



Fiscal Year 2020-2021 Annual Action Plan

Adopted August 11, 2020

Community & Economic Development Department

Table of Contents

Executive Summary.....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	8
AP-12 Participation – 91.105, 91.200(c)	14
Expected Resources	15
AP-15 Expected Resources – 91.220(c)(1,2)	15
Annual Goals and Objectives	19
Projects	22
AP-35 Projects – 91.220(d)	22
AP-38 Project Summary	23
AP-50 Geographic Distribution – 91.220(f).....	30
Affordable Housing	31
AP-55 Affordable Housing – 91.220(g)	31
AP-60 Public Housing – 91.220(h).....	32
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	33
AP-75 Barriers to affordable housing – 91.220(j)	36
AP-85 Other Actions – 91.220(k)	37
Program Specific Requirements.....	40
Attachments.....	42
Attachment 1-Map of Eligible areas	42

Executive Summary

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

1. Introduction

The 2020-2021 Annual Action Plan for the City of Pico Rivera satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

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

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

As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's Consolidated Plan covers the fiscal years 2020-2025. On an annual basis, the City prepares an expenditure plan that identifies the specific activities the City will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year 2020-2021 is the first year of the Consolidated Plan cycle.

For FY 2020-21, the City's CDBG Entitlement grant is \$623,161. Any program income received during the year will be available for programming.

2. Summarize the objectives and outcomes identified in the Plan

The 2020-2025 Consolidated Plan is a five-year strategic plan that utilizes an extensive analysis of housing and community market data to identify priority needs. Corresponding goals and objectives for the use of CDBG funds are established. Based on these assessments and the input of community residents, the following objectives have been established:

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

The following are high priority activities that will be funded during the five-year Consolidated Plan period:

- Housing Rehabilitation
- Neighborhood Preservation/Code Enforcement
- Promote Fair Housing
- Public Facilities and Infrastructure
- Public Services
- Emergency Services
- CDBG Administration

The table below summarizes the goals/objectives and outcomes identified in the 2020-2025 Consolidated Plan:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Objective/Needs to Address	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing	Citywide	Provide decent affordable housing	Homeowner Housing Rehabilitated: 50 Households/ Housing Units
2	Neighborhood Preservation	2020	2025	Non-Housing Community Development Neighborhood Preservation	Citywide	Maintain and promote neighborhood preservation	Housing Code Enforcement/Foreclosed Property Care: 500 Households/Housing Units
3	Fair Housing	2020	2025	Affordable Housing	Citywide	Affirmatively further fair housing	Public Service Activities Other than Low/Moderate Income Housing Benefit: 550 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Objective/Needs to Address	Goal Outcome Indicator
4	Public Services	2020	2025	Public Services	Citywide	Provide public services for extremely low, low and moderate income residents	Public Service Activities Other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
5	Public Facilities and Infrastructure	2020	2025	Non-Housing Community Development	Citywide	Construct or upgrade public facilities and infrastructure	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
6	Administration	2020	2025	Administration	Citywide	Administration	Other: 0 Other

3. Evaluation of past performance

Fiscal Year 2019-20, the fifth year of the City’s 2015-2020 Consolidated Plan cycle, is not yet complete. This evaluation is based on the City’s performance in meeting the prior 2015-2020 Consolidated Plan goals. Through the City’s past performance, most of the 2015-2020 Consolidated Plan objectives have been met or exceeded. A summary of accomplishments is listed below:

It is projected that 15 homes will be rehabilitated compared to the ConPlan objective of 100 housing units. The program provides assistance to senior, disabled, and/or low/ moderate income homeowners.

The objective of neighborhood preservation by enforcing housing and building codes was exceeded as the projected number is 470 housing units compared to the 5-year goal of 50 housing units.

The objective of maintaining and promoting neighborhood preservation by removing graffiti was exceeded as the projected number is 23,000 individuals compared to the 5-year goal of 100 individuals.

