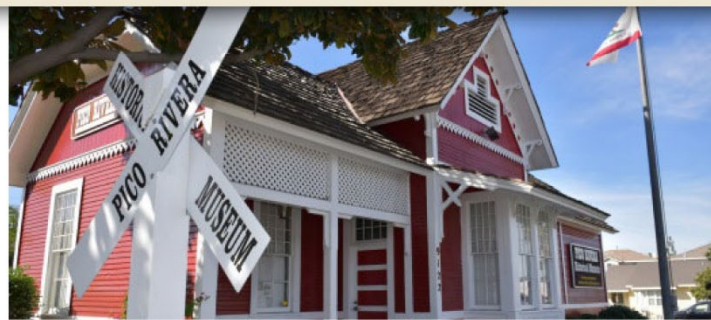
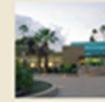




SECTION 3: HOUSING CONSTRAINTS, RESOURCES, AND AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)





Housing Constraints

A variety of constraints affect the provisions and opportunities for adequate housing in the City of Pico Rivera. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors can create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

A. Non-Governmental Constraints

Non-governmental constraints can considerably affect the cost of housing in Pico Rivera and can cause barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, the availability of financing and lending, construction costs and labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following discussion highlights the primary market factors that affect the production of housing in Pico Rivera

1. Land and Construction Costs

Construction costs vary widely according to the type of development; multi-family housing is generally less expensive to construct than single-family homes, per unit. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$148.97 for multi-family housing, \$143.14 for single-family homes, and \$179.84 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. The California Construction Cost index, as reported the by Department of General Services, is developed based upon Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles. According to the data, construction costs increase by 3.6 percent in 2019, an additional 2.8 percent in 2020 and from December 2020 to May 2021 an estimated 8 percent. The cost of construction is a large factor in the development of housing and often a significant portion of the overall development cost. However, they are consistent throughout the region and, especially when considering land costs, are not considered an overall major constraint to housing production in Pico Rivera.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can also be factored into the cost of land. In September 2020, lots for sale in the City of Pico Rivera showed two



lots ranging from 0.2 acres at \$675,000 to 0.9 acre at \$1,200,000. Based on the current prices for these sale lots, the vacant lots estimated cost is about \$54 per square foot, on average.

2. Availability of Financing

The availability of financing in a community can be based on numerous factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Pico Rivera.

Table 3-1 shows the disposition of loan applications submitted to financial institutions in 2019 for home purchase or refinance or loans in Los Angeles-Long Beach-Glendale. Included is information on loan applications that were approved and originated, denied, and other which includes withdrawn by the applicant, or incomplete. The information shows that applicants with an income of less than 50 percent of the County median income saw lower loan approval rates, specifically applicants who identified as Black (20 percent approval rates) and Hispanic of any race (24 percent approval rates). Overall, approval rates for applicants in the lowest income category were below 50 percent. Applicants who earned 100 percent of the County median income had higher rates of loan approval, specifically those who identified as White and Asian. Overall, persons who identified as White had higher rates of loan applications and application approvals.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– Los Angeles-Long-Beach-Glendale MSA				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	36.5%	57.3%	19.7%	178
Asian	42.0%	42.1%	23.5%	1,932
Black or African American	20.3%	28.8%	32.0%	2,120
Native Hawaiian or other Pacific Islander	44.5%	67.0%	14.3%	182
White	39.0%	31.2%	27.5%	11,284
Hispanic or Latino of any race	24.2%	36.2%	0.1%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	37.0%	43.3%	22.3%	238
Asian	44.3%	34.1%	28.0%	2,873
Black or African American	42.8%	32.2%	29.1%	2,367
Native Hawaiian or other Pacific Islander	22.8%	62.2%	17.3%	254
White	49.0%	28.3%	27.7%	14,902
Hispanic or Latino of any race	44.6%	32.5%	0.2%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.4%	33.3%	27.0%	111
Asian	51.1%	27.4%	27.4%	1,611
Black or African American	47.3%	27.3%	28.9%	1,124
Native Hawaiian or other Pacific Islander	35.5%	47.3%	20.4%	93
White	53.6%	23.4%	27.7%	6,887



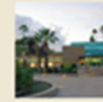
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
Hispanic or Latino of any race	50.1%	26.7%	0.1%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.0%	32.1%	29.3%	352
Asian	60.5%	19.9%	25.9%	5,869
Black or African American	49.9%	23.7%	30.5%	3,579
Native Hawaiian or other Pacific Islander	40.9%	39.9%	21.6%	291
White	60.1%	17.9%	27.4%	25,143
Hispanic or Latino of any race	56.4%	20.7%	0.2%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	23.9%	30.1%	871
Asian	62.9%	14.3%	27.5%	35,764
Black or African American	55.0%	19.5%	29.6%	11,611
Native Hawaiian or other Pacific Islander	54.2%	23.3%	27.2%	1,052
White	64.9%	13.5%	26.0%	135,203
Hispanic or Latino of any race	60.4%	16.5%	0.3%	42,722

Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.

3. Economic Constraints

Market forces on the economy and changes in the construction industry can act as a barrier to housing development and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 pandemic created rippling effects on the market as well as the construction industry as stay-at-home orders affected the global working industries. The long-term effects of the COVID-19 pandemic on housing are not yet known, however, it is assumed that as job markets slowed and closed there may be both a long-term effect on development and housing needs.

A 2020 California Association of Realtors (CAR) report found that homes on the market in Los Angeles County experience a 5.2 percent year to year decrease and cost an average of \$677,260 in August 2020 which is roughly \$82,420 higher than the State median home price in the same month (\$579,770). According to CAR First Time Buyer Housing Affordability Index the median value of a home in Los Angeles County was \$494,400 with monthly payments (including taxes and insurance) of \$2,500, requiring an average qualifying income of \$75,000. Homes and cost of living in Pico Rivera was reported slightly lower than the State median housing and living costs. According to August 2020 data from Zillow, the median cost of a home on the market in Pico Rivera is \$528,174. Home values in the city have gone up 8.1 percent over the past year and Zillow predicts they will rise 5.7 percent within the next year. The same report found that in September 2020 the median list price per square foot in Pico Rivera is \$377, which is lower than the County of Los Angeles average of \$447.



B. Governmental Constraints

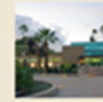
In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Pico Rivera has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees, and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

1. Land Use Controls

In the State of California, cities are required to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes land uses and density of development within the City of Pico Rivera. The Land Use Element sets policies and regulations for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The Land Use Element of the General Plan identifies the following residential categories, and the Zoning Code identifies their existing allowed densities:

- **Rural Residential (RR)** – The Rural Residential designation preserves large lot rural lifestyles, including the keeping of animals within an urban setting. Housing types range from large ranch estate homes to several detached houses on a single large lot when consistent with the maximum allowable land use intensity and permitted by the zoning ordinance.
- **Low Density Residential (LDR)** – The Low-Density Residential designation makes up the majority of the residential land use within the city. A mixture of housing types may be developed within a single project site consistent with the Low-Density Residential designation, provided that density limits are not exceeded and a determination by the City that the proposed mix of dwelling units will be compatible with the surrounding neighborhood.
- **Medium Density Residential (MDR)** – The Medium Density Residential designation accommodates a wide range of living accommodations, including conventional detached homes, detached dwellings on small lots, mobile homes, duplexes, townhouses, condominiums, and garden apartments.
- **High Density Residential (HDR)** – The High-Density Residential designation is typified by townhouses, condominiums, and apartments. Since the Land Use Map designates density rather than specific housing types, a mixture of houses, condominiums, and apartments could also be permitted within a proposed development. High Density Residential designations are primarily located along major street corridors and near major activity centers.
- **Mixed Use (MU)** – The Mixed-Use designation provides a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. The intent is to create areas in which a mix of uses can come together to meet the community’s housing, shopping, employment, and institutional needs through efficient patterns of land use. Within the Mixed-Use designation, both “vertical mixed use” (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and “horizontal mixed use” (individual buildings housing different types of uses within an integrated site plan) are appropriate.



These categories accommodate development of a wide range of housing types in Pico Rivera. Furthermore, maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing. **Table 3-2** further details major land use categories, their density levels, and residential types permitted.

Overlay Districts

An overlay district is a regulatory tool which adds special provisions and regulations to an area in the City. An overlay district may be added to a neighborhood or corridor on a map, or it may apply to the City as whole and be applied under certain circumstances. An overlay district may be initiated as a Zoning Map amendment. All proposed developments within the overlay district must comply with the district's applicable development standards in addition to the Zoning Code standards. Overlay Districts which affect housing in Pico Rivera include the following:

- **Mixed Use Overlay Zone** - The Mixed Use (M-U) Overlay allows an integrated mix of residential and commercial land uses located close to one another, either within a single building, on the same parcel, or on adjacent parcels.
- **Emergency Shelter Overlay Zone** - The Emergency Shelter (E-S) Overlay is established to designate, classify, and distinguish certain areas within the city that may best facilitate the development and use of emergency shelters.

2. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts and their development standards, as provided on the City's Zoning Code available to the public online.

- **Single Family Residential Estate (RE)** - The Single Family Residential Estate zone designates certain residential areas within the city that may best facilitate the development and use of single-family homes on large acreage parcels of land in conjunction with only the private use and maintenance of limited agricultural and animal husbandry activities.
- **Single Family Residential (S-F)** - The Single Family Residential zone designates certain residential areas within the city that may best facilitate the development of single-family residential neighborhoods, and where the lifestyles and environmental characteristics, under a controlled distribution of population, lend themselves to the attainment of individual family living in an urban setting.
- **Residential Infill Zone (R-I)** - The Residential Infill zone designates certain residential areas within the city that may best facilitate smaller sized medium density residential developments that are well planned and allow for sufficient design flexibility in order to utilize unique physical land characteristics while preserving the nature of single-family neighborhoods.
- **Multiple-Family Residential Variable Density (R-M)** - The Multiple Family Residential Variable Density zone designates certain areas within the city for development of multiple-family residential housing and apartment complexes, and to provide for the integration of developments and uses of land more closely related to multiple-family residential characteristics best suited to carry out the needs of the community.



6th Cycle Housing Element (2021-2029)



Table 3-2: Residential Development Standards

Zoning District	Density	Max. Building Height (feet)	Min. Lot Area (sq. feet)	Width (ft.)		Min. Depth (feet)	Setbacks (ft.)						Floor Area Ratio (FAR)	Max. Lot Coverage
				Corner/ reverse corner Lot (feet)	Interior Lot (feet)		Front (feet)	Rear- Case I (feet)	Rear- Case II (feet)	Rear- Case III (feet)	Side- Interior (feet)	Side- Street (feet)		
R-E	1/lot	24	15,000	100	100	150	30	10	15	20	10	20	N/A	35% lot area
S-F	1/lot	24	6,500	70	60	100	20	5	10	15	5	10	N/A	40% lot area
R-I	1/lot	26	4,200	40	40	N/A	20 feet to garage, 15 to residence. min 50% of front setback 20 feet	50% min 20 feet and 50% minimum 15 feet	N/A	N/A	4 feet	8 feet	N/A	50%
PUD	PUD-A	1—30 du/acre	1,500	N/A	25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80% lot area
	PUD-B	1—30 du/ acre	2,600	40	40	65	18 feet to garage, 15 feet to residence (any portion)	50% min 20 feet and 50% min 15 feet	N/A	N/A	4	8	N/A	50%
R-M	30 du/acre	28	12,500	(1)	(1)	(1)	25	10	15	20	5	10	500 sq. ft	50% lot area
M-U Overlay	30 du/acre	60	-	(1)	(1)	(1)	15	(2)	(2)	(2)	10	10	500 sq. ft.	N/A

Source: City of Pico Rivera Zoning Code, 2020.

Notes: Additional regulations and requirements may apply for developers; they can be found in the City’s Municipal Code Title 18 Zoning, Chapter 18.42.

1. Lot width dependent upon Lot sized as based on the City’s Municipal Code, Title 17, Chapter 18.42 Property Development Regulations.
2. Projections may be permitted into the rear yard, so long as they adhere to the City’s requirements found in City’s Municipal Code, Title 17, Chapter 18.42 Property Development Regulations.



Yard Requirements

Yards allow for open space, landscaping and greenery, emergency access, and pedestrian and vehicular circulation on a site. Requirements are set in order to ensure there is adequate available space designated to these elements on a property when considering new development or improvements. Included in these requirements are setbacks areas that are located between a setback line and the property line and must remain unobstructed. Setbacks provide the following:

- Visibility and traffic safety
- Access to and around structures
- Access to natural light and ventilation
- Separation of incompatible land uses
- Space for privacy, landscaping, and recreation
- Protection of natural resources
- Safety from fire and geologic hazard

Lot Coverage and FAR

Lot coverage and floor area ratio (FAR) standards are intended to control bulk, mass, and intensity of a use. Lot coverage limits a building's footprint and is defined as the percentage between the ground floor area of building(s) and the net area of a lot. FAR limits the total usable floor area and is expressed as a ratio between the bulk floor area of building(s) and gross lot area. Floor area ratio is a supplementary device that under some conditions improves upon (but does not necessarily replace) the traditional means of relating bulk of building to land, to other buildings in the vicinity, and to public facilities. It permits variable dimensions within an over-all volume limit and it offers a way of predicting the ratio of persons to a unit of land in office building districts of high land use intensity.

Maximum Building Height

Building heights are identified and intended to maintain healthy and safe residential development. Maximum building heights are set and defined in the City's Zoning Code to maintain symmetry and compatibility between existing and proposed developments. The height is measured as the vertical distance from the grade of the pad to the highest part of the structure, including protective guardrails and parapet walls.

The maximum height limit of residential developments in the R-M zone is 28 feet. Recent developments in this zone have been proposed and approved at 3 stories. In addition, the City permits an addition of 6 feet to the height limit for projects with architectural features that improve the aesthetic of the neighborhood. Therefore, the height limit does not constrain residential developments from reach the maximum permitted density and is not considered a constraint to housing development.

Usable Open Space

The City's Zoning Code defines Usable Open Space as any usable area designed and/or to be used for outdoor living, recreation or landscaping which shall be unobstructed and unoccupied from the ground upward to the sky except for landscape materials. In addition, outdoor living space may include an unenclosed balcony, roof deck, patio, swimming pool and open cabana in single-family zones as long as one side of the structure remains entirely open.

Parking Standards

Sufficient off-street parking shall be provided to avoid street overcrowding. This is done through the City's parking requirements for each housing unit type, as shown in **Table 3-3**. While parking standards have not



posed an issue for recent housing developments, the City has included Housing Program 5H in the **Housing Plan** to review and potentially revise the Municipal Code’s off-street parking requirements for multi-family projects. This will ensure parking does not constrain the future development of housing, and specifically affordable housing.

Table 3-3: Parking Requirements

Residential Uses	Parking Spaces and/or Facilities Required
Single-family dwelling units, duplexes, and garage conversions	Two parking spaces in a garage for each dwelling unit with the exception of nonconforming dwellings requiring compliance to Section 18.54.060.
Guesthouse	One garage or carport attached to the guesthouse.
Multiple-family dwelling units	Two parking spaces in a garage or carport for each dwelling unit.
Apartment developments containing eight or more dwelling units	One open guest parking space that shall be provided for each eight dwelling units or fraction thereof
Rooming houses and boarding houses, and other similar such uses having guestrooms	Two parking spaces in a garage or carport for each three guestrooms. In dormitories, each 100 square feet of habitable floor area shall be considered equivalent to one guestroom.
Convalescent, nursing and/or rest homes	One open parking space for each two beds and/or residents for which the facility’s capacity is licensed
Mobile home parks	Two open parking spaces on each mobile home site, and one open guest parking space for each four mobile home sites
Senior citizen housing	One parking space for each three dwelling units

Source: City of Pico Rivera Zoning Code 2020

3. Various Types of Housing Permitted

Housing Element Law requires jurisdictions to identify sites to be made available through zoning and development standards in order to facilitate development of a variety of housing types for all socioeconomic levels of the population. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built housing, mobile homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy units (SROs), and housing for persons with disabilities. **Table 3-4** below identifies the various housing types permitted within each zone that allows residential uses, as provided on the City’s online Zoning Code.



6th Cycle Housing Element (2021-2029)



Table 3-4: Various Housing Types Permitted in Residential Zones

Housing Type	Zones						
	R-E	S-F	R-I	PUD	RM	E-S	M-U
Single-Family Dwellings – Attached	C ¹	C ¹	C ²	C ²	X	P	P
Multi-Family Dwellings	P	P	P	P	C ^{2,3,4}	P	C ^{2,3,4}
Two-family dwellings	P	P	P	P	C ⁵	P	P
Boardinghouses	P	P	P	P	C ^{6,7}	P	P
Guest houses, limited to one only	X	X	P	P	P	P	P
Senior citizen housing	P	P	P	P	C ^{2,3}	P	76
Planned residential unit developments	P	P	P	C ^{2,3}	C ^{2,3}	P	P
SRO (efficiency units)	P	P	C ⁸	P	74	P	74, 76
Supportive/Transitional Housing	X	X	X	X	X	P	X
Accessory Dwelling Unit(s)	X	X	X	X	P	P	X, 76
Emergency Shelters (up to 20 occupants within the city)	P	P	P	P	P	C ⁹	P
Emergency Shelters (more than 20 occupants within the City)	P	P	P	P	P	C ^{3,9}	P
Residential Care Facilities (6 or fewer occupants)	X	X	X	X	X	P	X
Residential Care Facilities (7 or More occupants)	C ³	C ³	C ³	C ³	C ³	P	P
Farmworker Housing	NA	NA	NA	NA	NA	NA	NA
Low Barrier Navigation Centers	NA	NA	NA	NA	NA	NA	NA
Secondary units	C ¹⁰	C ¹⁰	P	C ¹⁰	P	P	P

Notes:

Source: City of Pico Rivera Municipal Code

X = Permitted

C = Conditional

P = Prohibited

NA = Not Available

1. More than one dwelling unit per lot requires precise plan of design approval.
2. A project shall be approved with a streamlined administrative site plan/zoning consistency review only for properties identified in the 2014-2021 Housing Element to meet the Regional Housing Needs Assessment.
3. Subject to the issuance of a conditional use permit.
4. Multiple-family dwellings constructed on lots less than twenty thousand square feet shall be subject to approval of a precise plan of design.
5. More than twenty thousand square feet of lot area requires precise plan of design approval.
6. Subject to approval of a precise plan of design
7. Housing not more than ten persons.
8. Single-Room Occupancy (SRO) Units. Single-room occupancy (SRO) units, also known as efficiency units, shall be subject to and comply with the following standards and regulations within the Municipal Code.
9. Emergency Shelters. Emergency shelters for homeless persons shall be subject to and comply with the following standards and regulations within the Municipal Code.
10. Second dwelling units shall be subject to and comply with regulations established in Chapter 18. 40.050 of the Pico Rivera Zoning Code.

Additional Notes:

74. Single-Room Occupancy (SRO) Units. Single-room occupancy (SRO) units, also known as efficiency units, shall be subject to and comply with the following standards and regulations.
- a. Each SRO facility shall comply with all applicable development standards for the applicable zoning district and minimum standards contained herein below.
 - b. Units shall have a minimum size of two hundred square feet and a maximum of four hundred square feet.
 - c. Each unit shall accommodate a maximum of two persons.
 - d. Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of Section 18.44.050 of this code.
 - e. Laundry facilities must be provided in a separate enclosed room at the ratio of one washer and one dryer for every twenty units of fractional number thereof, with at least one washer and dryer per floor.
 - f. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO (efficiency) unit facility.
 - g. Each unit required to provide a separate bathroom containing a water closet, lavatory and bathtub or shower.



