public transportation.

Lack of Community Revitalization Strategies

The term "community revitalization strategies" refers here to realistic planned activities to improve the quality of life in areas that lack public and private investment, services and amenities, have significant deteriorated and abandoned properties, or other indicators of community distress. Revitalization can include a range of activities such as improving housing, attracting private investment, creating jobs, and expanding educational opportunities or providing links to other community assets. Strategies may include such actions as rehabilitating housing; offering economic incentives for housing developers/sponsors, businesses (for commercial and employment opportunities), bankers, and other interested entities that assist in the revitalization effort; and securing financial resources (public, for-profit, and nonprofit) from sources inside and outside the jurisdiction to fund housing improvements, community facilities and services, and business opportunities in neighborhoods in need of revitalization. When a community is being revitalized, the preservation of affordable housing units can be a strategy to promote integration.

Lack of Local Private Fair Housing Outreach and Enforcement

The term "local private fair housing outreach and enforcement" refers to outreach and enforcement actions by private individuals and organizations, including such actions as fair housing education, conducting testing, bring lawsuits, arranging and implementing settlement agreements. A lack of private enforcement is often the result of a lack of resources or a lack of awareness about rights under fair housing and civil rights laws, which can lead to under-reporting of discrimination, failure to take advantage of remedies under the law, and the continuation of discriminatory practices. Activities to raise awareness may include technical training for housing industry representatives and organizations, education and outreach activities geared to the general public, advocacy campaigns, fair housing testing and enforcement.

Lack of Local Public Fair Housing Enforcement

The term "local public fair housing enforcement" refers here to enforcement actions by State and local agencies or non-profits charged with enforcing fair housing laws, including testing, lawsuits, settlements, and fair housing audits. A lack of enforcement is a failure to enforce existing requirements under state or local fair housing laws. This may be assessed by reference to the nature, extent, and disposition of housing discrimination complaints filed in the jurisdiction.

Lack of Private Investment in Specific Neighborhoods

The term "private investment" refers here to investment by non-governmental entities, such as corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure. Private investment can be used as a tool to advance fair housing, through innovative strategies such as mixed-use developments, targeted investment, and public-private partnerships. Private investments may include, but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such

as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. It should be noted that investment solely in housing construction or rehabilitation in areas that lack other types of investment may perpetuate fair housing issues. While "private investment" may include many types of investment, to achieve fair housing outcomes such investments should be strategic and part of a comprehensive community development strategy.

Lack of Public Investment in Specific Neighborhoods, including Services or Amenities

The term "public investment" refers here to the money government spends on housing and community development, including public facilities, infrastructure, services. Services and amenities refer to services and amenities provided by local or state governments. These services often include sanitation, water, streets, schools, emergency services, social services, parks and transportation. Lack of or disparities in the provision of municipal and state services and amenities have an impact on housing choice and the quality of communities. Inequalities can include, but are not limited to disparity in physical infrastructure (such as whether or not roads are paved or sidewalks are provided and kept up); differences in access to water or sewer lines, trash pickup, or snow plowing. Amenities can include, but are not limited to recreational facilities, libraries, and parks. Variance in the comparative quality and array of municipal and state services across neighborhoods impacts fair housing choice.

Lack of Regional Cooperation

The term "regional cooperation" refers here to formal networks or coalitions of organizations, people, and entities working together to plan for regional development. Cooperation in regional planning can be a useful approach to coordinate responses to identified fair housing issues and contributing factors because fair housing issues and contributing factors not only cross multiple sectors—including housing, education, transportation, and commercial and economic development—but these issues are often not constrained by political-geographic boundaries. When there are regional patterns in segregation or R/ECAP, access to opportunity, disproportionate housing needs, or the concentration of affordable housing there may be a lack of regional cooperation and fair housing choice may be restricted.

Lack of Resources for Fair Housing Agencies and Organizations

A lack of resources refers to insufficient resources for public or private organizations to conduct fair housing activities including testing, enforcement, coordination, advocacy, and awareness- raising. Fair housing testing has been particularly effective in advancing fair housing, but is rarely used today because of costs. Testing refers to the use of individuals who, without any bona fide intent to rent or purchase a home, apartment, or other dwelling, pose as prospective buyers or renters of real estate for the purpose of gathering information which may indicate whether a housing provider is complying with fair housing laws. "Resources" as used in this factor can be either public or private funding or other resources. Consider also coordination mechanisms between different enforcement actors.

Lack of State or Local Fair Housing Laws

State and local fair housing laws are important to fair housing outcomes. Consider laws that are comparable or "substantially equivalent" to the Fair Housing Act or other relevant federal laws affecting fair housing laws, as well as those that include additional protections. Examples of state

and local laws affecting fair housing include legislation banning source of income discrimination, protections for individuals based on sexual orientation, age, survivors of domestic violence, or other characteristics, mandates to construct affordable housing, and site selection policies. Also consider changes to existing State or local fair housing laws, including the proposed repeal or dilution of such legislation.