The objective of providing services for low income individuals was exceeded as the projected number is 2,300 individuals compared to the 5-year goal of 100 individuals.

The objective of improving or upgrading public facilities and infrastructure was exceeded as the projected number of 20,000 individuals compared to the 5-year goal of 500 individuals.

The objective of improving commercial properties will be almost met as four properties will be improved compared to the 5-year goal of six.

The objective of providing services to the homeless will be almost met as 680 will be assisted compared to the 5-year goal of 1,000.

The objective of fair housing services will be exceeded as 560 individuals will be assisted compared to the 5-year goal of 500.

CDBG administration has successfully been implemented.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2020-2021 Annual Action Plan. The draft Action Plan, using a HUD waiver, was available for public review for and comment for a minimum of 5 days, August 3, 2020-August 11, 2020. Copies of the Action Plan were available to the public on the City's website.

5. Summary of public comments

No comments have been received to date.

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

Not applicable, no comments have been received to date.

7. Summary

The Annual Action Plan serves as the link between the Consolidated Plan objectives developed to address priority housing and community needs with the use of federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and specific objectives identified in the Consolidated Plan during a 12-month period. The implementation of the FY 2020-21 Action Plan will begin July 1, 2020, and end June 30, 2021. The Annual Plan will serve as the City's application to HUD for \$623,161 in CDBG funds for Fiscal Year 2020-21, and as an expenditure plan for grant funds, prior year grant funds, and program income resources.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Pico Rivera Community and Economic Development Department is primarily responsible for administration of CDBG funds. The City is not a direct recipient of HUD HOME grant funds.

Consolidated Plan Public Contact Information

Julia Gonzalez, Deputy Director, Community & Economic Development Department

6615 Passons Boulevard, Pico Rivera, CA 90660

T: (562) 801-4332 | F: (562) 949-0280

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

1. Introduction

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2020-2021 Annual Action Plan.

Residents were encouraged to participate in a public hearing held on August 11, 2020. The draft Action Plan, using a HUD waiver, was available for public review for and comment for a minimum of 5 days, August 3, 2020-August 11, 2020. Copies of the Action Plan were available to the public on the City's website.

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

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

During the development of the Consolidated Plan, the City consulted with the following agencies/entities:

- **Affordable Housing:** Pico Rivera Housing Assistance Agency, Habitat for Humanity, California Low Income Housing Tax Credit Allocation Committee, California Department of Housing and Community Development and California Housing Partnership and Southern California Association of Governments.
- **Health Services:** County of Los Angeles Public Health Department, including the Childhood Lead-Based Paint Poisoning Prevention Program and Division of HIV/STD Programs
- **Special Needs:** Los Angeles County Area Agency on Aging; Eastern Los Angeles Regional Center (developmental disabilities); Southern California Resource Services for Independent Living; County of Los Angeles, Department of Public Social Services; Los Angeles Homeless Services Authority; and California Department of Social Services, Community Care Licensing Division

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

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

provide support services and shelter opportunities for situationally homeless individuals and families, and the chronically homeless.

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

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was contacted and provided input on fair housing issues, and landlord/tenant complaints.
2	Agency/Group/Organization	Los Angeles Housing Services Authority (LAHSA)
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs Homeless Strategy Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input was obtained by e-mail, website, and published reports. City homeless count, strategies, and ongoing coordination.
3	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via public services application and e-mail. Homeowner housing rehabilitation needs
4	Agency/Group/Organization	Los Angeles County Department of Health
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS Services – Childhood Lead Based Paint Poisoning

	What section of the Plan was addressed by Consultation?	Data on PLWA Lead Based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via e-mails and review of published reports Improved coordination on addressing lead-based paint hazards
5	Agency/Group/Organization	Gateway Cities Council of Governments
	Agency/Group/Organization Type	Council of Governments
	What section of the Plan was addressed by Consultation?	Comprehensive Economic Development Strategy (CEDs)
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via e-mails and review of published reports Improved coordination on addressing low skilled worker needs
6	Agency/Group/Organization	Pico Rivera
	Agency/Group/Organization Type	PHA Other government - local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-homeless Special Needs Market Analysis Economic Development Anti-Poverty Strategy Lead Based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via e-mails and review of published reports Improved coordination on addressing housing needs
7	Agency/Group/Organization	Southeast Area Social Services Funding Authority
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public services application and website. Service needs for seniors and frail elderly