6th Cycle Housing Element (2021-2029)



Table 3-4: Various Housing Types Permitted in Residential Zones

Housing Type	Zones						
	R-E	S-F	R-1	PUD	RM	E-S	M-U
h. Each unit shall be provided with a kitchen sink, functioning cooking appliance and a refrigerator, each having a clear working space of not less than thirty inches in front.							
i. Each SRO (efficiency) unit shall have a separate closet.							
j. SRO (efficiency) units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.							
k. An SRO (efficiency) unit project shall not be located within five hundred feet of any other SRO (efficiency) unit project, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.							
l. An SRO (efficiency) unit project with ten or more units shall provide on-site management. A project with less than ten units may provide a management office off-site.							
m. Tenancy of SRO (efficiency) units shall not be less than thirty days and maximum period of twelve months.							
n. SRO (efficiency) unit parking shall be provided as follows: (i) One uncovered parking space for every three SRO (efficiency) units. (ii) Two uncovered parking spaces for an on-site manager unit. (iii) Each efficiency unit shall be provided at least one lockable bicycle parking space in a location that is adjacent to that SRO (efficiency) unit.							
o. Applications for SRO (efficiency) units projects shall be processed in a manner consistent with procedures for multiple-family residential projects.							
76. A project shall be approved with a streamlined administrative site plan/zoning consistency review only for properties identified in the 2014-2021 Housing Element to meet the Regional Housing Needs Assessment. Landowners and developers that propose uses, structures, designs and site improvements shall comply with the following:							
a. Application. The applicant shall submit a site plan application/zoning consistency review to the zoning administrator with the number of prints of the plans specified, together with a filing fee. The contents of the site plan review applicant shall be specified by the zoning administrator. The zoning administrator shall require a parking, traffic, noise or any other study as necessary.							
b. Completeness. If the zoning administrator determines the application to be incomplete, the applicant will be notified within thirty days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the city planner.							
c. Findings. The zoning administrator shall make the following findings in approving or conditionally approving an application for review: (i) That the site plan is consistent with the goals and policies of the general plan; (ii) That the proposed development is in accordance all provisions of the Pico Rivera Municipal Code; (iii) That the proposed development’s site plan and its design features, including architecture and landscaping will integrated harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city; (iv) That the site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets; (v) That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations or in alterations of facilities; and (vi) That the site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare.							
d. Building Permit. A building permit shall be issued pursuant to the site plan approval. If there is a substantial change from the original site plan as determined by the zoning administrator, a revised application shall be resubmitted.							
e. Appeal. Denial of the application by the zoning administrator may be appealed pursuant to Chapter 18.64 of Title 18 of the Pico Rivera Municipal Code.							

Source: City of Pico Rivera Municipal Code

Single-Family Dwelling

“Single-family dwelling” means a detached building located on a separate lot or parcel of land, designed, and constructed exclusively for the use and occupancy by one family for living purposes. These dwellings are permitted in the R-M zone and are conditional in R-E, S-F, R-1, and PUD zones.

Multi-Family Dwelling

“Multiple-family dwelling” means a building designed and constructed exclusively for the occupancy by three or more families living independently of each other and containing three or more separate dwelling units. Multi-family dwellings are subject to conditional use permit approval in the R-M and M-U Overlay zones. Multi-family dwellings proposed on sites identified as part of the 2014-2021 Housing Element to meet the City’s RHNA allocation are approved with a streamlined administrative site plan/zoning consistency review.



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In most cases, residential projects seek to develop at the maximum density permitted (30 dwelling units per acre in the R-M zone). The City has recently received two applications which were approved at densities lower than the maximum permitted. These include the following two townhome developments:

- Dahlia by City Ventures (7670 Sunflower Dr - 7706 Sunflower Dr) – 36 units developed on 1.7 acres
- La Vida at Pico (7001 Passons Blvd-7033 Passons Blvd) – 17 units developed on 0.9 acres

Both of these projects are located on lots permitted up to 30 dwelling units per acre. Due to the nature of the housing type proposed – for-sale townhomes – the density developed at was less than the maximum allowable in the zoning district. Generally, however, the City receives project proposals which seek to maximize the total potential units permitted.

Two-Family Dwelling

“Two-family dwelling” means a building designed and constructed exclusively for the use and occupancy by not more than two families living independently of each other and containing not more than two separate dwelling units. This term may and shall also mean and be referred to as “duplex.” These dwelling units are conditionally permitted in R-M zone.

Boardinghouses

“Boardinghouse” means a residential building having not more than five guest rooms where lodging and meals are provided for compensation, for not more than ten persons, but shall specifically exclude rest homes, convalescent homes, sanitariums or similar such facilities. Boardinghouses are conditional in R-M zone.

Guest Houses, limited to one only

“Guest house” means a dwelling designed and constructed for the use and occupancy by guests only, containing a dwelling unit without kitchen facilities, and not rented or leased under any circumstances whatsoever. Guest houses are permitted in R-E and S-F zones.

Senior Citizen Housing

“Senior citizen housing” means housing or dwelling units established for exclusive occupancy by persons sixty-two years of age or older and/or by physically handicapped persons of adult age, or by a spouse of any such person. Resident manager(s) of adult age may also reside therein. Senior Citizen Housing are conditionally permitted in R-M and M-U Overlay zones.

Planned Residential Unit Developments

“Planned residential unit development” or the acronym “PUD,” as may hereinafter be referred to in Titles 17 and 18 of this code, means the development and arrangement of single-family residential dwellings on property, subdivided interest in commonly owned property, and in which such dwellings are either detached and located on separate lots or clustered in a group of two or more attached dwellings each of which is located on separate but contiguous lots, and in which such dwellings are distinct, noncommunicating, and separated by either open space or by individual exterior walls or partition walls, and which comply with the provisions of Section 18.08.030 and Chapters 18.10 through 18.38 of this title.

SRO (efficiency units)

“Single-room occupancy unit,” also known as an efficiency unit and considered a type of transitional housing, means housing consisting of single-room dwelling units typically with no more than four hundred square feet of habitable space that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both). An accessory structure (i.e.,



garage) does not qualify as an SRO. These units are conditionally permitted in R-I, R-M and M-U Overlay zones.

Supportive/Transitional Housing

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

“Transitional housing” and “transitional housing development” means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Both of these types of housing are permitted in all of the zones listed above (R-E, S-F, R-I, PUD, R-M and M-U zones) with the exception of E-S.

Accessory Dwelling Unit (ADU)

“Second dwelling unit” means a second permanent dwelling that is accessory to a primary dwelling on the same site. A secondary unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. These dwellings are permitted by-right in all residential zones.

Emergency Shelters

“Emergency shelter” means a facility that provides immediate and short-term housing and supplemental services to homeless persons or families. Supplemental services may include food, counseling, and access to other social programs. Emergency shelters are permitted in the Emergency Shelter (E-S) Overlay Zone with up to 20 occupants. Emergency shelters with more than 20 occupants are permitted in the E-S zone but with approval of a Conditional Use Permit. The E-S zone was selected due to its proximity to bus service along Beverly Boulevard, the proximity of other services (parks, schools, etc.), and the proximity of the area to employment. This area is bounded by Beverly Boulevard on the north, Tobias Avenue on the west, the San Gabriel River channel on the east, and the BNSF railroad right-of-way on the south.

Community Care Facilities

“Community care facility” means any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes the types of facilities listed in the California Health and Safety Code Sections 1500 through 1518 (California Community Care Facilities Act). Community Care Facilities where they have 6 or less residents are permitted in all (R-E, S-F, R-I, PUD, R-M and M-U zones) with the exception of E-S. While Facilities that have 7 or more residents are conditionally (R-E, S-F, R-I, PUD, R-M and M-U zones) with the exception of E-S.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Pico Rivera Municipal Code does not address Farmworker Housing by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.



Low Barrier Navigation Center

AB 101 states that “Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Pico Rivera Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

4. Planned Unit Development

The Planned Unit Development (PUD) is established to designate and distinguish certain areas within the community that can best be utilized to attain the following:

- To create a better living environment;
- To promote the achievement of residential land use amenities that could not otherwise be obtained under more conventional methods and development;
- To achieve greater design flexibility of residential acreage than could otherwise be possible through the application of more conventional residential zone regulations;
- To encourage well-planned developments through more creative, innovative, and imaginative planning principles, practice and techniques;
- To reserve a greater proportion of open-space land for recreation, conservation, park, and other similar kinds of use facilities than is otherwise required by more conventional residential zone regulations;
- To provide for a more efficient, appropriate, and desirable use of land which is sufficiently unique in its physical characteristics and other circumstances to warrant special methods of development;
- To provide areas of natural scenic beauty, vistas, landmarks, promontories and other environmental features through integrated land planning, design, and unified control of physical development patterns; and
- To set forth use regulations and property development regulations that will best assure that the intent and purpose of this chapter are carried out.

5. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. The City of Pico Rivera does not have any growth management measures that would affect or hinder the development of housing in the City.

6. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city’s General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistent and an enhanced aesthetic levels throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the city as a whole.



Specific Plan 301

The Specific Plan 301 is located at the southeast corner of Rosemead Boulevard and Washington Boulevard. The primary objective of this specific plan is to ensure that the future development of this area mirrors the city’s land use and development objectives outlined in the city’s general plan.

Specific Plan 301 provides for four distinct development components:

- A single-family neighborhood composed of 113 single-family detached dwellings on 8.13 net acres;
- A common recreation area which should serve the single-family residential development consisting of approximately 14,000 square feet;
- A senior housing development consisting of up to four stories and 128 units located within a 1.93-acre parcel; and
- An existing commercial retail use located on a 0.28-acre at the corner of Washington and Rosemead Boulevards should be retained and any future commercial use should be consistent with the requirements and standards outlined in this specific plan.

Specific Plan 400.4 Specific Plan 400.4 was adopted to provide a comprehensive set of guidelines and an implementation program to guide the redevelopment of a 200 gross acres site formerly occupied by Northrop Grumman. The area is located bordered by Washington Boulevard to the north, the BNSF railway to the south, Rosemead Boulevard to the east and Paramount Boulevard to the west.

Specific Plan 400.4 provides four land use sub-area components

- Sub-Area A- Corresponds to areas located along the Washington Boulevard frontage consisting of commercial and retail uses.
- Sub-Area B- Includes a portion located to the north of Rex Road and south of Sub-Area A and includes a mix of light industrial and distribution related uses.
- Sub Ara C- Includes the area south of Rex Road and north of the existing BNSF rail yard and includes heavy industrial uses such as processing and/or manufacturing.
- Sub-Area D includes the existing BNSF rail yard.

7. State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. The City’s Zoning Ordinance identifies the purpose of Density Bonus Ordinance which is to grant a density bonus and regulatory concessions and incentives to a developer of a housing development, child care facilities, or for the donation of land for housing, where the developer agrees to construct a specified percentage of housing for lower income households, very low-income households, moderate income households or qualifying residents. Density bonuses are available to five categories of housing developments.

- *Very low income units:* Five percent of the total units of the housing development as target units affordable to very low-income households; or
- *Low Income Units:* Ten percent of the total units of the housing development as target units affordable to low-income households; or
- *Moderate Income Units:* Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or



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- *Senior Units:* A senior citizen housing development of 20% of the number of senior housing units provided
- *Land Donation for Very Low-Income Housing:* 10 percent of the units for very low-income persons in these categories.

Affordable Units or Category	Minimum %	Bonus Granted	Additional Bonus per 1% Increase in Affordable Units	% Units in Category Required for Maximum 35% Bonus
Affordable Housing Type				
Very Low Income	5%	20%	2.5%	11%
Lower Income	10%	20%	1.5%	20%
Moderate Income	10%	5%	1%	40%
Senior Citizen Housing	Qualified development	20%	-	—
Land Donation for Very-Low Income Housing	Land donated can accommodate 10% of market rate units, plus housing development qualified for density bonus as an affordable or senior project	15%	1%	30% of market rate units (assuming housing development provides 5% very low-income units)
Condominium Conversion				
Lower Income	15%	25% ¹	—	—
Low/Moderate	33%	25% ¹	—	—
Child Care Facilities	Housing development qualifies for density bonus as an affordable or senior project	Sq. ft. in day care center	—	—
Source: City of Pico Rivera, Municipal Code accessed September 28, 2020. Note: 1 Maximum of twenty-five percent bonus for condominium conversions, or an incentive of equal value, at the city's option.				

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the city already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BMRs.

Additionally, as of January 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City’s Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50 percent density bonus when the base BMR is proposed. Additionally, AB 1763 requires that City’s permit up to an 80 percent density bonus for projects proposed with 100 percent



affordable units. The City has included a program in **Section 4: Housing Plan** to update the City's Development Code in compliance with state legislation.

8. Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Land Use Controls

Under State law, small licensed residential care facilities for six or fewer persons shall be treated as regular residential uses and permitted by right in all residential districts.

Definition of Family

The Pico Rivera Municipal Code defines "family" as one or more persons related or unrelated, living together as a single integrated household in a dwelling unit. A restrictive definition of "family" that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the California Constitution. The City's definition meets the definition requirements as set forth by State law.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Purpose and Intent

Chapter 18.67 of Title 18 Zoning of the Pico Rivera Municipal Code states that the purpose of the chapter is to provide a formal procedure to request reasonable accommodation for persons with disabilities who are seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures, and to establish relevant criteria to be used when considering such requests.

Any person may request a modification or exception to eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. Reasonable Accommodation applies only to those persons who are defined as disabled under the Acts.

Application Requirements

Chapter 18.67.030 of the Pico Rivera Municipal Code identifies the following application requirements for a reasonable accommodation request to be considered:

- Requests for reasonable accommodation, in a form approved by the zoning administrator, with the appropriate fee, and other required information, are filed with the planning division.



- If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval under Chapter 18.67 of the Pico Rivera Municipal Code (including, but not limited to, a conditional use permit, design review, variance, general plan amendment or zone change), both applications must be submitted and reviewed at the same time.

Approval Process

Section 18.67.040 outlines the following review process and designated approval authority for each step of the reasonable accommodation requests process in the City:

- **Administrative Review:** The zoning administrator or designee has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter. The zoning administrator or appointed designee may refer the matter to the planning commission, as appropriate.
- **Planning Commission Review:** The planning commission has the authority to review and decide approval or denial of reasonable accommodation requests, including whether the applicant is a disabled person (as identified by Section 18.67) when referred by the zoning administrator or when a reasonable accommodation request includes any encroachment into the front yard setback area, results in a building size increase above what is allowed in the applicable zoning district with respect to height, lot coverage and floor area ratio maximums, or whenever a reduction in required parking is requested.
 - No advance notice or public hearing is required for consideration of reasonable accommodation requests by the zoning administrator. Requests for reasonable accommodation subject to review by the planning commission require advance notice and a public hearing pursuant to the requirements of Chapter 1.12 of the Pico Rivera Municipal Code.
- **Decision.** The zoning administrator or an appointed designee holds final decision authority or will refer the matter to the planning commission within thirty days after the application is complete, and will approve, approve with conditions, or deny the application, based on the findings outlined below.

Findings and Decision

Section 18.67.050 of the Pico Rivera Municipal Code outline the following conditions of approval for reasonable accommodation requests:

- The housing will be used by individual disabled as defined under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
- The requested reasonable accommodation would not require a fundamental alteration of a city program or law, including, but not limited to, land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards, and practices.



- In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection A.

Appeal to Findings

An applicant may appeal a denied request for reasonable accommodation following the guidelines outline in Section 18.64 Appeals of the Pico Rivera Municipal Code.

The Pico Rivera review and decision process for requests for reasonable accommodation is outlined with clear requirements in the City’s Municipal Code. The requirements for approval are objective and do not allow for subjective comments or design requirements as a condition of approval. Therefore, the City’s Reasonable Accommodation procedures do not create challenges or barriers to the development of housing accessible for persons with disabilities.

9. Development and Planning Fees

Residential developers are subject to a variety of fees to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Table 3-6 summarizes the most common planning and development impact fees for the City of Pico Rivera. They are also available on the City’s website.

Table 3-6: Planning and Development Fees (2018-2019)	
Fee Type	Fee
Annexation Processing	Deposit estimated actual cost. 100% recovery, using fully burdened hourly rates.
Appeal to City Council	\$304 – S-F Residential Zone, Owner Occupied \$4,305 – All others
Appeal of Planning Commission Decision / Appeal of Design Review Board Decision	\$13.12 – S-F Residential Zone, Owner Occupied \$3,420 – All others
Appeal of Zoning Administrator Decision	\$66.95 – S-F Residential Zone, Owner Occupied \$2,075.45 – All others
Architectural Review Fee	\$430
Boundary Line Adjustments	\$1,430
Code Enforcement Inspection	\$137
Certificate of Compliance	\$966.14
Lot Line Adjustment	\$1,937.43
Conditional Use Permit Review	\$3,880.01
Conditional Use Permit Minor Modification	\$1,748.94 Zoning Administrator \$3,194.16 Planning Commission
Consistency with Redevelopment Plan Review	\$835
Covenant Agreement/CC&R Review	\$847
Development Agreement	Deposit based on the estimated cost with charges based on the fully burdened hourly rates of all City staff involved plus any outside costs including the contract City Attorney.
Document Printing and Copying	\$1.00/first page, .20/copy
Environmental Impact Report Review	Deposit with charges at the fully burdened costs and 100% of contracted services, plus L.A. County Clerk/Recorder Fee. Upon approval of project a Fish and Game Fee and a



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Table 3-6: Planning and Development Fees (2018-2019)		
Fee Type	Fee	
	L.A. County Recorder Fee are to be paid to the LACC upon filing.	
Environmental Initial Study	\$730	
Environmental Categorical Exemption	\$365.65 – Others \$1,743.79 – In-fill Applicant may be required to obtain a consultant at additional costs.	
Environmental Initial Study	\$762.20	
Final Parcel Maps – Map Analysis	\$4125.15 per map (includes up to 3 submittals) plus \$900 for each submittal after the 3rd submittal. All Easement checks are performed by the County and will be billed at the rate the County charges.	
Easement Check Monument Inspection Conditional Verification Tax Bonding Process Reg. + Suppl.	All easement checks and fees are performed by the County and will be billed at the rate the County charges.	
Final Tract Map- Analysis * Includes up to 3 submittals, plus \$2,000 for each submittal after the 3rd submittal	5-10 lots	\$5,509.47
	11-25 lots	\$8,564.45
	52-100 lots	\$15,908.99
	101-150 lots	\$23,640.56
	151+ lots	\$30,565.25
Fees per Public Resources Code Section 21089 (B)	\$875/ \$1,275	
General Plan Amendment Review/Revision	Deposit based on estimated actual revision cost with charges based on the fully allocated hourly rates of all City staff involved plus any outside cost.	
General Plan User Fee	4.5% of Building, Electrical, Plumbing, Mechanical Permit fees for 50% cost recovery	
Mitigation Monitoring	Deposit based on 100% of the actual revision cost with charges based on the fully burdened hourly rates of City staff involved plus any outside cost. Deposit paid annually.	
Guest House Agreement Review	\$188 plus recordation fee	
Home Occupation Permit	\$130.81	
Landscaping Plan Review	1-500 sq. ft.	\$146.26 per plan
	500 + sq. ft.	\$862.11 per plan
Negative Declaration	\$1,720 plus L.A. County Clerk / Recorder Fee. Upon approval of project a Fish and Game Fee and L.A. County Recorder Fee are to be paid to LACC upon filing.	
Mitigation Monitoring	Deposit based on 100% of the actual revision cost with charges based on the fully burdened hourly rates of City staff involved plus any outside cost. Deposit paid annually.	
Negative Declaration	\$1,796.32 plus L.A. County Clerk/Recorder Fee. Upon approval of Project a Fish and Game Fee and a L.A. County Recorder Fee are to be paid to LACC upon filing.	
Mitigated Negative Declaration	\$4,036.57 plus L.A. County Clerk/Recorder Fee. Upon approval of Project a Fish and Game Fee and a L.A. County Recorder Fee are to be paid to LACC upon filing.	
Planning Extra Plan Check/Inspection	Deposit based on estimated cost with charges based on the fully burdened hourly rates of all City staff involved plus any outside costs.	
Planning Application Time Extension	\$47.48 – Residential (SF)	



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Fee Type		Fee
Review		\$345.05 – All others. Planning Commission Review.
Precise Plan of Design	1 unit	\$638
	2-4 units	\$1,620
	5 or more units	\$3,235
Project Management for Developer		\$1,235
Public Image Enhancement Residential > \$100,000		.05% of Valuation – Residential
Relocation Permit and Inspection		\$1,505 with 25-mile radius; \$1,505 deposit/100% recovery using fully burdened hourly rates if located outside 25-mile radius.
Site Inspection – Zoning		\$140
Tentative Parcel Map		\$4,790
Tentative Tract Map		\$6,905
Variance		\$4,180
Minor Variance		\$200 S-F Zone, Owner Occupied \$1,660 all others
Zone Code Amendment		\$6,620
Zone Code Enforcement		Fully burdened labor costs after first reinspection
Zoning Consistency Review	(SFD) Fences, water heaters, HVAC	\$ 35 per application
	(Non SFD) Fences, water heater, HVAC	\$165
*Fees are doubled for code enforcement violations	Residential minor (non-habitable)	\$110
	Residential major (habitable)	\$220
Zone Reclassification		\$6,040
Public Image Enhancement		0.5% of building valuation

Source: City of Pico Rivera: Master Schedule of Fees and Charges; Updated December 2019.
Notes: All fees are set by City Council Action and are subject to change; Authorizing documents are on file with the City Clerk.