Land Use and Zoning laws

The term "land use and zoning laws" generally refers to regulation by State or local government of the use of land and buildings, including regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities. Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Examples of such laws and policies include, but are not limited to:

- Limits on multi-unit developments, which may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements.
- Minimum lot sizes, which require residences to be located on a certain minimum sized area of land.
- Occupancy restrictions, which regulate how many persons may occupy a property and, sometimes, the relationship between those persons (refer also to occupancy codes and restrictions for further information).
- Inclusionary zoning practices that mandate or incentivize the creation of affordable units.
- Requirements for special use permits for all multifamily properties or multifamily properties serving individuals with disabilities.
- Growth management ordinances.

Lending Discrimination

The term "lending discrimination" refers here to unequal treatment based on protected class in the receipt of financial services and in residential real estate related transactions. These services and transactions encompass a broad range of transactions, including but not limited to: the making or purchasing of loans or other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling, as well as the selling, brokering, or appraising or residential real estate property. Discrimination in these transaction includes, but is not limited to: refusal to make a mortgage loan or refinance a mortgage loan; refusal to provide information regarding loans or providing unequal information; imposing different terms or conditions on a loan, such as different interest rates, points, or fees; discriminating in appraising property; refusal to purchase a loan or set different terms or conditions for purchasing a loan; discrimination in providing other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling or other financial assistance secured by residential real estate; and discrimination in foreclosures and the maintenance of real estate owned properties.

Location of Accessible Housing

The location of accessible housing can limit fair housing choice for individuals with disabilities. For purposes of this assessment, accessible housing refers to housing opportunities in which individuals with disabilities have equal opportunity to use and enjoy a dwelling. Characteristics that

affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. Federal, state, and local laws apply different accessibility requirements to housing. Generally speaking, multifamily housing built in 1991 or later must have accessibility features in units and in public and common use areas for persons with disabilities in accordance with the requirements of the Fair Housing Act. Housing built by recipients of Federal financial assistance or by, on behalf of, or through programs of public entities must have accessibility features in units and in public and common use areas, but the level of accessibility required may differ depending on when the housing was constructed or altered. Single family housing is generally not required to be accessible by Federal law, except accessibility requirements typically apply to housing constructed or operated by a recipient of Federal financial assistance or a public entity. State and local laws differ regarding accessibility requirements. An approximation that may be useful in this assessment is that buildings built before 1992 tend not to be accessible.

Location of Employers

The geographic relationship of job centers and large employers to housing, and the linkages between the two (including, in particular, public transportation) are important components of fair housing choice. Include consideration of the type of jobs available, variety of jobs available, job training opportunities, benefits and other key aspects that affect job access.

Location of environmental health hazards

The geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised and patterns of segregation entrenched. Relevant factors to consider include the type and number of hazards, the degree of concentration or dispersion, and health effects such as asthma, cancer clusters, obesity, etc. Additionally, industrial siting policies and incentives for the location of housing may be relevant to this factor.

Location of Proficient Schools and School Assignment Policies

The geographic relationship of proficient schools to housing, and the policies that govern attendance, are important components of fair housing choice. The quality of schools is often a major factor in deciding where to live and school quality is also a key component of economic mobility. Relevant factors to consider include whether proficient schools are clustered in a portion of the jurisdiction or region, the range of housing opportunities close to proficient schools, and whether the jurisdiction has policies that enable students to attend a school of choice regardless of place of residence. Policies to consider include, but are not limited to: inter-district transfer programs, limits on how many students from other areas a particular school will accept, and enrollment lotteries that do not provide access for the majority of children.

Location and Type of Affordable Housing

Affordable housing includes, but is not limited to publicly supported housing; however each category of publicly supported housing often serves different income-eligible populations at different levels of affordability. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality

dwelling without spending more than 30 percent of its income. The location of housing encompasses the current location as well as past siting decisions. The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing.

Occupancy Codes and Restrictions

The term "occupancy codes and restrictions" refers here to State and local laws, ordinances, and regulations that regulate who may occupy a property and, sometimes, the relationship between those persons. Standards for occupancy of dwellings and the implication of those standards for persons with certain protected characteristics may affect fair housing choice. Occupancy codes and restrictions include, but are not limited to:

- Occupancy codes with "persons per square foot" standards.
- Occupancy codes with "bedrooms per persons" standards.
- Restrictions on number of unrelated individuals in a definition of "family."
- Restrictions on occupancy to one family in single family housing along with a restricted definition of "family."
- Restrictions that directly or indirectly affect occupancy based on national origin, religion, or any other protected characteristic.
- Restrictions on where voucher holders can live.