Identify any Agency Types not consulted and provide rationale for not consulting

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
State Plan for Independent Living (SPIL) for 2017-2019	State Independent Living Council (SILC)	The Strategic Plan has goals in support of the State Plan for Independent living because some of the City’s seniors are frail and disabled.
Los Angeles Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Continuum of Care identifies funding and activities assisting LA County’s homeless. The City’s homeless goals and strategy support those of the Continuum of Care.
2016-2020 Area Plan on Aging	Los Angeles County PSA 19	The Strategic Plan supportive housing goals for the elderly and frail elderly support those of the Area Plan on Aging.
Los Angeles County Comprehensive HIV Plan (2017-2021)	Los Angeles County Commission on HIV County of Los Angeles Department of Public Health	The Strategic Plan includes goals based on the goals, needs and strategies identified in the County’s Comprehensive HIV Plan.
2014-2021 Housing Element of the General Plan	City of Pico Rivera	Primary policy document for the development of affordable and market rate housing to address current and future needs.
Capital Improvement Plan	City of Pico Rivera	Multi-year public facility and infrastructure improvement plan.

Narrative (optional)

None

AP-12 Participation – 91.105, 91.200(c)

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

To ensure residents were aware of the draft 2020-2021 Annual Action Plan, the City published a notice in the **Whittier Daily News**, which announced a 5-day public review period for the plan and announced a City Council-held public hearing. The first three meetings were held as part of the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Outreach Meetings - June 24 & June 25, 2020	Non-targeted/ broad community	June 24 th -1 person attended June 25 th -1 person attended	Attendees were interested in CDBG programs	None	
2	Survey Outreach, Stakeholder Interviews – June 4- July 2, 2020	Non-targeted/ broad community	Included in several narratives in the 2020-2025 Consolidated Plan	39 persons responded to the Survey 4 stakeholder interviews	None	
3	CDBG PSA Workshop - June 10, 2020	CDBG Sub- recipients	None in attendance	None	None	
4	Public Hearing City Council - August 11, 2020	Non-targeted/ broad community	To be added			

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2020-2025 Consolidated Plan indicates the City expects to receive approximately \$623,161 annually in CDBG funding, for a five-year total of approximately \$3,115,000. The City will receive \$623,161 in CDBG Entitlement funds for FY 2020-2021. The City will use the CDBG funds for rehabilitation activities, public facility improvements, public services, and planning and administrative costs. Additionally, any available program income received during the year will be utilized to carry out CDBG-eligible activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$623,161	0	\$477,717	\$1,070,878	\$2,492,644	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	0	0	0	0	
CDBG-CV	public - federal	Other	\$198,268.80	0	0	\$198,268.80	0	To prevent, prepare for and respond to Coronavirus.

Table 4 - Expected Resources – Priority Table

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

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

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

There is no publicly owned land that is available at this time to address the needs described in the Consolidated Plan. However, the City does explore opportunities to partner with non-profits to address unmet housing needs. In some cases, the partnership involves land and/or existing property.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. In recent years, CDBG loan repayments have provided the City with some additional funding; however, this source is susceptible to the fluctuations of the economy and thus unpredictable. The City will continue to apply for State HOME funds; however, these resources are also increasingly limited.