Fee Type	Fee
Building permit issuance	\$42
Building permit under \$500 valuation	\$26
Building permit \$501-\$2,000 valuation	\$27
Building permit \$2,001-\$25,000 valuation	\$97
Building permit \$25,001-\$50,000 valuation	\$484
Building permit \$50,001-\$100,000 valuation	\$799
Building permit \$100,001-\$500,000 valuation	\$1,245
Building permit \$500,001-\$1,000,000 valuation	\$4,186
Building permit over \$1,000,000 valuation	\$7,601
Building plan check – regular	100% of building permit fee
Building plan check – expedited	100% of building permit fee + 50% plan check fee
Electric permit	10% of the building permit fee
Plumbing permit	10% of the building permit fee
Mechanical permit	10% of the building permit fee
Plan check revision after approval	\$142



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Building plan check extension	\$142
Permit extension	\$89
Temp use/occupancy req & insp	\$320
Certificate of occupancy insp/issue	\$263
Stop work investigation inspection residential	\$157
Additional miscellaneous inspection	Fully burdened rate + cost of materials
Demolition permit and inspection	\$228
Unreasonable hardship request	\$436
Alternate materials or methods of construction request	\$867
Change of contractor	\$42
Building job card replacement	\$37
Plan duplicate written authorization	\$126
Additional building plan review	Fully burdened rate + cost of materials
Source: City of Pico Rivera – User Charges and Fees June 2021.	

Fee Type	Fee
Public Image Enhancement	0.5% of building valuation – For an owner-constructed and -occupied single-family residential unit, the first one hundred thousand dollars of building valuation is exempt from fee calculations; fees shall be calculated based on valuations greater than one hundred thousand dollars. For all other uses, fees shall include the first one hundred thousand dollars of building valuation.
In Lieu Park Fees	If there is no park or other recreation facility designated in the general plan to be located either in whole or in part within the division of land to serve the immediate and future needs of the residents thereof, or if the subdivision consists of fifty lots or less, the subdivider shall, in lieu of dedicating land therefor, pay a fee equal to the value of land prescribed for dedication in Section 17.36.190 hereof in an amount determined in accordance with the provisions of Section 17.36.230.
Open Space	A developer may dedicate appropriate land to suffice for open space for future residents, or pay a fee equal to the value of land prescribed for dedication
Source: City of Pico Rivera, Municipal Code Chapters 17.42. City of Pico Rivera, Municipal Code Chapters 17.36. * The subdivider may receive a credit of fifty percent of the value of private open space provided that it meets the criteria established in Section 17.36.250.	

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical 3,000 square-foot single-family residential project on a 9,000 square foot lot, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$2,970 to \$7,970. Estimated total development and impact fees for a typical 2-story, 34,848 square-foot multi-family residential project with ten units on a one acre lot, assuming it is consistent with existing city policies and regulations range from \$14,420 to \$19,420.



These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Pico Rivera, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 0.34% percent to 0.91% percent of the direct cost of development for a single-family residential project and 0.35% percent to 0.47% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

10. On- and Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water).

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of the development of housing in the City. The majority of cost associated with on- and off-site improvements is reimbursed to the City and other utility agencies in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

Subdivision Improvements

Chapter 17.32 of the Pico Rivera Municipal Code provides all subdivision improvements. Improvements required to be installed by a subdivider as a condition precedent to the filing of a final tract or parcel map shall comply with the requirements of Chapter 17.32. Additionally, all improvements, rights-of-way, easements and other appurtenances required as a condition of the tentative map shall be dedicated to the city, or to the appropriate agency as determined by the city, at no cost to the city or such agency, unless otherwise specifically provided by state law.

Subdivision improvements required by Chapter 17.32 must be installed or constructed at the subdivider's expense and cannot be paid for by any special assessment, lien, tax, bonded indebtedness, or other charge against the land or real property within the division, unless it meets the factors listed in Section 17.32.230 of the Municipal Code. Potential improvements may include the following:

- **Existing Streets or Highways** - The city council may require the remodeling of an existing street or highway. Such remodeling shall be in accordance with the improvement requirements specified in Sections 17.32.050, 17.32.060 and 17.32.080 of the Pico Rivera Municipal Code.
- **Water Mains and Fire Hydrants** - The subdivider shall install or agree to install water mains and fire hydrants in a division of land for the general use of the lot owners and for fire protection. The installation of such water mains and fire hydrants shall comply in all respects with all statutes, ordinances, rules and regulations applicable to water mains and fire hydrants. In the absence of such statutes, ordinances, rules and regulations, required domestic water flows shall be determined by the city engineer, and required fire flows, duration of required fire flows, and fire hydrant type and location shall be determined by the fire chief.
- **Sanitary Sewers** - The subdivider shall install sanitary sewers to serve each lot in a division of land. Such sewers shall be designed in accordance with the requirements of the city engineer, and the outlet to be used for the sewers shall be designated by the city engineer.
- **Drainage Facilities** - The subdivider shall provide such drainage improvements and facilities as are considered necessary by the city engineer for the drainage requirements of a division of land and



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for tributary areas. Such facilities shall be constructed in accordance with such standards and specifications approved by the city engineer.

- **Flood or Geological Hazard Protection** - The city council may require such structures to be installed as are necessary for the proper functioning and maintenance of the improvements required to remove a flood or geological hazard and as are necessary for the protection of property adjacent to the division of land.
- **Underground Utilities** - Utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground. The subdivider is responsible for complying with the requirements of section 17.32.140, and he or she shall make the necessary arrangements with the utility companies for the installation of such facilities.
- **Cable Television** - The subdivider shall provide one or more appropriate cable television systems an opportunity to construct, install and maintain on land identified on the map as dedicated or to be dedicated to public utility use, any equipment necessary to extend cable television services to each residential parcel in the subdivision. Section 17.32.145 shall not apply to the conversion of existing dwelling units to condominiums, community apartments or stock cooperatives.
- **Sidewalks** - The subdivider shall install concrete sidewalks not less than four feet wide along both sides of all streets and highways within or adjacent to the division of land. Sidewalks shall be installed adjacent to the curb only if the city council so specifies. Such sidewalk widths shall be minimum unless otherwise required by the city engineer, city planner, planning commission or city council, as the case may be.
- **Telephone Service** - The planning commission or the city council may require the design of a subdivision to provide for the availability of individual household telephone service to each residential parcel in the subdivision.
- **Street Lighting System** - The subdivider shall provide an ornamental street lighting system in each division of land. Plans for the installation of the system shall be submitted to the city engineer for approval.
- **Street Trees and Plants** - The subdivider shall plant trees in the parkway of streets and highways and/or adjacent to a division of land. The type, species and location of such trees shall be subject to the approval of the director of public works and city planner.
- **Landscaping Maintenance** - Whenever a lot on a final map is to be owned in common by a number of persons or by an association comprised of a number of persons, the subdivider shall form a landscape maintenance district, or establish an alternate landscape maintenance procedure satisfactory to the city prior to filing a final map to assure continual maintenance of common areas.
- **Fences or Walls Adjacent to Highways** - If lots in a division of land abut a street or highway and the subdivider has relinquished or dedicated access rights to such street or highway, a masonry wall not less than six feet in height shall be required to be installed and constructed along the property line of the lots contiguous to the street or highway, unless such lots are designed to front onto such street or highway and are served by a dedicated and improved alley. In any case, a building permit shall be obtained for the erection and construction of such wall.
- **Fencing of Watercourses or Drainage Facilities** - The subdivider shall provide a fence or wall not less than six feet high along each side of any portion of a dedicated right-of-way for any watercourse or drainage facility within a proposed division of land if the city engineer finds that the location, shape, slope, width, velocity of water therein, or other characteristics of the watercourse or drainage facility makes the fencing of the right-of-way necessary for the protection of the general public. Such fencing shall have an adequate number of gates to facilitate cleaning and maintenance and shall not contain apertures below the fence in excess of four inches vertical.



If a required improvement is not completed before a final tract or parcel map is filed, the subdivider shall enter, as contractor, into an agreement with the city to complete the improvement within the time specified by such agreement, and subject to the provisions of Chapter 5 of the Subdivision Map Act. Subdivision improvements may pose a constraint the development of housing due to their added costs; however, they are consistent with the requirements of neighboring communities and therefore do not pose a constraint to the development of housing in Pico Rivera.

11. Building Codes and Enforcement

The City of Pico Rivera’s building codes and regulations are based upon the California Building Code of the State of California. This code applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. The code’s intent is to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. There have not been any additional local amendments to the Building Code since adoption. The City of Pico Rivera is required by State law to enforce the new code. While some requirements of the Building Code may be considered a constraint to development, specifically affordable housing, as it’s required by all jurisdictions across the State it is not considered a constraint to Pico Rivera housing developers alone.

Code enforcement is conducted by the City and is based on systematic enforcement in areas of concern and on a complaint basis throughout the city. The Code Enforcement Division works with property owners and renters to assist in meeting state health and safety codes. The Code Enforcement Division investigates complaints regarding violations of the Pico Rivera Municipal Codes. The City’s caseload is complaint-based, and deals with issues such as inoperable vehicles, illegal structures, poor property maintenance, debris accumulation, and inappropriate storage of vehicles or materials with the intention and goal of working with the community to help resolve issues through voluntary compliance. Since 2020, there have been 628 total code enforcement cases.

12. Local Permits and Processing Times

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information.

Table 3-8 identifies the typical processing time most common in the entitlement process. It is important to note that each project is not required to complete every step in the process (i.e. small scale projects consistent with General Plan designations and zoning districts do not generally require General Plan amendments, rezoning, or variances), and certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home may be processed concurrently with the design review. The City encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both public and private sector developers.



Table 3-8: Pico Rivera Permit Process and Review

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Consistency Review	1 week	City Staff
Minor Conditional Use Permit	4 weeks	Zoning Administrator
Conditional Use Permit	8-12 weeks	Planning Commission
Variance	8-12 weeks	Planning Commission
Zone Change	8-12 weeks	City Council
General Plan Amendment	8-16 weeks	City Council
Design Review (Appeal)	4-8 weeks	Planning Commission
Final Subdivision Map	8-12 weeks	Community Development Director
Subdivision Maps	8-12 weeks	City Council
Parcel Maps	8-12 weeks	City Council
Negative Declaration (Mitigated)	8-12 weeks	Community Development Director or Planning Commission
Environmental Impact Report	4-6 months	City Council

Depending on the complexity of a project, a single-family development is approved in 4 -6 weeks from date of plan submission, and a multi-family development is approved in 4-8 weeks in R-E and S-F zones, and less than 16 weeks in PUD and R-M zones. Once the project is approved, the Building Division performs plan checks and issues building permits, and larger projects requiring minor use permits are sent to the Zoning Administrator. The City is committed to a working with developers to increase the speed and efficiency of the permitting process in order to increase housing production and opportunity in the City.

Senate Bill 35

California Senate Bill 35 (SB 35), codified as Government Code Section 65913.41, was signed on September 29, 2017, and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

According to HCD’s SB 35 Statewide Determination Summary (based on APR data received as of June 25, 2019), the City of Pico Rivera is subject to the streamlined ministerial approval process for proposed developments with at least 10% affordability. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality’s share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government’s objective zoning and design review standards; and
- Willing to pay construction workers the state-determined “prevailing wage.”



A project does not qualify for SB 35 streamline processing if located in or on:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.¹

C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” in as part of home rental or sales rates.

The City of Pico Rivera’s infrastructure requirements are outlined within the City’s Municipal Code, Title 12 Streets, Sidewalks, and Public Spaces, and Title 13 Water and Sewers. Additionally, Pico Rivera has an aggressive Capital Improvement Program (CIP) that is aimed at enhancing the quality of life for local residents and businesses. The CIP is a multi-year plan that identifies future public infrastructure and facility improvements within the city and provides information concerning needs, timing, costs, and funding sources. Due to the City of Pico Rivera’s CIP, partnered with improvements required of developers, infrastructure improvements and requirements are regular and are not be considered an unnecessary burden on the development of housing.

1. Water Supply

The City of Pico Rivera is one of 24 jurisdictions served by the Central Basin Municipal Water District (CBMW).² Historically, the City’s primary source of potable water supply has been groundwater extracted from the Central Basin groundwater aquifer. With naturally occurring recharge, enhanced by recharging efforts, groundwater supplies have generally been enough to meet water demands. Recycled water is used on the City’s golf course and at the Pico Rivera Sports Arena.

The Pico Rivera Water Agency (PRWA) was formed as a successor to the City’s former Water Department in 1999, the agency supplies drinking water to 7- percent of the City’s incorporated areas and includes about 9,400 water customers. The PRWA is one of two independent water purveyors that provide water services to the City. The other supplier is the Pico Water District (PWD) - formed in 1926. PWD serves

¹ JD Supra Knowledge Center, “How California’s SB 35 Can Be Used to Streamline Real Estate Development Projects”, Accessed March 26, 2021.

² City of Pico Rivera, Urban Water Management Plan, 2015.



approximately 30 percent of the City’s incorporated area and has prepared its own 2015 Urban Water Management Plan (UWMP).³

Water Demand

Water use and production records, combined with projections of population, employment, and urban development, provide the basis for estimating future water demands in the Pico Rivera Urban Water Management Plan (UWMP). According to the UWMP, in 2015 a total of 8,959 single family residential accounts were served at a volume of 3,611-acre feet (AF) and 432 multifamily residential accounts were served at a total volume of 945 AF. Project water deliveries through 2035 are displayed in **Table 3-9** below.

Water Use Sector	2020	2025	2030	2035
Single Family Residential	3,463	3,461	3,545	3,632
Multifamily Residential	269	269	275	282
Commercial/Governmental, Landscape, and Other Combined	1,180	1,179	1,203	1,227
Total	4,912	4,909	5,023	5,141

Source: Pico Rivera, Urban Water Management Plan, 2015.

As required by state law the City of Pico Rivera will continue to monitor water supply and demand in the updated urban water management plan at least once every five years. Through this monitoring and regular update schedule the City can account for and plan for future water demands to all sectors of the community.

Water Quality

On March 15, 2019 the State Water Resources Control Board (SWRCB) issued an order to a number of community water systems throughout California to test for a group of chemicals known as PFAS over the course of four quarters (12 months). The testing reporting standards have been changing and newly enacted Assembly Bill 756 will require on and after January 1, 2020 that when the detection of these chemicals occurs at or above the notification level, the water system must notify its customers of the detection. The City has aggressively worked towards obtaining funding to address PFAS levels and is scheduled to begin construction in early 2022 and complete construction by Spring of 2023.

Pico Water District tests its drinking water supply regularly for unsafe levels of chemicals, radioactivity, and bacteria at the source and in the distribution system. All water quality tests are conducted by specially trained technicians working in state-certified laboratories. The City’s Water district determined that the water provided to the public by the District currently meets and exceeds all State and Federal drinking water standards and is therefore Safe to drink per California Health and Safety Code section 116681 definition (1).

The City of Pico Rivera regularly tests it water supply for quality and contaminates and has found the water meets the state’s water quality standards.

Wastewater

The City of Pico Rivera Sewer Division is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of Los Angeles County Sanitation District (LACSD). The City is responsible for wastewater collection and conveyance to the Los Angeles County Sanitation District (LACSD) San Jose Creek Water Reclamation Plant (WRP), located in unincorporated Los Angeles County, next to the

³ Ibid.



City of Whittier. LACSD also treats wastewater from several other municipalities. LACSD discharges treated effluent into the ocean and provides recycled water for use in groundwater recharge and irrigation of parks, schools, and greenbelts.⁴

The City of Pico Rivera sewer system consists of 110 miles of sewer, 2,516 manholes and provides service to approximately 13,930 parcels including: residents, industrial facilities, and commercial properties. LACSD is responsible for all regional trunk sewer lines and sewage treatment, while the City is responsible for the operation and maintenance of sewer mains and lift stations within the City limits and all capital improvements.

Stormwater Management

The Los Angeles County Flood Control District coordinates with the City’s storm drainage system to accommodate stormwater runoff and prevent flooding.

2. Fire and Emergency Services

The Los Angeles County Fire Department, acting as the City’s contracted fire protection provider, administers a number of hazardous waste management programs in Pico Rivera. The Los Angeles County Fire Department and Sheriff’s Department provide first response within Pico Rivera in the event of disasters and emergencies. The Los Angeles County Fire Department has 174 fire stations and serves 4,000,000+ residents according the Strategic Plan 2017-2021 of the Los Angeles County Fire Department.

Pico Rivera has an Emergency Management Division that works in coordination with all departments to strengthen the City’s ability to prepare for, mitigate against, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters. Various preparedness activities are conducted regularly such as trainings, drills, and exercises to promote a safer, less vulnerable community.

3. Police Services

The Los Angeles County Sheriff’s Department acts as the City’s contracted enforcement agency to provide general law enforcement. The City, being led by the Sheriff’s Department, is participating in the development of an inter-agency emergency communication system that is being developed for all jurisdictions within Los Angeles County to utilize in the event of a major Southern California disaster.

D. Environmental Constraints

The City of Pico Rivera is located within Los Angeles County, California. A variety of potential environmental hazards affect the Southern California region such as earthquakes, fire hazards, and flooding hazards. The City of Pico Rivera, plans and engages mitigation techniques through both the City’s Safety Element and the Hazard Mitigation Plan. Environmental Hazards that may pose a constraint to the development of housing in Pico Rivera are detailed below.

1. Geologic and Seismic Hazards

Pico Rivera’s topography is relatively flat, ranging from approximately 200 feet above sea level in the northern portion of the city to 140 feet above sea level in the southern portion. Several soil types can be found in the city, the majority of which have low potential for shrink-swell or erosion hazards. The Los Angeles Basin is crisscrossed by numerous regional earthquake faults, several of which lay in the vicinity of Pico Rivera (see Figure 9-1). While most of these faults are inactive, a few results in occasional earthquakes.

⁴ City of Pico Rivera, Urban Water Management Plan, 2015.