Private Discrimination

The term "private discrimination" refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards. Some examples of private discrimination include:

- Refusal of housing providers to rent to individuals because of a protected characteristic.
- The provision of disparate terms, conditions, or information related to the sale or rental of a dwelling to individuals with protected characteristics.
- Steering of individuals with protected characteristics by a real estate agent to a particular neighborhood or area at the exclusion of other areas.
- Failure to grant a reasonable accommodation or modification to persons with disabilities.
- Prohibitions, restrictions, or limitations on the presence or activities of children within or around a dwelling.

Useful references for the extent of private discrimination may be number and nature of complaints filed against housing providers in the jurisdiction, testing evidence, and unresolved violations of fair housing and civil rights laws.

Quality of Affordable Housing Information Programs

The term "affordable housing information programs" refers here to the provision of information related to affordable housing to potential tenants and organizations that serve potential tenants, including the maintenance, updating, and distribution of the information. This information includes, but is not limited to, listings of affordable housing opportunities or local landlords who accept Housing Choice Vouchers; mobility counseling programs; and community outreach to potential beneficiaries. The quality of such information relates to, but is not limited to:

- How comprehensive the information is (e.g. that the information provided includes a variety of neighborhoods, including those with access to opportunity indicators)
- How up-to-date the information is (e.g. that the publicly supported housing entity is taking active steps to maintain, update and improve the information).
- Pro-active outreach to widen the pool of participating rental housing providers, including both owners of individual residences and larger rental management companies.

Regulatory Barriers to Providing Housing and Supportive Services for Persons with Disabilities

Some local governments require special use permits for or place other restrictions on housing and supportive services for persons with disabilities, as opposed to allowing these uses as of right. These requirements sometimes apply to all groups of unrelated individuals living together or to some subset of unrelated individuals. Such restrictions may include, but are not limited to, dispersion requirements or limits on the number of individuals residing together. Because special use permits require specific approval by local bodies, they can enable community opposition to housing for persons with disabilities and lead to difficulty constructing this type of units in areas of opportunity or anywhere at all. Other restrictions that limit fair housing choice include requirements that life-safety features appropriate for large institutional settings be installed in housing where supportive services are provided to one or more individuals with disabilities. Note that the Fair Housing Act makes it unlawful to utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of persons without disabilities, to take action against, or deny a permit, for a home because of the disability of individuals who live or would live there, or to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.

Siting Selection Policies, Practices and Decisions for Publicly Supported Housing, Including Discretionary Aspects of Qualified Allocation Plans, and Other Programs

The term "siting selection" refers here to the placement of new publicly supported housing developments. Placement of new housing refers to new construction or acquisition with rehabilitation of previously unsubsidized housing. State and local policies, practices, and decisions can significantly affect the location of new publicly supported housing. Local policies, practices, and decisions that may influence where developments are sited include, but are not limited to, local funding approval processes, zoning and land use laws, local approval of LIHTC applications, and donations of land and other municipal contributions. For example, for LIHTC developments, the priorities and requirements set out in the governing Qualified Allocation Plan (QAP) influence where developments are located through significant provisions in QAPs such as local veto or support requirements and criteria and points awarded for project location.

Source of Income Discrimination

The term "source of income discrimination" refers here to the refusal by a housing provider to accept tenants based on type of income. This type of discrimination often occurs against individuals receiving assistance payments such as Supplemental Security Income (SSI) or other disability income, social security or other retirement income, or tenant-based rental assistance, including Housing Choice Vouchers. Source of income discrimination may significantly limit fair housing choice for individuals with certain protected characteristics. The elimination of source of income discrimination and the acceptance of payment for housing, regardless of source or type of income, increases fair housing choice and access to opportunity.

State or Local Laws, Policies, or Practices that Discourage Individuals with Disabilities from Being Placed in or Living in Apartments, Family Homes, and Other Integrated Settings

State and local laws, policies, or practices may discourage individuals with disabilities from moving to or being placed in integrated settings. Such laws, policies, or practices may include medical assistance or social service programs that require individuals to reside in institutional or other segregated settings in order to receive services, a lack of supportive services or affordable, accessible housing, or a lack of access to transportation, education, or jobs that would enable persons with disabilities to live in integrated, community-based settings.

Unresolved Violations of Fair Housing or Civil Rights Law

Unresolved violations of fair housing and civil rights laws include determinations or adjudications of a violation or relevant laws that have not been settled or remedied. This includes determinations of housing discrimination by an agency, court, or Administrative Law Judge; findings of noncompliance by HUD or state or local agencies; and noncompliance with fair housing settlement agreements.