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2021	Affordable Housing	Citywide	Provide decent affordable housing	CDBG: \$120,000	Homeowner Housing Rehabilitated: 10 Households/ Housing Units
2	Neighborhood Preservation	2020	2021	Non-Housing Community Development Neighborhood Preservation	Citywide	Maintain and promote neighborhood preservation	CDBG: \$100,000	Housing Code Enforcement/Foreclosed Property Care: 100 Households/Housing Units
3	Fair Housing	2020	2021	Affordable Housing	Citywide	Affirmatively further fair housing	CDBG: \$15,000	Public Service Activities Other than Low/Moderate Income Housing Benefit: 110 Persons Assisted
4	Public Services	2020	2021	Public Services	Citywide	Provide public services for extremely low, low and moderate income residents	CDBG: \$93,474	Public Service Activities Other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
5	Public Facilities and Infrastructure	2020	2021	Non-Housing Community Development	Citywide	Construct or upgrade public facilities and infrastructure	CDBG: \$185,054.80	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
6	Administration	2020	2021	Administration	Citywide	Administration	CDBG: \$109,632.20	Other: 0 Other

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	CDBG funds will be used to help low/moderate income homeowners to rehabilitate their homes.
2	Goal Name	Neighborhood Preservation
	Goal Description	CDBG funds will be used to conduct code enforcement activities in eligible areas to preserve neighborhoods.
3	Goal Name	Fair Housing
	Goal Description	CDBG funds will be used to pay for fair housing services to promote equal housing opportunity and affirmatively further fair housing.
4	Goal Name	Public Services
	Goal Description	CDBG funds will be used to provide a variety of public services.
5	Goal Name	Public Facilities and Infrastructure
	Goal Description	CDBG funds will be used to upgrade and construct public facilities and infrastructure.
6	Goal Name	Administration
	Goal Description	CDBG funds will be used to implement the funded activities and projects.
7	Goal Name	Emergency Services
	Goal Description	Emergency services will be funded by unallocated federal COVID-19 funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funds have been allocated to a variety of activities that benefit low- and moderate-income Pico Rivera residents. For FY 20-21, the City plans to undertake the following projects:

Projects

#	Project Name
1	CDBG PROGRAM ADMINISTRATION
2	FAIR HOUSING (ADMIN)
3	SENIOR RESOURCE PROGRAM
4	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY
5	SENIOR CENTER ADA AND SAFETY IMPROVEMENTS-PARKING LOT
6	SENIOR CENTER ADA AND SAFETY IMPROVEMENTS-BATHROOM
7	TEEN CENTER RENOVATION AND BROADBAND
8	ADA CITY HALL-RESTROOMS, ELEVATORS, ENTRANCE RAMPS
9	HANDYWORKER GRANT PROGRAM
10	EMERGENCY SENIOR MEAL PROGRAM

Table 6 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Administration
	Funding	CDBG: \$114,132
	Description	Program Management and Oversight
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	6615 Passons Boulevard, Pico Rivera, CA 90660
	Planned Activities	CDBG Administration
2	Project Name	FAIR HOUSING (ADMIN)
	Target Area	City Wide
	Goals Supported	Promote equal housing opportunity
	Needs Addressed	Promote equal housing opportunity
	Funding	CDBG: \$10,500
	Description	CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	110 persons assisted
	Location Description	City Wide
	Planned Activities	CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.

3	Project Name	SENIOR RESOURCE PROGRAM
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$49,474
	Description	Provide senior citizens and veterans with resources and linkages to services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	210 seniors
	Location Description	City Wide
	Planned Activities	Provide senior citizens and veterans with resources and linkages to services.
4	Project Name	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY (SASSFA)
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$44,000
	Description	Senior Nutrition Services at the Senior Center and home delivered meals. SASSFA also provides in-home assessments, individual care plans, monitoring and follow-up, light housekeeping, personal care, and caregiver support
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	400 Senior Households
	Location Description	City Wide