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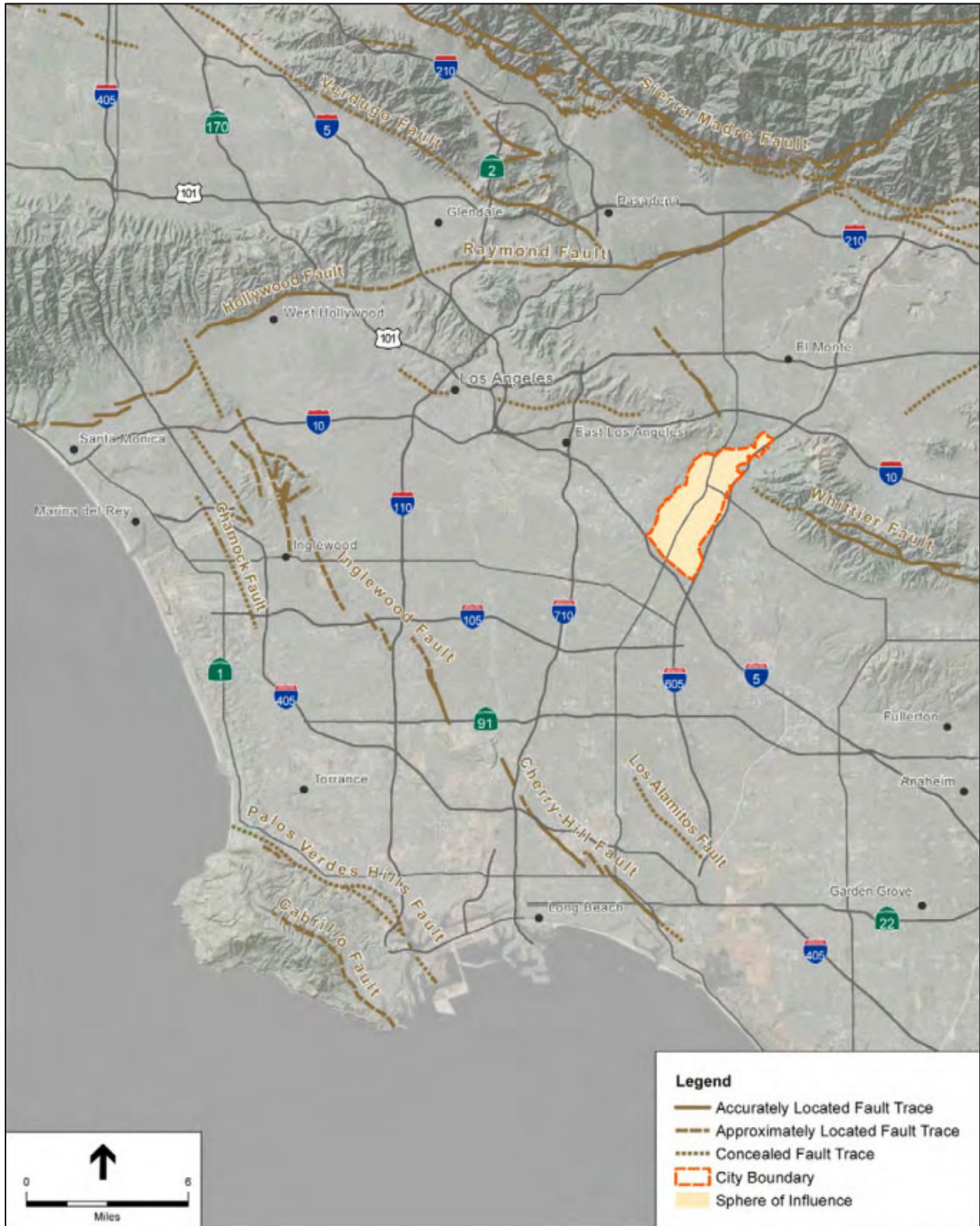


Those faults most likely to impact the City as a result of seismic activity include the San Andreas, the Sierra Madre, and the Raymond Hill faults. Known faults in the region are shown in **Figure 3-1**.

The primary seismic hazards associated with earthquakes are ground rupture and ground shaking. The extent of both and accompanying levels of damage are dependent upon a number of factors including magnitude of the event, distance from the epicenter, and underlying soil conditions. In addition, ground shaking can induce several secondary seismic hazards that may result in damage. These include liquefaction, differential settlement, landslides, and seiching. The central portion of the city and the Whittier Narrows Dam area has medium liquefaction potential, while the remainder of the City has low local liquefaction potential. While the potential for differential settlement, landslides, and seiches exist within Pico Rivera, given soil, topographic and other conditions, their likelihood and potential severity are generally limited.



Figure 3-1: Regional Faults



Source: City of Pico Rivera General Plan – Chapter 9 Safety Element, 2014



2. Flooding

The control of storm water in Pico Rivera is under the jurisdiction of the Los Angeles County Flood Control District, the U.S. Army Corps of Engineers, and the City. The Flood Control District constructs and maintains storm drain and flood control facilities in the city. The City sets drainage requirements for streets and highways and identifies areas that require infrastructure improvements. The City also identifies storm drain deficiencies, establishes priorities, and submits this information to Los Angeles County Flood Control District. The Army Corps of Engineers (USACE) owns the Whittier Narrows Dam and the flood Control District maintains the regional flood control facilities along the Rio Hondo and San Gabriel rivers.

Regional flood control structures along the two major surface water bodies in Pico Rivera -- the Rio Hondo River along the western boundary of the city, and the San Gabriel River along eastern boundary -- include the Whittier Narrows Dam to the north near Montebello, and the Rio Hondo and San Gabriel spreading grounds.

According to the City's 2014 General Plan Safety Element Chapter, the City in its entirety had at one time been located within a designated "AR" Flood Zone, which indicated that there was a flood risk from the San Gabriel and Rio Hondo rivers. This flood zone designation resulted in higher flood insurance rates for property owners. However, upstream flood control measures were implemented and improvements to local river and dam areas have been accomplished. As a result, the entire city with the exception of the actual rivers is now designated as an "X" Flood Risk Zone indicating that the area is outside of the 500-year flood and that flood insurance is no longer mandated. The rivers are located in Flood Zone A which is subject to inundation by the one percent annual change flood event. The FEMA Flood Zones are shown in **Figure 3-2**.

Whittier Narrows Dam

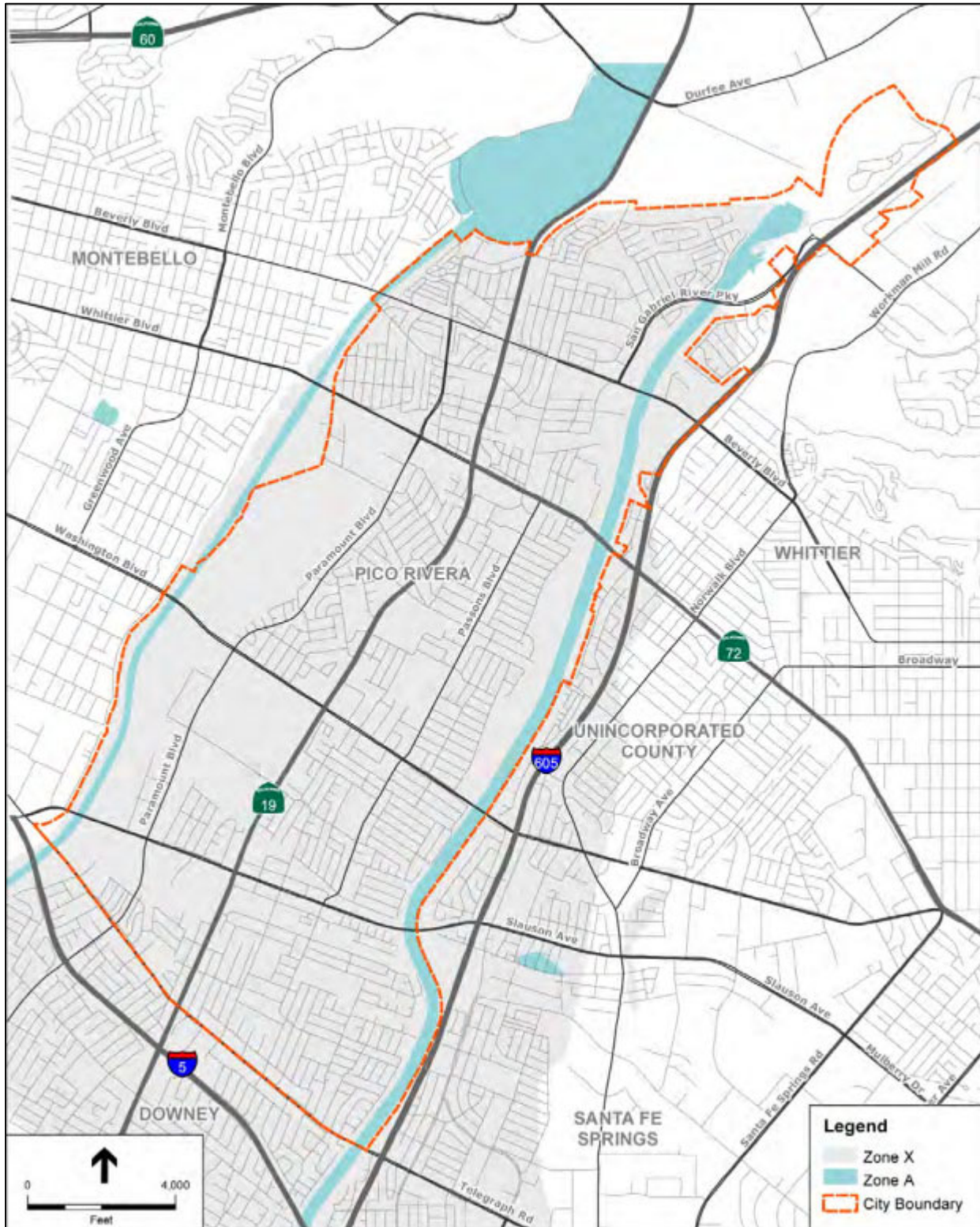
The entire City lies within the flood inundation area of the Whittier Narrows Dam (**Figure 3-3**). Flood risk for this structure under normal operations or as a consequence of an event such as an earthquake is classified as high by both the U.S. Army Corps of Engineers Dam Safety Action Classification (DSAC) System, and the FEMA HAZUS program. The U.S. Army Corps of Engineers has completed the Whittier Narrows Dam Safety Modification Study which includes modifications to the dam. The Study resulted in a recommended mitigation plan that will be designed and constructed to protect communities within the flood inundation area should the dam fail. Mitigation construction has begun and is anticipated for completion by early 2026.

3. Fire Hazards

The City is not located within any fire hazard zones although, Pico Rivera is located west of City of Whittier where there a serious fire hazard zone. There are fire hazards within the city and the greatest serious fire hazard threats are building and infrastructure fires. Another potential fire hazard within Pico Rivera may include arson, heavy industrial fires, and the presence of hazardous materials. Due to City's location and it being largely developed, there is an unlikely chance of a forest fire or fires within the central communities.



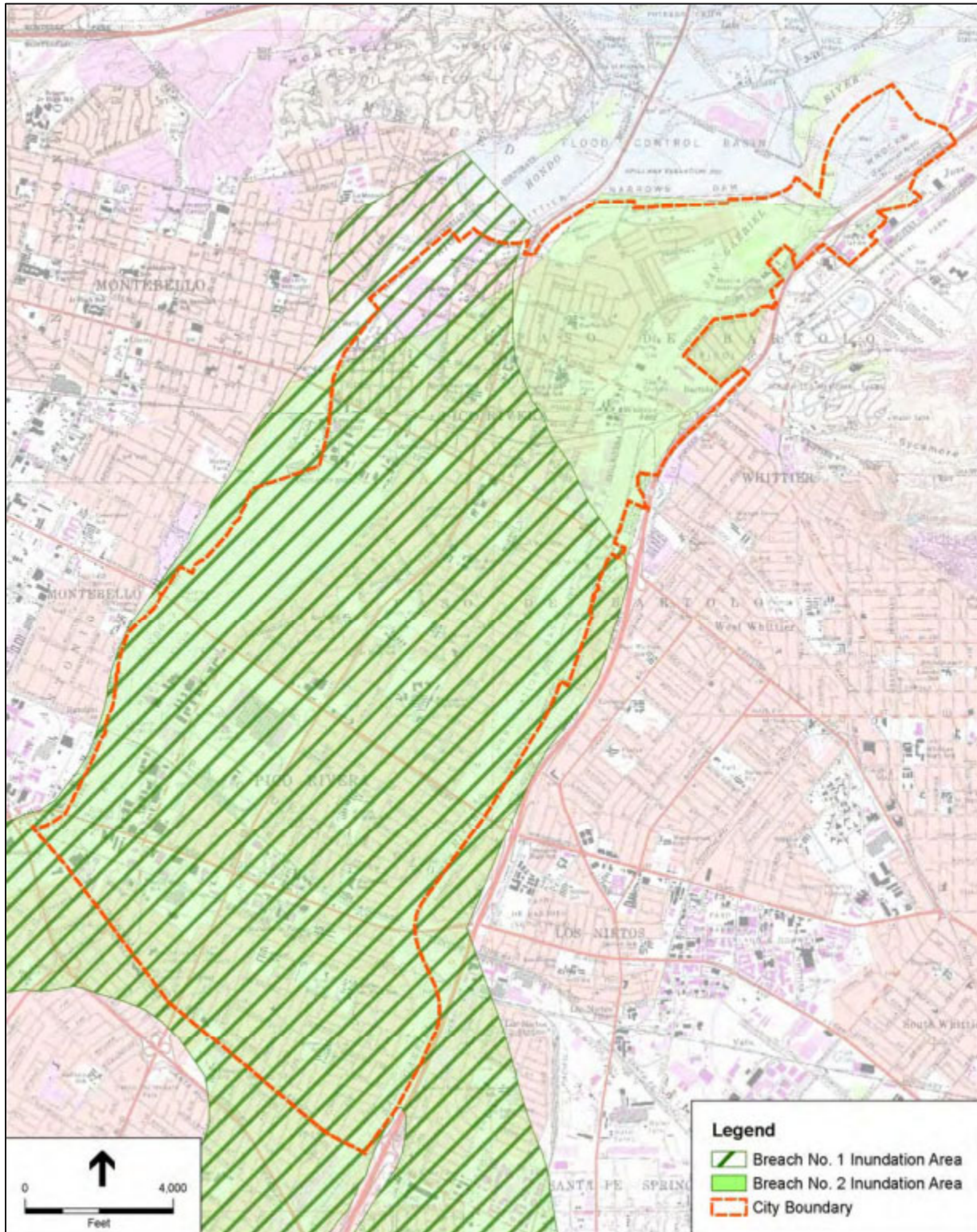
Figure 3-2: FEMA Flood Zones



Source: City of Pico Rivera General Plan – Chapter 9 Safety Element, 2014



Figure 3-3: Whittier Narrows Dam Inundation



Source: City of Pico Rivera General Plan – Chapter 9 Safety Element, 2014



Housing Resources

E. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

1. Residential Sites Inventory

Appendix B of the City’s 6th Cycle Housing Element includes candidate housing sites analysis tables and site information for all sites identified to meet the City’s RHNA need through the 2021-2029 planning period. The following discussions summarize the City’s site inventory and discuss the City’s past experience in redeveloping non-vacant sites and sites within non-residential zones.

Regional Housing Needs Allocation

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region, so that every community provides an opportunity for a mix of housing for all economic segments.

Pico Rivera’s share of the SCAG regional growth allocation is 1,024 new units for the current planning period (2021-2029). **Table 3-10: Housing Needs for 2021-2029**, indicates the City’s RHNA need for the planning period by income category.



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Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	150 ¹	
Very Low (31 to 50%) ¹	299	29.1%
Low (51 to 80%)	146	14.3%
Moderate (81% to 120%)	149	14.6%
Above Moderate (Over 120%)	430	42.0%
Total	1,024	100.0%

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Extremely low units are included within the 299 very low units shown in this table.

Adequacy of Sites for RHNA

Pico Rivera has identified sites with a capacity to accommodate 1,732 dwelling units, which is in excess of its 1,024-unit housing need. The Housing Element (**Program 5A**) allocates a mixed-use overlay to sites specified within **Appendix B** which can accommodate 1,332 dwelling units of the total 1,732 dwelling units.

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	299	146	149	430	1,024
RHNA Credit (Units Built)	--	--	--	--	--
Total RHNA Obligations	299	146	149	430	1,024
Sites Available					
R-40 Mixed-Use Overlay	239		371	722	1,332
Accessory Dwelling Unit Production	272		8	120	400
Total Sites Available	511		379	842	1,732
Potential Unit Surplus	66		230	412	708

2. Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 149 for moderate income site and 430 for above moderate-income sites. The City anticipates growth to meet the moderate and above moderate income need to come in existing non-residentially zoned areas (that are planned to permit residential development as a primary use) through the development of new units and through the development of accessory dwelling units (ADUs).

As discussed further in **Appendix B**, the City has identified sites along major corridors to accommodate the 2021-2029 RHNA allocation. This primarily includes sites zoned for non-residential uses. The City has established **Program 4A** to apply a mixed-use overlay which permits residential development up to 40 dwelling units per acre (du/ac). The City has included the required descriptive information for these sites within **Appendix B**.

An additional 400 units can be accommodated through the development of ADUs throughout the community. This is based on the methodology described within this section and incorporates guidance



from HCD’s Housing Element Site Inventory Guidebook and the Southern California Association of Governments (SCAG) affordability studies.

3. Sites Suitable for Lower Income Housing

The City of Pico Rivera has a RHNA need of 299 very-low income units and 146 low-income units. The City has identified non-residentially zoned parcels that can accommodate 239 dwelling units once a mixed-use overlay is applied. The City also anticipates the development of 272 affordable ADUs based on the methodology described in this section. This is in excess of the City’s 445 low and very-low RHNA need by 66 units, or an additional 15%.

The very-low and low-income sites inventory within **Appendix B** describes each of these sites, with information provided per the HCD required data tables. Dwelling unit yield for each of the parcels within this inventory were analyzed to determine a net parcel size based on the City’s established definition of net acreage and known physical and environmental constraints.

As identified in **Appendix B**, the City is able to accommodate their lower income RHNA need, including a buffer, on sites which will be zoned to permit residential as a primary use in a mixed-use overlay. Non-vacant sites designated to meet the very-low and low-income RHNA need that have been identified in the 5th Cycle Housing Elements and vacant sites designated to meet the very-low and low-income RHNA need that have been identified in two previous housing elements (4th and 5th Cycle) will allow ‘by-right’ approval for any project with 20 percent low income housing that does not involve a subdivision per State law. This is described in **Program 4D** within the Housing Plan.

Development of Non-Residentially Zoned Sites for Affordable Housing

In order to meet the City’s very-low and low-income RHNA need, the City has identified non-residentially zoned parcels that will permit residential uses as a standalone use under the mixed-use overlay. Once adopted, the mixed-use overlay will permit residential development up to 40 dwelling units per acre (du/ac).

It is anticipated that while all sites identified with the City’s sites analysis have the potential to develop at 40 dwelling units per acre at the full net acreage, some sites located within non-residentially zoned areas may develop with commercial or industrial uses. To account for this, the City has made the following assumptions:

- A 35% redevelopment potential factor has been applied to all sites (with the exception of the school site located at 8736 Ibsen Street). This factor takes into consideration the potential that a site will redevelop partially for housing under the mixed-use overlay and keep existing non-residential uses on site as well.
- It is assumed that 20% of the potential developable units (once the 35% development factor has been applied) will develop at the low or very low-income level.
- It is assumed that 30% of the potential developable units (once the 35% development factor has been applied) will develop at the low or very low-income level.
- The remaining units are anticipated to redevelop at the above moderate-income category.

As shown in **Table 3-12** the City has a past history of developing residential uses within non-residentially zoned areas.

Pursuant to HCD’s Building Blocks, there are a number of additional methods available to the City to analyze the likelihood of future development within these areas. These methods include:



- Discussion of residential development trends (regionally or locally) in nonresidential zones.
- Description of any existing or planned policies, programs, or local guidance or efforts promoting residential development in nonresidential zones.
- Description of any existing, or planned, mixed-use or overlay zoning, performance standards, or incentives for promoting residential development in nonresidential zones.
- Demonstrate a surplus of non-residentially zoned sites relative to the regional housing need.

The following sections describe local and regional development trends promoting mixed-use development within established commercial corridors as well as Pico Rivera’s existing or planned policies, programs, zoning amendments, and incentives for promoting residential development in nonresidential zones.

4. Development of Non-Vacant Sites and Converting to Residential Uses

The City has designated non-vacant sites, both residentially and non-residentially zoned, to meet their 6th Cycle RHNA need. The majority of these parcels have existing commercial and industrial uses on the parcel but have characteristics that provide the opportunity for these parcels to accommodate residential units while meeting all of the applicable development standards for that zone under the mixed-use overlay.

State law requires that the City analyze:

- the extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- the City’s past experience with converting existing uses to higher density residential uses,
- current market demand for the existing use,
- analysis of leases that would prevent redevelopment of the site,
- development trends,
- market conditions, and
- regulatory or incentives to encourage redevelopment.

Past Experience Developing Non-Vacant Sites for Residential Uses

The following approved and in process projects illustrate the viability of developing non-vacant, non-residentially zoned sites within Pico Rivera. The candidate housing sites will permit residential uses at up to 40 dwelling units per acre. Though the projects below are zoned commercially, they were developed with primarily residential uses. The square footage of non-residential uses has been provided where available.



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Table 3-12: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
8421 Telegraph Blvd	12	C-G	Small commercial building with surface parking spaces	The project is a fully residential project consisting of 12 apartment units on a 6,240 square foot lot. The project is in construction and estimated to be completed in Spring 2021. The project is located on a commercial corridor and illustrates recent development of residential uses within existing commercial areas.
4139 Rosemead Blvd	6	C-G	Single-family residence with large vacant lot on a commercially zoned parcel.	The project consists of three duplexes on three separate lots approximately 3,000 square foot in size each for a total of 6 dwelling units. The corridor is primarily commercial in nature, many of which are outdated or have not been renovated recently. During the 5th Cycle Housing Element, the properties were zoned with the City's existing mixed use overlay which allowed for standalone residential development.
8825 Washington Blvd	255	PF (MU Overlay)	Nightclub and restaurant on a commercially zoned property.	The proposed project is a mixed-use, six-story building consisting of 255 rental dwelling units on a 2.8-acre site. This equates to a density of approximately 91 du/ac. This demonstrates that properties within Pico Rivera can achieve the maximum allowable density (and higher pending a Specific Plan or Density Bonus) while maintaining commercial uses. During the 5th Cycle Housing Element, the properties were zoned with the City's existing mixed use overlay which allowed for standalone residential development.

Existing Uses on Candidate Sites

Table B-4 in Appendix B of the Housing Element identifies the existing uses on each of the candidate housing sites. The existing uses largely consist of older commercial and industrial sites along major corridors, which are consistent with the example developments analyzed in **Table 3-12**.



Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst private parties. As part of the sites analysis for very-low and low-income sites, the City conducted discussions with property owners who came forward as interested in developing their properties for affordable housing through the planning period.

Regulatory Incentives

Currently, residential projects within Pico Rivera can utilize the State density bonus law as a way to get additional density, relief from certain development standards such as parking requirements, and other concessions as defined by State law. All residential projects that meet established affordability requirements are eligible for concessions under density bonus.

The City has created programs expressly written to address the potential development of additional regulatory incentives to promote the creation of affordable housing.

Current Market Demand for Existing Uses

As noted in **Table 3-13**, the City is seeing the redevelopment of underutilized non-residential uses such as commercial and industrial into either fully residential or mixed-use projects consisting of residential and commercial uses. This is consistent with a decade's long trend indicating a transition of some commercial goods and services to be primarily fulfilled online. Commercial uses that are more experiential in nature such as restaurants or activities have emerged as popular uses, larger commercial stores are primarily shrinking the footprints of their brick and mortar locations or focusing into specific markets with more distribution opportunities. This opens up these areas for residential uses, which bring more users into the City and can help to drive up sales on the remaining non-residential uses.

One subset of the population to consider is Generation Y, often referred to as millennials. As millennials enter into their late 20s to mid-30s, many show the desire to purchase housing in some form. A 2014 ULI study stated that "fully 70% of Gen-Yers expect to be homeowners by 2020, despite the fact that only 26 own today (2014)".⁵ The study goes on to show that 35% of respondents lived in other city neighborhoods (neighborhoods outside of main downtown areas) and 28% lived in suburbs, while only 13% lived within or near downtown areas. This indicates an increasing desire for millennials to live in outlying city neighborhoods or suburbs where housing is still relatively cheaper and there is more opportunity to have larger lots and more space. Pico Rivera is largely classified as a suburban community situated outside the larger metropolitan Los Angeles. If trends continue, millennials will continue to seek out opportunities to live in communities like Pico Rivera.

Development Trends

State, regional, and local policy direction promoting the development of housing at all levels to meet existing housing shortages, especially for low-income families, has further driven up the demand for housing. The redevelopment of existing non-vacant land, both in residential and non-residential zones, for multi-family rental and for sale housing provides a realistic opportunity to create affordable housing using the resources available within communities such as Pico Rivera. As a result, much of Pico Rivera's future housing growth is anticipated to take place on infill opportunities within the City. To accommodate this, the City of Pico Rivera will apply a housing overlay to a number of non-residential sites (Identified in **Table B-4**) which demonstrate a likelihood to redevelop for residential uses. The intent is for this overlay to spur

⁵ <http://uli.org/wp-content/uploads/ULI-Documents/Gen-Y-and-Housing.pdf>



housing development by introducing zoning which allows residential uses at densities not previously considered.

5. Accessory Dwelling Unit Production

One of the proposed methods for meeting the City's moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
 - Prohibit minimum lot size requirements
 - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
 - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
 - Remove the need for replacement parking when converting an existing garage to an ADU
 - Limit local discretion in establishing min and max unit size requirements
 - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
 - Prohibit owner-occupancy requirements for 5 years
 - Reduce impact fees applicable to ADUs
 - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
 - Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Pico Rivera over the 2021-2029 planning period.

As a result of this legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications since 2018. The City has approved 44 ADUs for development in 2019 and 42 in 2020. In accordance with State law, ADUs are allowed in all residential zoning districts, including single-family and multi-family.

The City of Pico Rivera has determined based on past performance and HCDs approved methodology that it is appropriate to anticipate the development of 50 accessory dwelling units per year from 2021 to 2029 for a total of 400 ADUs, 272 of which are anticipated to be affordable at the low and very low income levels. The remaining ADUs not designated to meet the City's lower income RHNA need are anticipated to be affordable at the moderate and above moderate-income levels. This is a conservative estimate based on the City's past experience with developing ADUs.

In accordance with the programs established in Section 4, the City will monitor development of ADUs at each income level. The affordability assumptions made regarding ADUs are in compliance with SCAG and HCD's guidance based on surveys of existing ADUs in the region.



F. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants can choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities.

2. Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low income households and those with special needs.

3. HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households.

G. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

1. Title 24 and Pico Rivera

Title 24 of the California Administrative Code is a set of requirements for energy conservation, green design, construction maintenance, safety, and accessibility. Title 24 was published by the California Building Standards Code and applies to all buildings in California, not just state-owned buildings. Title 24 regulations



and requirements are enforced when an applicant pulls a Building Permit for a proposed project and have plans reviewed or buildings inspected.

2. Energy Conservation

The City of Pico Rivera launched the Pico Rivera Innovative Municipal Energy (PRIME) program in September of 2017. PRIME is a partnership between the City and TerraVerde Energy to support the deployment of solar photovoltaic (PV) and battery energy storage systems at municipal facilities and, possibly, El Rancho Unified School District campuses. PRIME contracts with private firms to procure energy, its energy suppliers go through a rigorous process selection process. At a minimum, 35% of the PRIME Future option comes from renewable sources such as wind.

The City identified 26 municipal facilities and school district sites that are considered for hosting Distributed Energy Resources (DERs): small, localized electric generation systems. These modular systems—such as rooftop solar, battery storage, and electric vehicle chargers—connect directly to the grid that delivers electricity from producers to consumers. The Program is only available to Pico Rivera residents and businesses and offers three plan options:

- PRIME Power (50 percent renewable energy),
- PRIME Future (100 percent renewable energy); and,
- PRIME Partner (available for solar/wind power generators).



Affirmatively Furthering Fair Housing (AFFH)

H. Affirmatively Furthering Fair Housing (AFFH)

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

The Pico Rivera Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-2025 was adopted on August 11, 2020. The AI examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The 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, and it’s three key purposes include:

- 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 AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Pico Rivera’s 6th Cycle Housing Element references analysis from the FY 2020-2025 in order to identify potential impediments to housing that are specific to Pico Rivera. The City also completed its FY 2020-25 Consolidated Plan, adopted by City Council on August 11, 2020, as an entitlement city for Community Development Block Grant (CDBG) funding, which identifies housing problems within the community, specifically among low and very-low income households. Fair housing is identified as a priority within the Consolidated Plan, 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.

1. Needs Assessment

The AI contains a Citywide analysis of demographic, housing, and specifically fair housing issues. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous **Section 2: Community Profile**.

2020 AI Outreach

The lead agency for preparation of the AI/AFH is the Community and Economic Development Department, which received input from 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

Additionally, the City released a survey to which 39 people responded, where 60 percent of all respondents lived in the City for more than 10 years. The survey also yielded the following results, as identified on the AI:

- 63 percent of the respondents think that housing discrimination in the City exists or is likely to exist.
- 17 percent of the respondents stated they or someone they know has experienced housing discrimination.
- 75 percent of the survey respondents said that if they encountered housing discrimination, they would report it.

The City also hosted stakeholder interviews which identified 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.⁶

Fair Housing Enforcement and Outreach Capacity

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.

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

- Landlord-Tenant Counseling
- Discrimination Investigation
- Fair Housing Education and Outreach
- Housing Rights Summit
- Fair Housing Inquiries/Cases
- Fair Housing Initiatives Program

Additionally, HUD 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

⁶ City of Pico Rivera, 2020-25 Analysis of Impediments to Fair Housing Choice.



agencies that handle complaints of housing discrimination. FHIP has three initiatives which provide funds to eligible organizations, including the following:

- 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.
- 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 nonprofit organizations for initiatives that educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

According to the 2020-25 AI, between 2014 and 2019, HRC 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 per year, then in 2015 HRC obtained a Fair Housing Organization Initiative (FHOI) grant in the amount \$467,747 for an 18-month period.

Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

The City’s AI identified the existing fair housing issues in Pico Rivera:

- Access to Opportunity
 - Environmental Health
 - School Proficiency
- Housing for Persons with Disabilities
 - Home modifications
- Disproportionate Housing Needs
 - Pacific islanders: Cost Burden and Severe Cost Burden
- Publicly Supported Housing
 - Production and location of Affordable Housing

Additionally, the HRC received 49 housing discrimination inquiries and cases involving Pico Rivera residents between 2015 and 2020. Approximately 86 percent of the inquiries and cases were on the basis of physical or mental disability. Between 2010 and 2019, one housing discrimination complaint alleging “failure to make reasonable accommodation” had a successful conciliation/settlement.



Lending Patterns

Analysis of this table below is also outlined in **Section 3**. Availability of financing affects a person’s ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experiencing disproportionate roadblocks to home ownership. **Table 3-13** below identified the lending patterns by race and ethnicity, as well as income category for the Los Angeles- Long Beach- Glendale Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lowest income category where approval rates were consistently under 50 percent. Within each income category, applicants who identified as White consistently had higher rates of approval than applicants of color of who identified as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval.

Table 3-13: Disposition of Loan Applications by Race/Ethnicity—Los Angeles-Long Beach-Glendale MSA				
Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	36.5%	57.3%	19.7%	178
Asian	42.0%	42.1%	23.5%	1,932
Black or African American	20.3%	28.8%	32.0%	2,120
Native Hawaiian or other Pacific Islander	44.5%	67.0%	14.3%	182
White	39.0%	31.2%	27.5%	11,384
Hispanic or Latino	24.2%	36.2%	0.1%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	37.0%	43.3%	22.3%	238
Asian	44.3%	34.1%	28.0%	2,873
Black or African American	42.8%	32.2%	29.1%	2,367
Native Hawaiian or other Pacific Islander	22.8%	62.2%	17.3%	254
White	49.0%	28.3%	27.7%	14,902
Hispanic or Latino	44.6%	32.5%	0.2%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.4%	33.3%	27.0%	111
Asian	51.1%	27.4%	27.4%	1,611
Black or African American	47.3%	27.3%	28.9%	1,124
Native Hawaiian or other Pacific Islander	35.5%	47.3%	20.4%	93
White	53.6%	23.4%	27.7%	6,887
Hispanic or Latino	50.1%	26.7%	0.1%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.0%	32.1%	29.3%	5,869
Asian	60.5%	19.9%	25.9%	3,579
Black or African American	49.9%	23.7%	30.5%	291
Native Hawaiian or other Pacific Islander	40.9%	39.9%	21.6%	25,143
White	60.1%	17.9%	27.4%	16,541
Hispanic or Latino	56.4%	20.7%	0.2%	352
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	23.9%	30.1%	871
Asian	62.9%	14.3%	27.5%	35,764
Black or African American	55.0%	19.5%	29.6%	11,611
Native Hawaiian or other Pacific Islander	54.2%	23.3%	27.2%	1,052
White	64.9%	13.5%	26.0%	135,203
Hispanic or Latino	60.4%	16.5%	0.3%	42,722
Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5 (Accessed September 2020)				



Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In 2016, Los Angeles County had a total of 230 reported hate crimes. **Table 3-14** below identifies the reported hate crimes in the City of Pico Rivera. Data for hate crimes reported in Pico Rivera was not available for the years 2015, 2016 and 2018. However, from 2014 to 2019 a total of 5 hate crimes were reported in the City, all of which were motivated by race, ethnicity, or ancestry.

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual orientation	Disability	Gender	Gender identity	Total
2014	0	0	0	1	0	0	1
2015	-	-	-	-	-	-	
2016	-	-	-	-	-	-	
2017	0	0	2	0	0	1	3
2018	-	-	-	-	-	-	
2019	0	0	1	0	0	0	1
Total	0	0	3	1	0	1	5

Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.

I. Analysis of Federal, State, and Local Data and Local Knowledge

1. Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.⁷ Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 3-4 shows the dissimilarity between each of the identified race and ethnic groups and Pico Rivera’s White population from 1990 to 2020. The White population within Pico Rivera make up the majority of the City’s population at approximately 53.8 percent, where 48.7 percent are White (non-Hispanic or Latino) according to 2018 American Community Survey (ACS) estimates. The higher scores indicate higher levels of segregation among those race and ethnic group. Trends from 1990 to 2020 show that each identify

⁷ Allen, James P. and Turner, Eugene. “Changing Faces, Changing Places: Mapping Southern California”. California State University, Northridge, (2002).



race/ethnic groups experience increased segregation from 1990 over the 30 years, specifically the Asian and Pacific Islander population. The Hispanic population experienced decreased segregation in 2000 (12.17) which increased over the subsequent 20 years to 18.54. The data also shows that the Black population experienced the second highest levels of segregation in Pico Rivera, which shows that from 1990 to 2020 segregation increased from 23.52 to 32.80.

The race and ethnic groups with the highest scores in 2020 were Asian or Pacific Islander (43.06) and Black (32.80). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. For instance, 43.06 percent of the Asian or Pacific Islander population would need to move into predominately White census tract areas to achieve “perfect” integration. As indicated above, a score of 60 or higher indicates a highly similar and segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

Figure 3-4: Dissimilarity Index with White Population, City of Pico Rivera – 1990-2020



Source: Census Scope, Social Science Data Analysis Network

2. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/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: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP 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.



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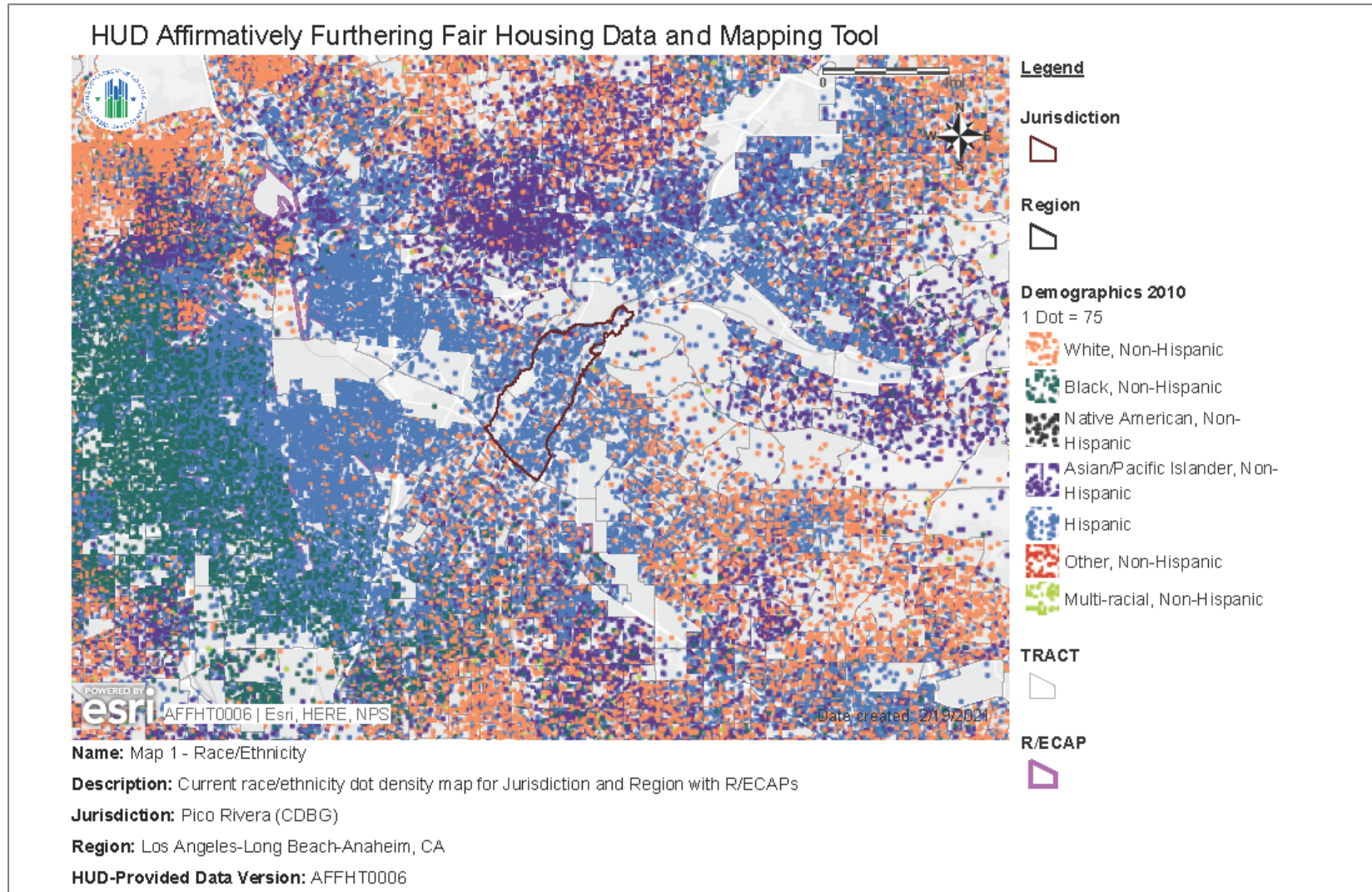
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City. **Figure 3-5** below displays the R/ECAP analysis of the Pico Rivera area. The figure shows while there are some pockets of racially or ethnically concentrated areas of poverty, none were within the City of Pico Rivera.



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Figure 3-5: Low Poverty Index with Race/Ethnicity and R/ECAPs, City of Pico Rivera



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2014



3. Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are most severely segregated.⁸ Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White Alone (non-Hispanic) and has a median income of at least \$125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.⁹

Table 3-15 below shows local (Pico Rivera) and regional (Los Angeles County) context for the median household incomes of white residents.

Table 3-15: Median Household Income by Race				
Race	Pico Rivera		Los Angeles County	
	Median Income	Population	Median Income	Population
White Alone	\$52,730 ¹	8.5%	\$88,038 ¹	35.7%
All Households	\$67,636	--	\$68,044	--

Notes: 1. Median household income in the past 12 months (in 2019 inflation-adjusted dollars).
Source: American Community Survey, 5-Year Estimates, 2019.