	Planned Activities	Senior Nutrition Services at the Senior Center and home delivered meals. SASSFA also provides in-home assessments, individual care plans, monitoring and follow-up, light housekeeping, personal care, and caregiver support
5	Project Name	SENIOR CENTER ADA AND SAFETY IMPROVEMENTS-PARKING LOT
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$157,319
	Description	Slurry seal of the Senior Center parking lot to comply with ADA regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Improvement will benefit the seniors who visit the center, which is also located in an area where 51% of the population is low income.
	Location Description	Senior Center
	Planned Activities	Slurry seal of the Senior Center parking lot to comply with ADA regulations. Funds in the amount of \$142,681 were also programmed in FY 19/20. Total funding for this activity is \$300,000.
6	Project Name	SENIOR CENTER ADA AND SAFETY IMPROVEMENTS-BATHROOM
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$150,000
	Description	Design and construction of the restrooms at Senior Center, including restroom partitions and sink.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Improvement will benefit the seniors who visit the center, which is also located in an area where 51% of the population is low income.
	Location Description	Senior Center

	Planned Activities	Design and construction of the restrooms at Senior Center, including restroom partitions and sink.
7	Project Name	TEEN CENTER RENOVATION AND BROADBAND
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$200,000
	Description	Rehabilitation of the teen center-- wall reinforcement, roof repair, mitigation of pests/asbestos, painting (int./ext.), flooring, and installation of outdoor fencing. Addition of broadband.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Improvement will benefit youth who visit the center, which is also located in an area where 51% of the population is low income.
	Location Description	Teen Center
	Planned Activities	Rehabilitation of the teen center-- wall reinforcement, roof repair, mitigation of pests/asbestos, painting (int./ext.), flooring, installation of outdoor fencing and broadband.
8	Project Name	ADA CITY HALL-RESTROOMS, ELEVATORS, ENTRANCE RAMPS
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$261,453
	Description	This project includes ADA-compliant restrooms, elevators, and entrance ramps at City Hall.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Improvement will benefit City residents who visit City Hall
	Location Description	City Hall

	Planned Activities	This project includes ADA-compliant restrooms, elevators, and entrance ramps at City Hall.
9	Project Name	HANDYWORKER GRANT PROGRAM
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	CDBG: \$84,000
	Description	Habitat for Humanity provides eligible homes repairs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	City Wide
	Planned Activities	Habitat for Humanity provides eligible homes repairs. Funds in the amount of \$36,000 were also programmed in FY 19/20
10	Project Name	EMERGENCY SENIOR MEAL PROGRAM
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	\$113,000 - CV
	Description	In response to the COVID-19 pandemic, the program helps supplement the need the created by closed senior centers. The program provides 5 frozen meals per week to seniors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 seniors
	Location Description	City Wide

	Planned Activities	In response to the COVID-19 pandemic, the program helps supplement the need the created by closed senior centers. The program provides 5 frozen meals per week to seniors. Funds in the amount of \$45,000 were also programmed in FY 19/20
--	---------------------------	---

I AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As the City’s CDBG-eligible areas tend to be older sections of the City, area-wide activities will help to improve and sustain neighborhoods (see Attachment 1-Map of Eligible Areas). Along with other public and private improvements and services, decline in these areas can be arrested. Social safety net programs will be available to all eligible City residents.

Discussion

For residents most in need (e.g., seniors, frail elderly, households at risk of homelessness), CDBG-funded services will be available on a citywide basis.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 8 - One Year Goals for Affordable Housing by Support Requirement

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

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

Discussion

As outlined above, CDBG resources will be carried forward from the prior year to assist and supplemented with FY 2020-21 funds – an estimated four housing units will be rehabilitated. The Pico Rivera Housing Authority will also provide rental assistance to 436 households (of which 145 are senior households, 183 are disabled households, and two are Veteran households).

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

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

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

Introduction

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

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

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

There are no programs proposed that primarily focus on homeless outreach during FY 20-21. The City has chosen not to allocate limited CDBG funds for this purpose since there are homelessness service/shelter providers that have well developed outreach and assessment programs that will link Pico Rivera residents with appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

funding for FY 2020-21.

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

A key component of a homeless strategy is to prevent individuals and families from falling into homelessness. This is often accomplished by providing temporary monetary assistance and counseling/support services. Several nonprofit service providers located in the region will be available to assist Pico Rivera's at-risk population.