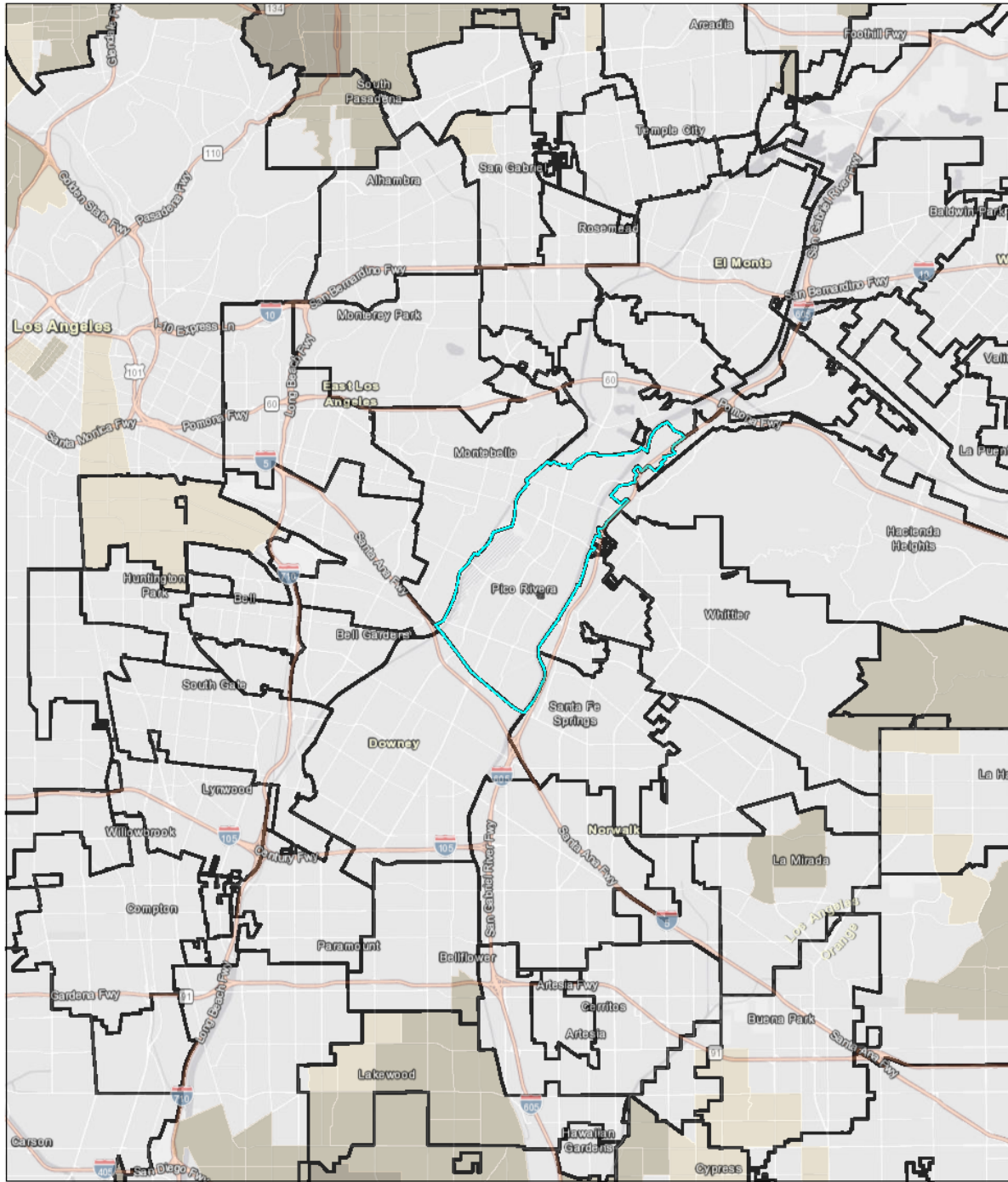
The City of Pico Rivera has no census tracts with a majority White population, and no block groups have a median income greater than \$125,000. Therefore, there are no RCAA areas in the City, as shown in **Figure 3-6** and **Figure 3-7**.

⁸ Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

⁹ IBID.

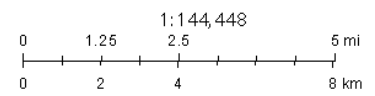


Figure 3-6: Racially Concentrated Areas of Affluence (RCAA) – White Majority Tracts



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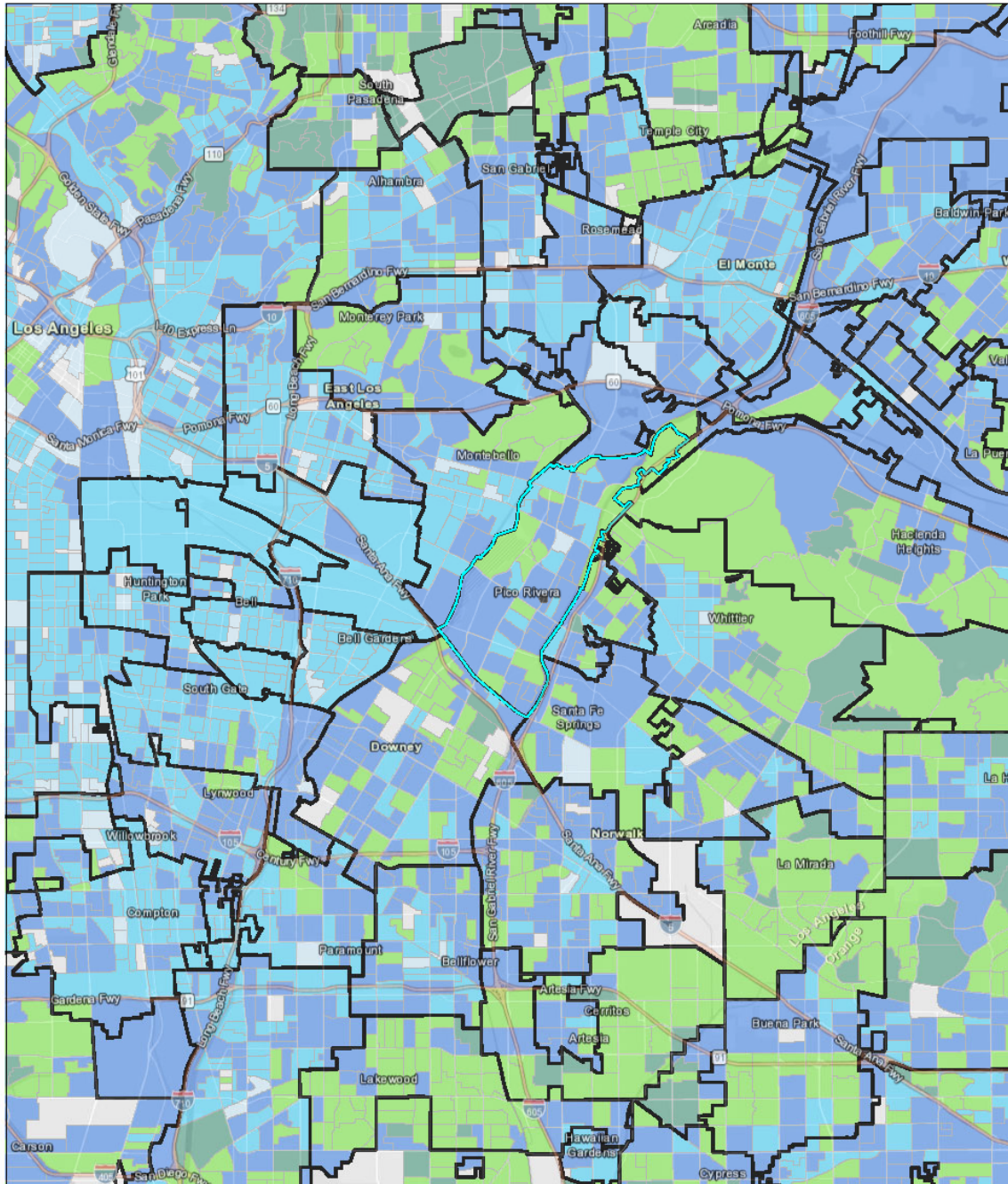
- City/Town Boundaries
- (R) Predominant Population - White Majority Tracts
- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Predominant (gap > 50%)



Source: California Department of Housing and Community Development – AFFH Data Viewer



Figure 3-7: Racially Concentrated Areas of Affluence (RCAA) – Median Income



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City/Town Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

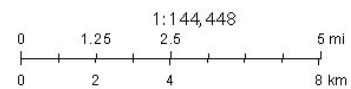
< \$30,000

< \$55,000

< \$87,100 (HCD 2020 State Median Income)

< \$125,000

Greater than \$125,000



Source: California Department of Housing and Community Development – AFFH Data Viewer



4. Disparities in Access to Opportunity

Regional Opportunity Index (ROI)

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in the same residence for one year) and US citizenship.

As shown in **Figures 3-8** and **3-9** below, the majority of the City of Pico Rivera is classified as a low to moderate opportunity zone. This indicates a low to medium level of relative opportunities that people are able to achieve as well as a low and medium level of relative opportunities that Pico Rivera provides. Overall, in the City, there were high opportunities for housing and health/environmental but low opportunity civic life, mobility, economy, and education. **Figure 3-8** Place identifies that overall ROI for the City of Pico Rivera. There are high opportunities for education, health, and civic life however there are low opportunities for



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housing and economy. The northern portion of the City has the lowest opportunity due to health, housing, and economic opportunity however there is still opportunity for civic life and education.

Additionally, **Table 3-16** below displays the data for Regional Opportunity Index in Pico Rivera overall compared to the State of California. The data shows the following key findings:

- City residents have lower educational proficiency and access than the State overall. Local residents have lower math and English proficiency levels and UC/CSU eligibility compared to the State average. High school graduation rates are 5 percent higher than the State and teacher experience is over 21 percent higher than the State average.
- Employment rates are about the same for Pico Rivera and the State; however, Pico Rivera residents receive a slightly lower minimum basic income. Pico Rivera offers more job availability but currently reports lower quality jobs and job growth with the State.
- Pico Rivera experiences 13.4 percent greater homeownership percentage amongst local residents, and residents experience roughly the same housing cost burdens as the State average. Housing adequacy is lower in the City compared to the State.
- Residents in Pico Rivera have equal access to vehicles and commute less than overall residents across the State.
- Environmental and health opportunities are average to lower amongst Pico Rivera residents. The City itself has slightly higher overall air quality than the State, and has lower access to supermarkets and health care availability.
- Pico Rivera has lower percentages of English speakers and US citizenship and experiences a much lower voter rate than the State, 19.5 percent and 31 percent, respectively.
- In summary, Pico Rivera is considered an average opportunity area with slightly lower achievement rates amongst residents. The City should focus on increasing access and affordable housing options near amenities and services for households seeking to move to Pico Rivera.

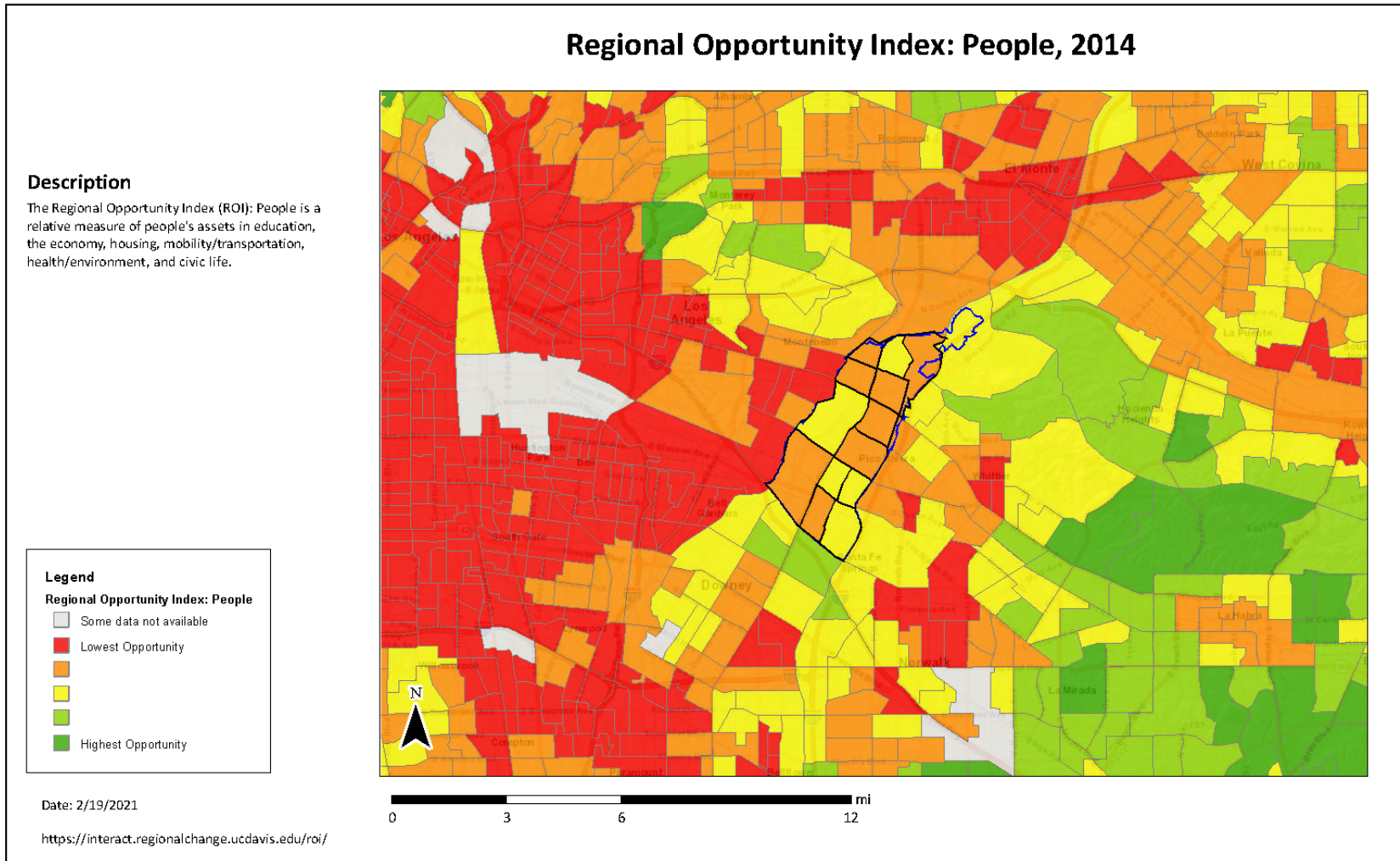
As Pico Rivera is considered a moderate opportunity region, the City is committed to implementing policies and programs to encourage new opportunities and access to existing and future residents. Candidate housing sites have been selected throughout the City without creating unfair concentrations in one particular area. Additionally, **Section 4: Housing Plan** identifies the strategies the City will explore in order to provide equal opportunity and housing for persons within the Pico Rivera region.



6th Cycle Housing Element (2021-2029)



Figure 3-8: Regional Opportunity Index: People, 2014



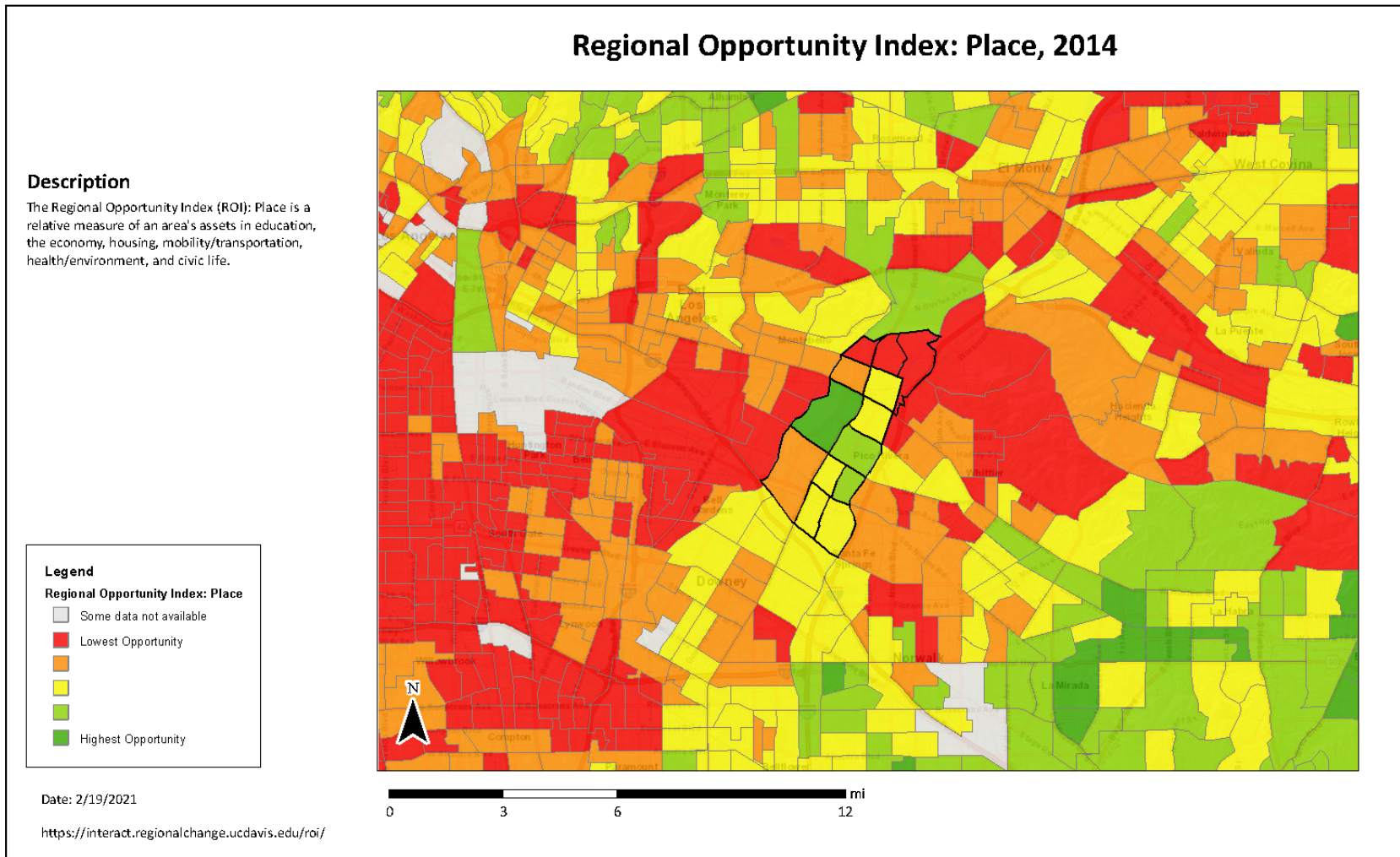
Source: UC Davis Center for Regional Change and Rabobank, 2014



6th Cycle Housing Element (2021-2029)



Figure 3-9: Regional Opportunity Index: Place, 2014



Source: UC Davis Center for Regional Change and Rabobank, 2014



6th Cycle Housing Element (2021-2029)



Table 3-16: Opportunity Indicators, Pico Rivera and California			
ROI Indicator		Pico Rivera	California
Education	People		
	College Educated Adults	16.8%	38%
	Math Proficiency	64.7%	70%
	English Proficiency	59.5%	65%
	Elementary Truancy	23.9%	24%
	Place		
	High School Graduation Rate	88.3%	83%
	UC/CSU Eligibility	37.6%	41%
	Teacher Experience	57.8%	36%
	High School Discipline Rate	6.6%	6%
Economic	People		
	Employment Rate	88.8%	89%
	Minimum Basic Income	62%	64%
	Place		
	Job Availability	778.94	701.75
	Job Quality	36.1%	40%
	Job Growth	2.96%	3%
Bank Accessibility	0.19	0.24	
Housing	People		
	Home Ownership	68.4%	55%
	Housing Cost Burden	52.6%	52%
	Place		
Housing Adequacy	84.6%	91%	
Housing Affordability	0.18	0.19	
Mobility	People		
	Vehicle Availability	86.8%	86%
	Commute Time	54.6%	60%
Internet Access	3.92	4	
Health/Environmental	Place		
	Infant Health	95.5%	95%
	Birth to Teens	10.8%	7%
	Years of Life Lost	32.21	29.84
	Place		
	Air Quality	12.75	10.01
	Prenatal Care	83.8%	83%
	Access to Supermarket	51.2%	53%
Health Care Availability	1.38	1.76	
Civic Life	People		
	Voting Rates	19.5%	31%
	English Speakers	82.3%	88%
	Place		
	US Citizenship	78.9%	83%
Neighborhood Stability	89.2%	85%	

Source: UC Davis Center for Regional Change and Rabobank, 2014.

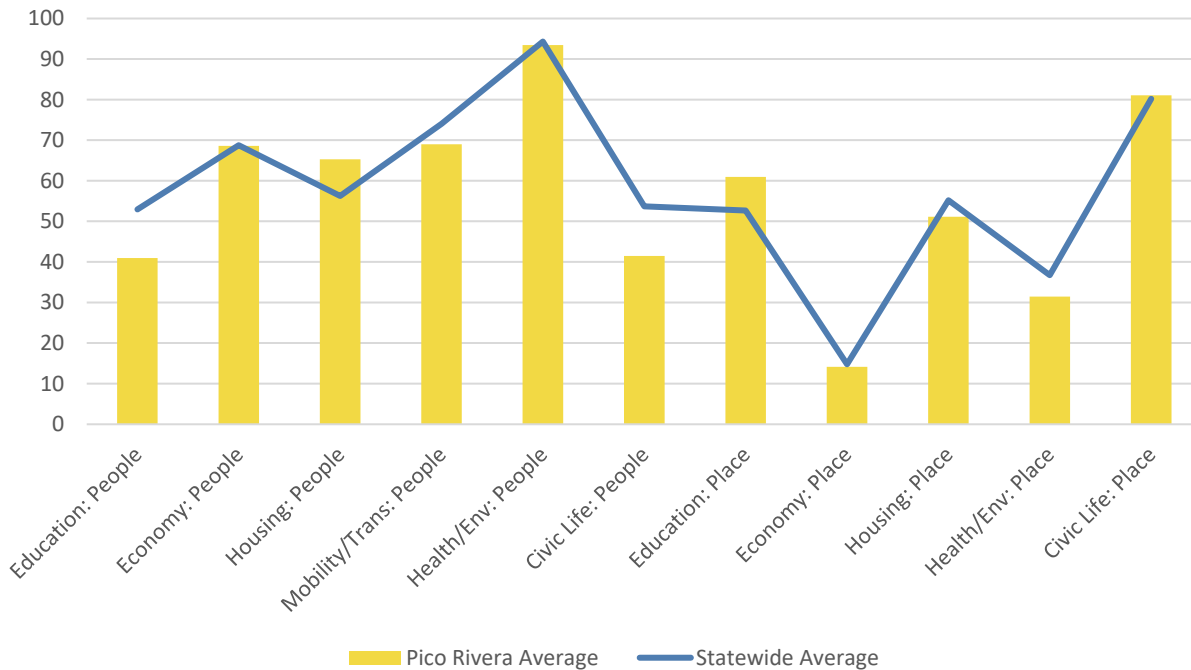


6th Cycle Housing Element (2021-2029)



Figure 3-10 below displays the data for Regional Opportunity Index in Pico Rivera overall compared to the State of California.

Figure 3-10: Opportunity Indicators, Pico Rivera and California



HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident’s access to key opportunity assets in the City. **Table 3-17** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.



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- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.

The table below shows that within Pico Rivera there is moderately low exposure to poverty for all racial and ethnic groups, as well as moderate to high opportunity to quality education. However, the data shows that there is low access or proximity to job opportunities, increasing potential commutes times the cost of transit and transportation across racial and ethnic groups in the City. As part of the City's **Appendix B: Candidate Sites Analysis** an R-40 Mixed-Use Overlay is proposed. This is intended to add housing units in conjunction with commercial and retail uses, which would provide for additional employment opportunities to existing Pico Rivera residents of all income levels and consequently decrease commute times.

Table 3-17: Opportunity Indicators by Race/Ethnicity, Pico Rivera (2021)							
Race or Ethnicity	Opportunity Indices						
	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Total Population							
White*	52.66	40.79	29.31	87.71	73.16	47.31	6.16
Black*	52.13	40.55	29.15	87.94	73.94	48.21	6.00
Hispanic	49.59	39.12	29.16	87.87	73.15	45.35	6.29
Asian or Pacific Islander*	50.26	41.05	31.27	88.37	74.37	46.26	6.41
Native American*	49.52	39.35	28.79	87.63	72.59	46.58	6.03
Population below federal poverty line							
White*	41.08	37.93	27.60	88.75	75.31	43.87	6.38
Black*	34.00	30.08	30.00	88.00	77.00	32.04	6.00
Hispanic	45.09	38.01	29.46	87.76	72.93	43.28	6.31
Asian or Pacific Islander*	50.97	36.59	26.22	91.35	81.30	46.44	7.42
Native American*	33.23	35.80	23.82	86.07	75.84	43.48	5.61
Source: HUD AFFH Mapping tool, Accessed February 19, 2021.							
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

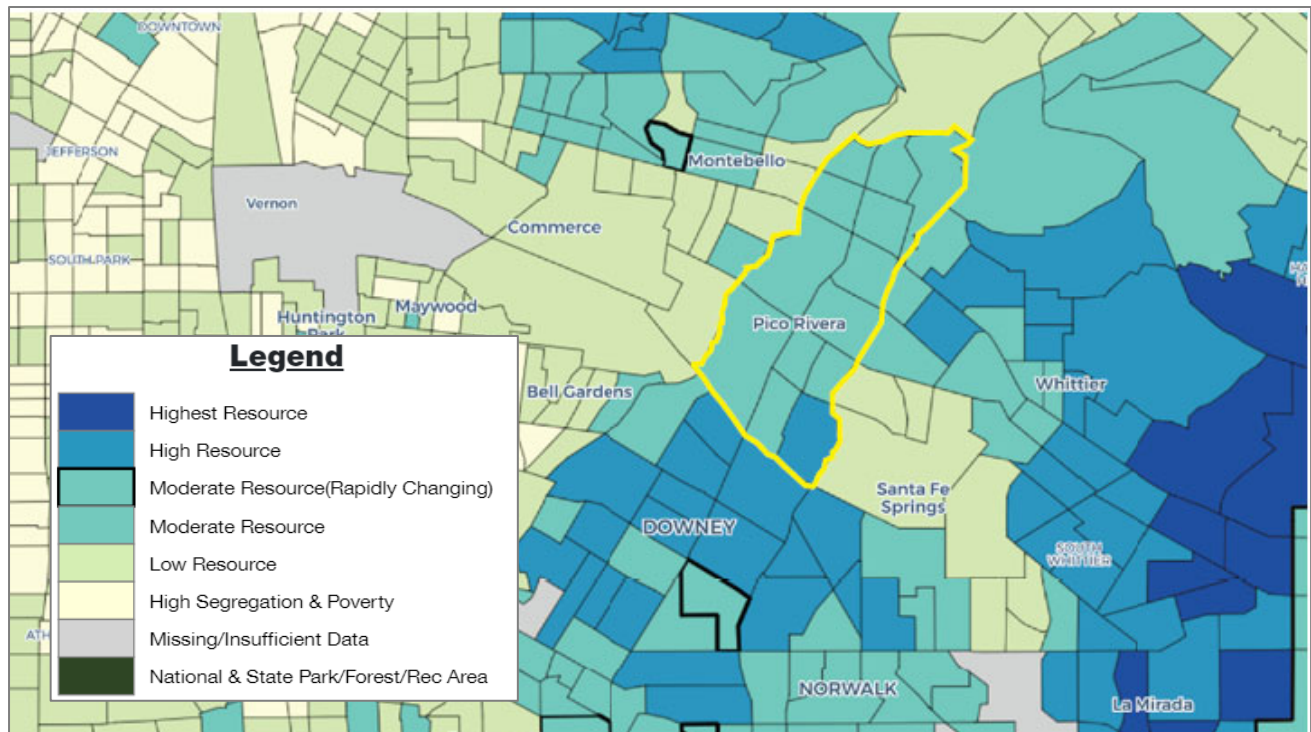


TCAC/HCD Distribution of Resources

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-11** below, nearly all Pico Rivera is classified as moderate resource areas which are rapidly changing. The City can increase opportunity in the regions through participation with non-profits, residents, and developers to understand the unique needs of the City. Transit oriented areas and changing neighborhoods create new economic and civic life opportunities for existing and future residents. **Housing Program 6D** is included in **Section 4** to continue outreach efforts throughout the planning period with the community and local organizations in order to continue addressing the changing needs of the Pico Rivera community.

Figure 3-11: TCAC/HCD Opportunity Area Maps, City (2020)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.



5. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Pico Rivera evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Need

As described in Section 3 of this Housing Element, the Pico Rivera Housing Authority administers Section 8 Housing Choice vouchers within the City of Pico Rivera. For the year 2020 within the City of Pico Rivera, there were 378 Section 8 voucher holders within the community: 25 for persons with disabilities, 121 for seniors and 0 with at least one dependent. Additionally, the City currently has a 300-person waitlist to receive Section 8 Housing Choice vouchers Citywide, with approximately 200 people from that list being at a Pico Rivera mailing address.

Housing Needs in Pico Rivera

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Tables 3-18** through **3-23** displayed data for demographic characteristics of Pico Rivera, as compared to the County of Los Angeles and the State of California. Additional detailed analysis of the Pico Rivera community demographics is outline in **Section 2: Community Profile** of this Housing Element.

Table 3-18 displays the data for persons with disabilities in the City, County, and State. According to the data, compared to the County and State, Pico Rivera has the lowest percentage of a population with a disability. Persons who report having Ambulatory Difficulty and independent Living difficulty make up the highest percentages of persons with disabilities in the City (5.4 percent and 5.3 percent respectively).

Disability	City of Pico Rivera	County of Los Angeles	California
Total with a Disability	9.3%	9.9%	10.6%
Hearing Difficulty	2.4%	2.5%	2.9%
Vision Difficulty	2.1%	2.0%	2%
Cognitive Difficulty	3.4%	4.1%	4.3%
Ambulatory Difficulty	5.4%	5.7%	5.8%
Self-Care Difficulty	2.5%	2.9%	2.6%
Independent Living	5.3%	5.4%	5.5%

Source: American Community Survey, 5-Year Estimates, 2019.

Tables 3-19 and **3-20** display household type and income data for the State, County and City. Household type often dictates the size, variety and type of housing unit required to accommodate varying needs. Larger households may need additional space, households with children may consider units closer to schools and parks, and two-income households often have higher incomes compared to single person and single parent households. The data in **Table 3-19** shows that majority of households in Pico Rivera are Family Households (79 percent) compared to 66 percent in the County and 68 percent in the State. Additionally, Pico Rivera has a substantially higher percentage of households with one or more people ages 60 or older, nearly 48 percent, compared to about 38 percent in the County and 29 percent in the State.



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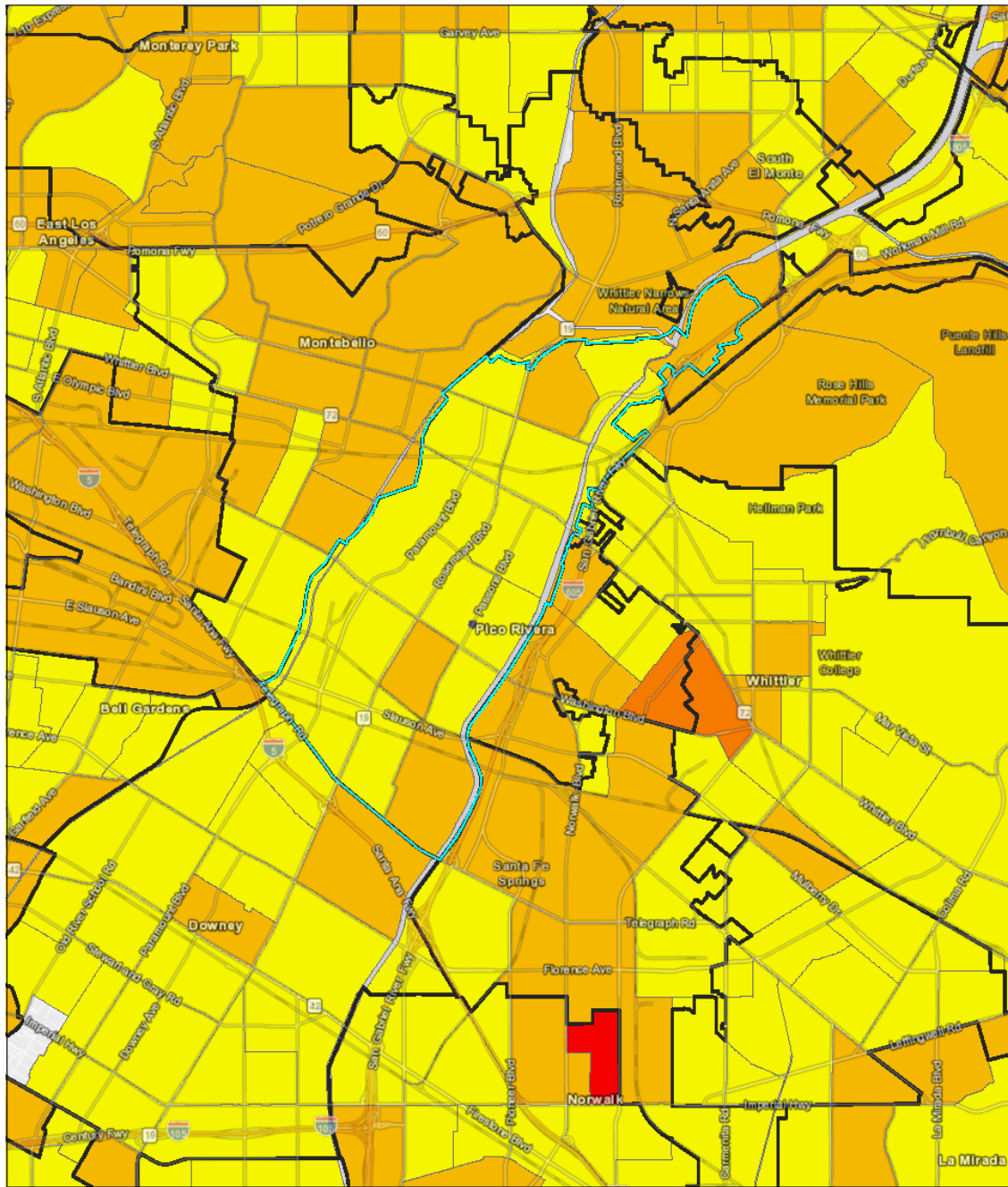
Familial Status	City of Pico Rivera	County of Los Angeles	California
Total Households	16,852	3,316,795	13,044,266
Family Households	79.5%	66.7%	68.7%
Married-Couple Family Households	53.1%	45.1%	49.8%
With Children	30.6%	28.3%	34%
Non-Family Households	20.5%	33.3%	31.3%
Households with one or more people 60 years+	47.8%	37.9%	29.2%

Source: American Community Survey, 5-Year Estimates. 2019

Figure 3-12 below identifies the percentage of persons with disabilities living in Pico Rivera, according to 2019 ACS data. As the figure illustrates, the City of Pico Rivera has a fairly low disabled population, with census tracts towards the edges of the City containing 10 to 20 percentage. The majority of candidate housing sites identified in **Appendix B** are located within census tracts with a lower representation of persons with disabilities compared to neighboring communities outside City boundaries. Candidate housing sites in these areas may potentially provide additional opportunities for affordable housing in conjunction with or near services for populations with special needs.



Figure 3-12: Pico Rivera Population with a Disability



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City/Town Boundaries

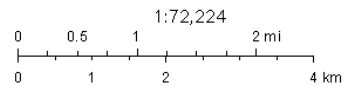
(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

> 40%



Source: California Department of Housing and Community Development – AFFH Data Viewer



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The data in **Table 3-20** below shows that Pico Rivera has a lower median family income than both the County of Los Angeles and the State. The table also shows that the City has more households earning a moderate income (80 to 100 percent of the MFI) than the County and the State. Overall, the lower income levels within the City establish an enhanced need for affordable and moderate-income housing.

Households Income	City of Pico Rivera	County of Los Angeles	California
Median Income	\$67,636	\$68,044	\$75,235
Less than \$10,000	4.6%	5.6%	4.8%
\$10,000-\$14,999	3.9%	4.8%	4.1%
\$15,000-\$24,999	8.4%	8.4%	7.5%
\$25,000-\$34,999	6.5%	8.1%	7.5%
\$35,000-\$49,999	11.7%	11.2%	10.5%
\$50,000-\$74,999	21.0%	15.9%	15.5%
\$75,000-\$99,999	14.5%	12.3%	12.4%
\$100,000-\$149,999	17.7%	15.8%	16.6%
\$150,000-\$199,999	7.6%	7.8%	8.9%
\$200,000 or More	4.2%	10.2%	12.2%

Source: American Community Survey, 5-Year Estimates, 2019

Figure 3-13 below shows that a large portion of census tracts are comprised of 20 to 40 percent married-couple households with a couple census tracts in the northern part of the City comprising of 40 to 60 percent married-couple households. Census tracts with the City’s lowest percentage of married-couple households are located along major nonresidential corridors, consisting primarily of retail and other commercial land uses with relatively fewer residential neighborhoods.

Figure 3-14 illustrates the density of children in married-couple family households throughout Pico Rivera. As the figure shows, the propensity of children roughly aligns with the percentages of married-couple households, as shown in **Figure 3-13**. **Figure 3-15** shows moderate percentages of children living in female-headed households with those households scattered throughout the City.

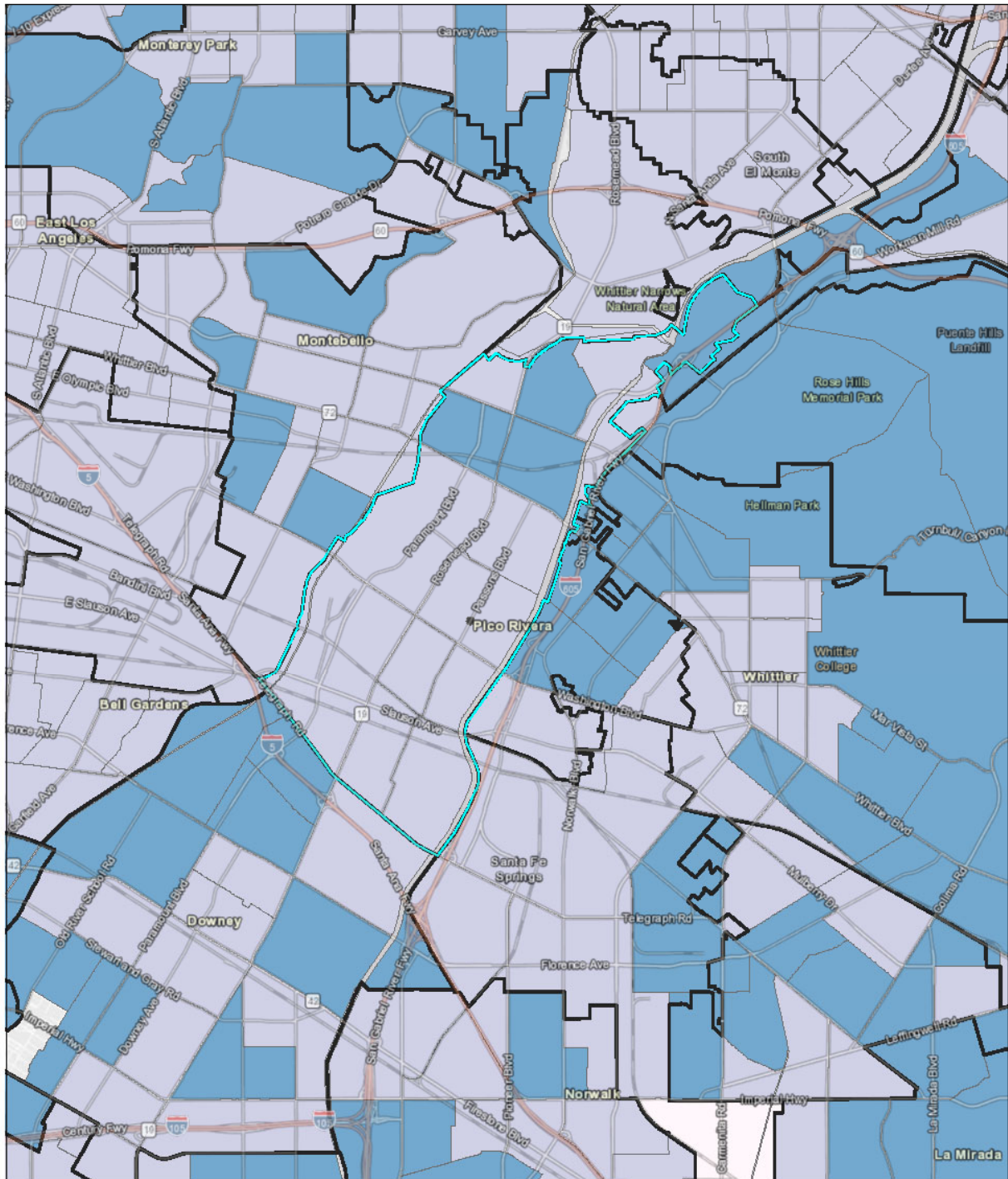
Figure 3-16 shows very low percentages of persons over 18 years of age living alone throughout the entire City. This is similar to neighboring cities, which are also comprised of less than 20 percent individuals living alone.