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

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

The City of Pico Rivera is actively engaged in a range of coordinated efforts and active collaboration among community organizations, the business community and concerned residents dedicated to overcoming homelessness in our community. The City currently employs a full-time Sheriff's Deputy and a City Homeless Liaison who assists the unsheltered in the city. The City of Pico Rivera partners the following non-profits:

Whittier First Day- local non-profit organization which provides the following services; transitional bridge housing, on-site meals, clothing, 12 step meetings, education, training, employment assistance, transportation, on-site health clinic, health screenings, mental health services, and case management.

The Whole Child - provides children, adolescents, and families in the community with affordable, culturally-sensitive, and professional mental services. Services include: free parenting education in English and Spanish, child abuse prevention, anger management classes, substance abuse help, and counseling for teens.

Los Angeles Homeless Services Authority (LAHSA) - which is a joint government agency that is responsible for addressing homelessness in our region. LAHSA also operated the County Homeless assistance portal

LA-HOP.org, which is an outreach portal designed to allow government agencies and residents to initiate an outreach referral and connect a person experiencing homelessness directly to local services.

People Assisting the Homeless (PATH) - Lead agency assisting single adults experiencing homelessness within our community. Path help people find permanent housing and provide case management, medical and mental healthcare, benefits advocacy, employment training, and other services to people experiencing homelessness.

Jovenes- Assists youth ages 18-25. Provides housing assistance, healthcare, education, employment and trauma recovery.

The City also makes referrals to 2-1-1 is a comprehensive informational and referral system linking Los Angeles County residents to community health and human services and support. 2-1-1 connects hundreds of people every day to shelters, food, low-cost counseling, subsidized child care, employment services, and a range of services for individual and family self-sufficiency.

Transit Deputy – Serve as point of contact for people experiencing homelessness throughout the City. The Los Angeles County Deputy provides in-the-field case management (connect persons to shelter, food, showers, and housing). He also serves as the lead on encampment clean-ups and addresses local business concerns related to homelessness.

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

Introduction:

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

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

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

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

Discussion:

The Pico Rivera Housing Element and 2020-2025 Consolidated Plan identify barriers to the provision of affordable housing and provided a strategy to address barriers. Outlined above are steps the City identified it will undertake during the 2020-2025 planning period to overcome barriers. These actions will be implemented during FY 2020-21.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City of Pico Rivera’s 2020-2025 Consolidated Plan proposes projects and activities to meet housing and community priorities needs. The Plan includes programs, projects and activities to be undertaken that address the needs of the underserved in Pico Rivera including lower income homeowners, the homeless and those at risk of becoming homeless, seniors and frail elderly, and persons with disabilities. Specific activities to be carried out during FY 2020-21 include the following:

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

Actions planned to foster and maintain affordable housing

In general, the City will utilize several policies to provide flexibility in housing site planning and to promote more intense development where appropriate. The City’s Housing Sites Inventory Program helps ensure that the City monitors available sites that may be appropriate for residential uses. The City will also continue to consider alternate forms of residential development, including small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments. Additionally, the City will encourage developers to pursue projects providing low- and moderate-income housing by providing incentives such as a density bonus. If appropriate and available, subsidies to offset the cost of acquisition, development or project-related off-site improvements may be considered. No CDBG-funded actions are slated for FY 2020-21.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

The activities and services the City will provide during FY 2020-21 to combat and prevent poverty include the following:

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

Actions planned to develop institutional structure

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

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

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

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

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

Discussion:

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI). In addition to identifying fair housing impediments, a strategy to overcome barriers must be developed and implemented; accomplishments are to be reported annually. The City has updated the document and prepared a new AI for the time-period of FY 2020-21 through 2021-25.

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

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

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

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

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

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

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

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

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

The City will meet the overall 70% benefit for low and moderate-income requirement during the one-year **2020** Program Year.

None.

Attachments

Attachment 1-Map of Eligible areas