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Figure 3-13: Pico Rivera- Married-Couple Households

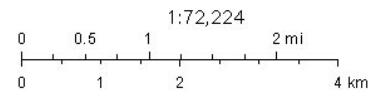


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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

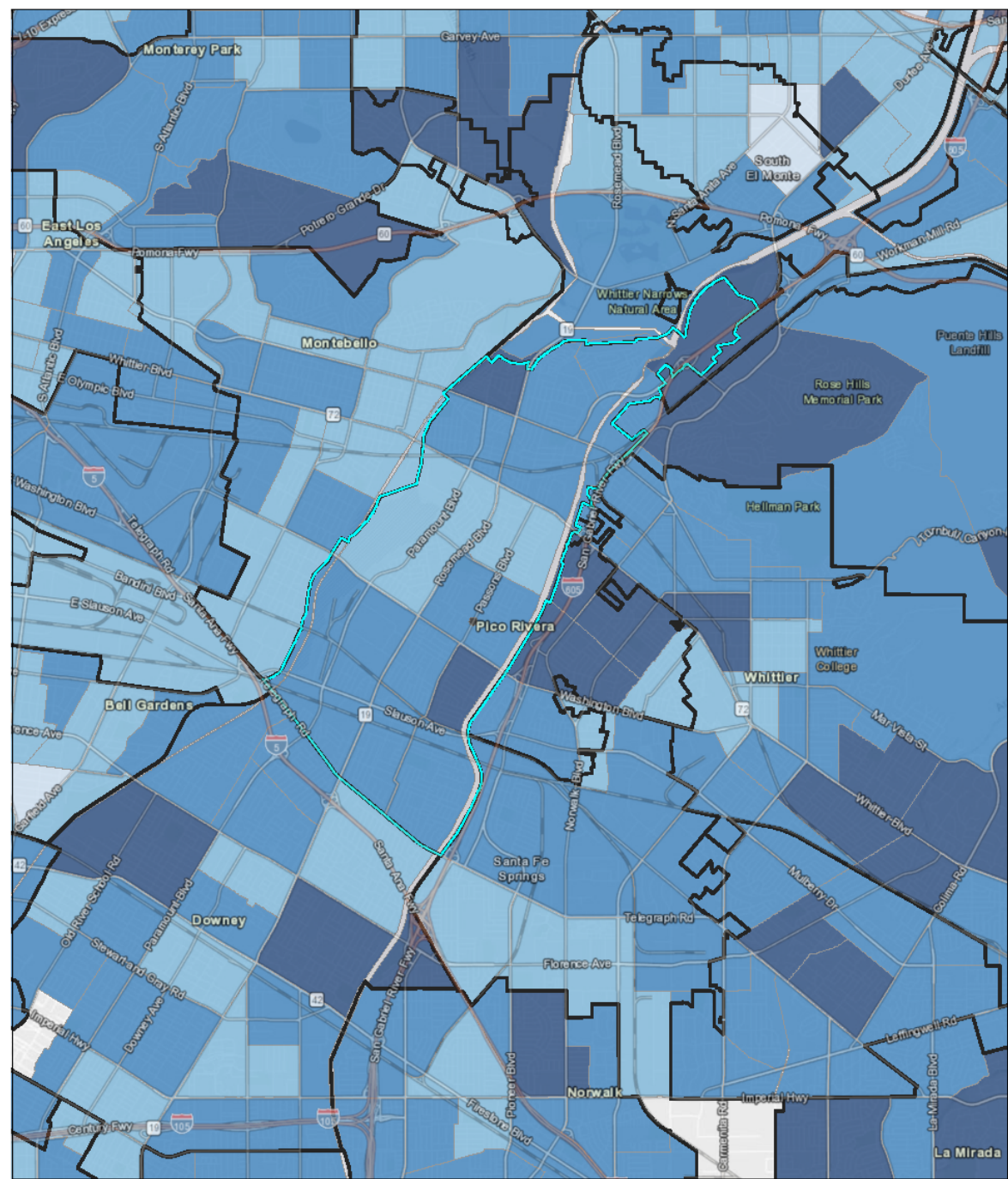
- < 20%
- 20% - 40%
- 40% - 60%



Source: California Department of Housing and Community Development – AFFH Data Viewer



Figure 3-14: Pico Rivera- Children in Married-Couple Households

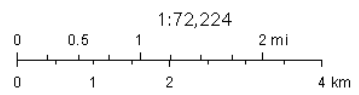


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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



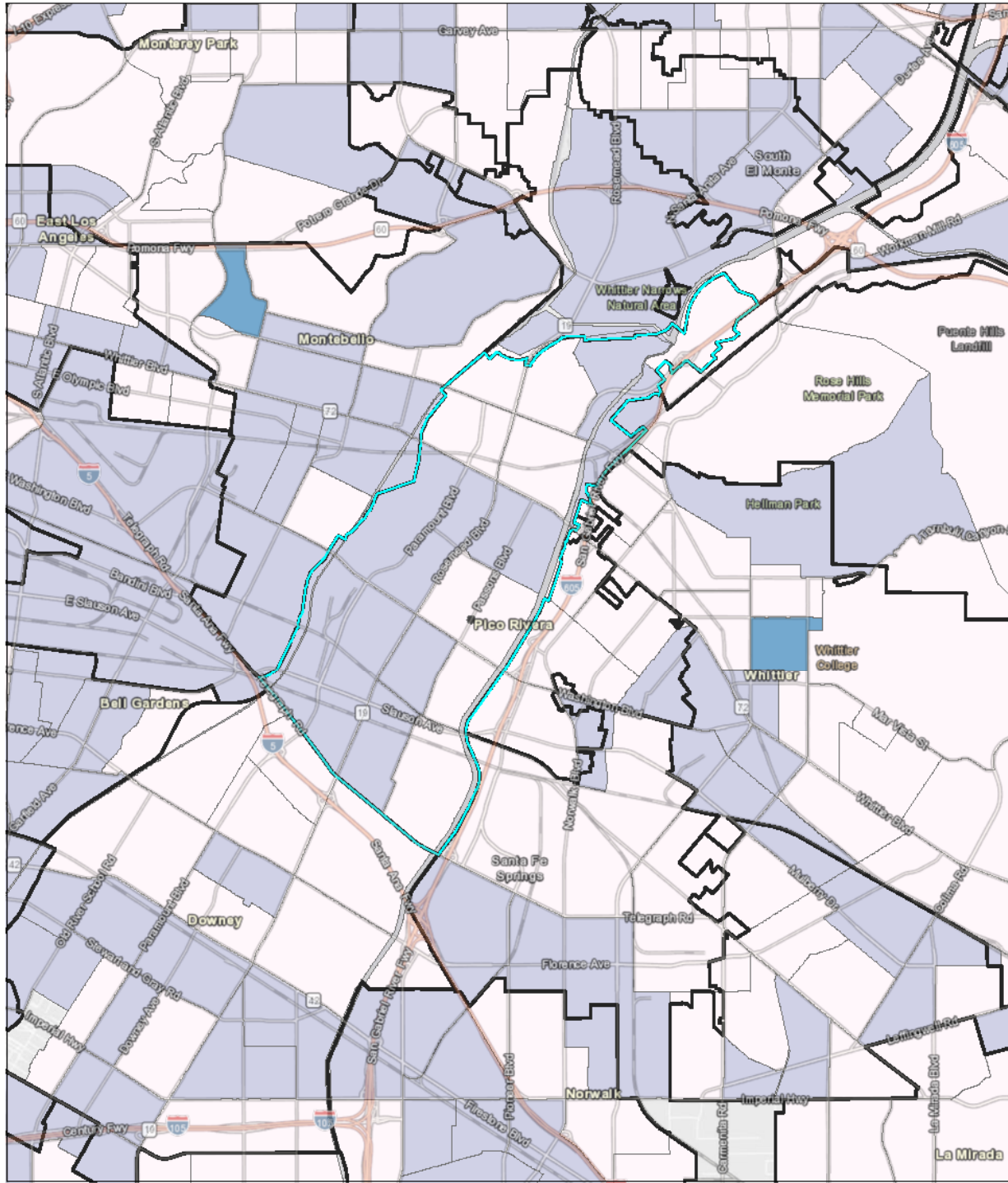
Source: California Department of Housing and Community Development – AFFH Data Viewer



6th Cycle Housing Element (2021-2029)



Figure 3-15: Pico Rivera- Children in Female-Headed Households with no Spouse Present



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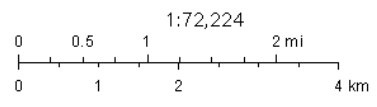
City/Town Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

≤ 20%

20% - 40%

40% - 60%



Source: California Department of Housing and Community Development – AFFH Data Viewer



Figure 3-16: Pico Rivera- Households with Persons over the age of 18 Living Alone



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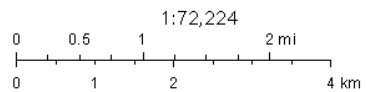
City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

20% - 40%

> 80%



Source: California Department of Housing and Community Development – AFFH Data Viewer



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Table 3-21 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access to essential goods and often employment by potentially increasing commute times. The data shows that households in the City experience the highest levels of cost burden above 30 percent. However, households in Pico Rivera experienced lower rates of cost burden great than 50 percent (17.8 percent), compared to the County (23.3 percent) and the State (19.4 percent).

Overpayment/Cost Burden	City of Pico Rivera	County of Los Angeles	California
Cost Burden > 30%	80.8%	74.9%	40.1%
Cost Burden > 50%	17.8%	23.3%	19.4%
Cost Burden Not Available	1.4%	1.7%	1.4%

Source: Consolidated Planning/CHAS Data, 2013- 2017.

Figure 3-17 below shows the percentage of homeowners in a given census tract are overpaying and are cost burdened. **Figure 3-17** shows that a large portion of census tracts of homeowners have an overpayment rate of 40 to 60 percent. No census tract is comprised over overpayment over 60%.

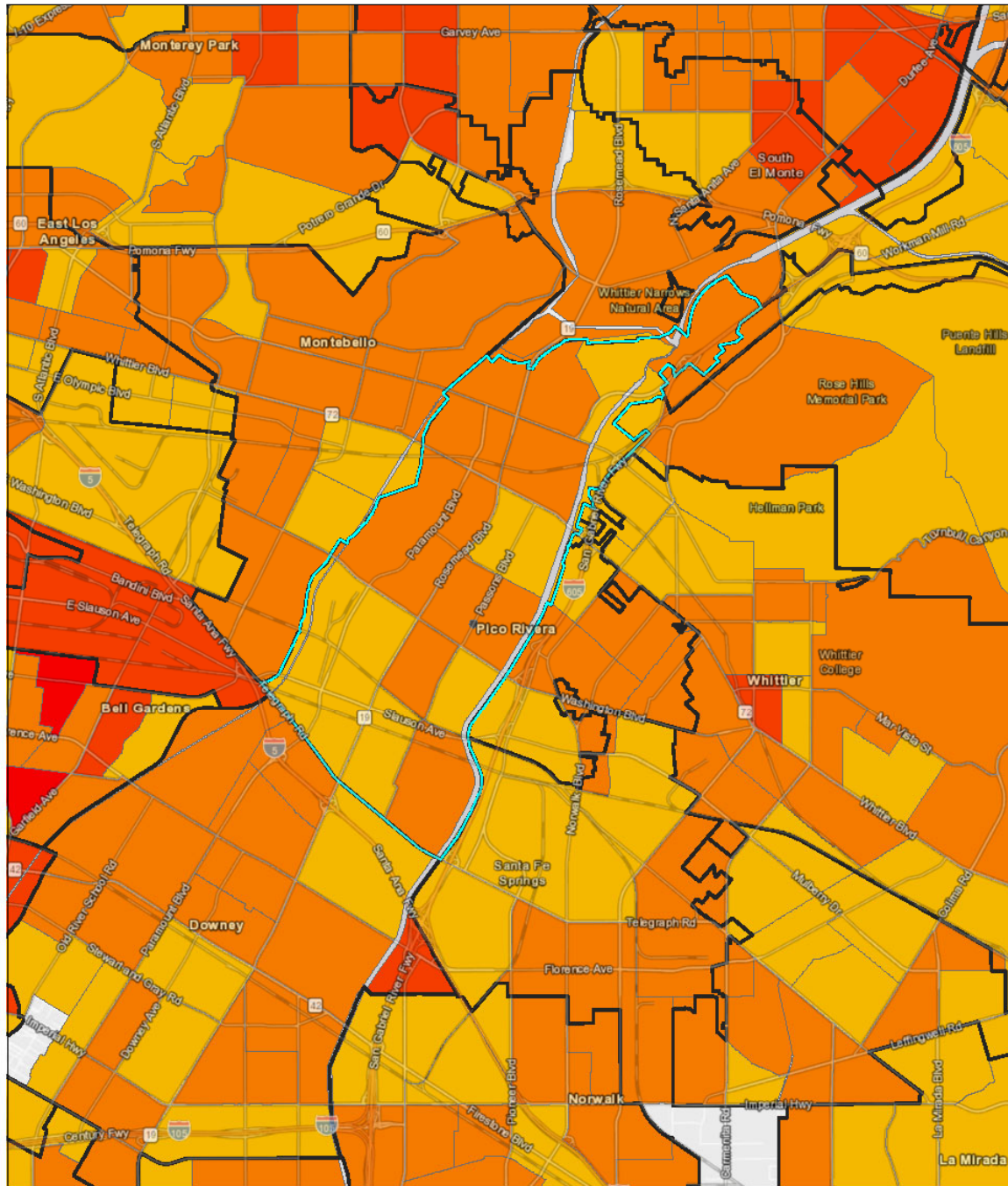
Figure 3-18 below shows the percentage of renters in a given census tract are overpaying and are cost burdened. **Figure 3-18** shows that a majority of census tracts of renters have an overpayment rate of 40 to 60 percent. There are also a couple of census tracts with and overpayment rate of 60 to 80 percent.



6th Cycle Housing Element (2021-2029)



Figure 3-17: Pico Rivera- Overpayment by Homeowners

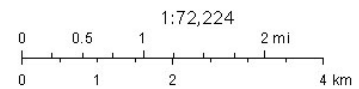


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City/Town Boundaries

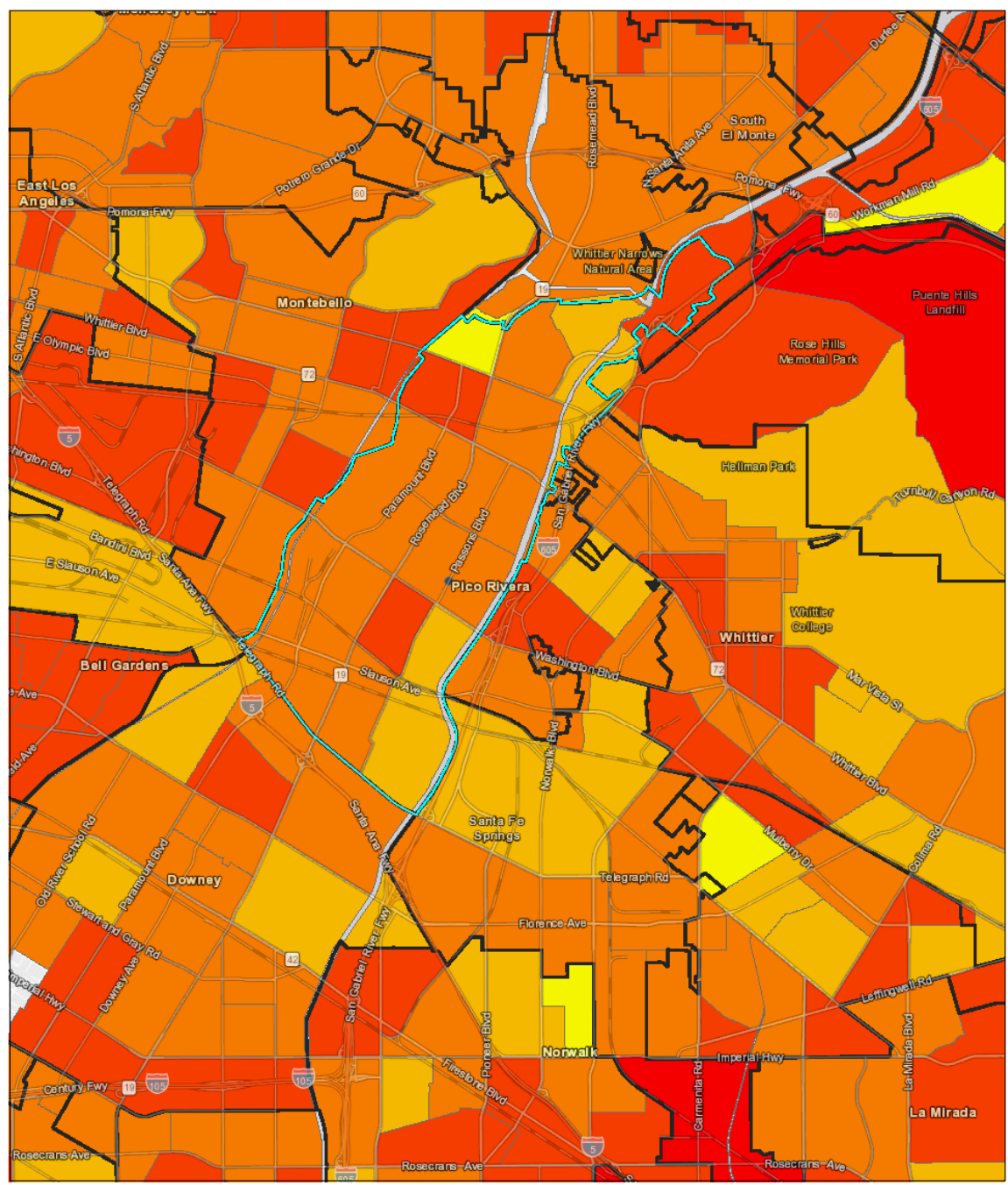
(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

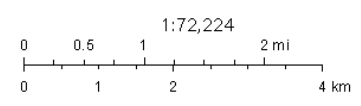


Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-18: Pico Rivera- Overpayment by Renters



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 City/Town Boundaries
 (R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
 < 20%
 20% - 40%
 40% - 60%
 60% - 80%
 > 80%



Source: California Department of Housing and Community Development – AFFH Data Viewer



6th Cycle Housing Element (2021-2029)

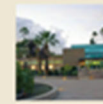


Table 3-22 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer’s market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. The data in the table shows that both the City and the State have higher percentages of households who own their home, while the County of Los Angeles has a higher percentage of households who rent their homes.

Household Tenure	City of Pico Rivera	County of Los Angeles	California
Owner Households	54.18%	45.8%	66.0%
Renter Households	31.7%	68.3%	34.0%
Total Occupied Housing Units	17,377	354,2800	13,044,266

Source: American Community Survey, 5-Year Estimates, 2019.

Additionally, **Table 3-23** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there are not enough size appropriate housing options for large or multigenerational families. Owner households in Pico Rivera experience the highest levels of overcrowding (6.9 percent) compared to the County (2.3) and the State (1.6 percent). Overcrowding in owner occupied homes can imply that households live in multigenerational settings or with extended family members. Additionally, the data shows that renter occupied households in both the City and County experienced higher levels of overcrowding that the state. The City and County experienced very low levels of severe overcrowding for both owners and renters (under one percent), however, renter households across that state experienced higher rates in severe overcrowding (2.4 percent).

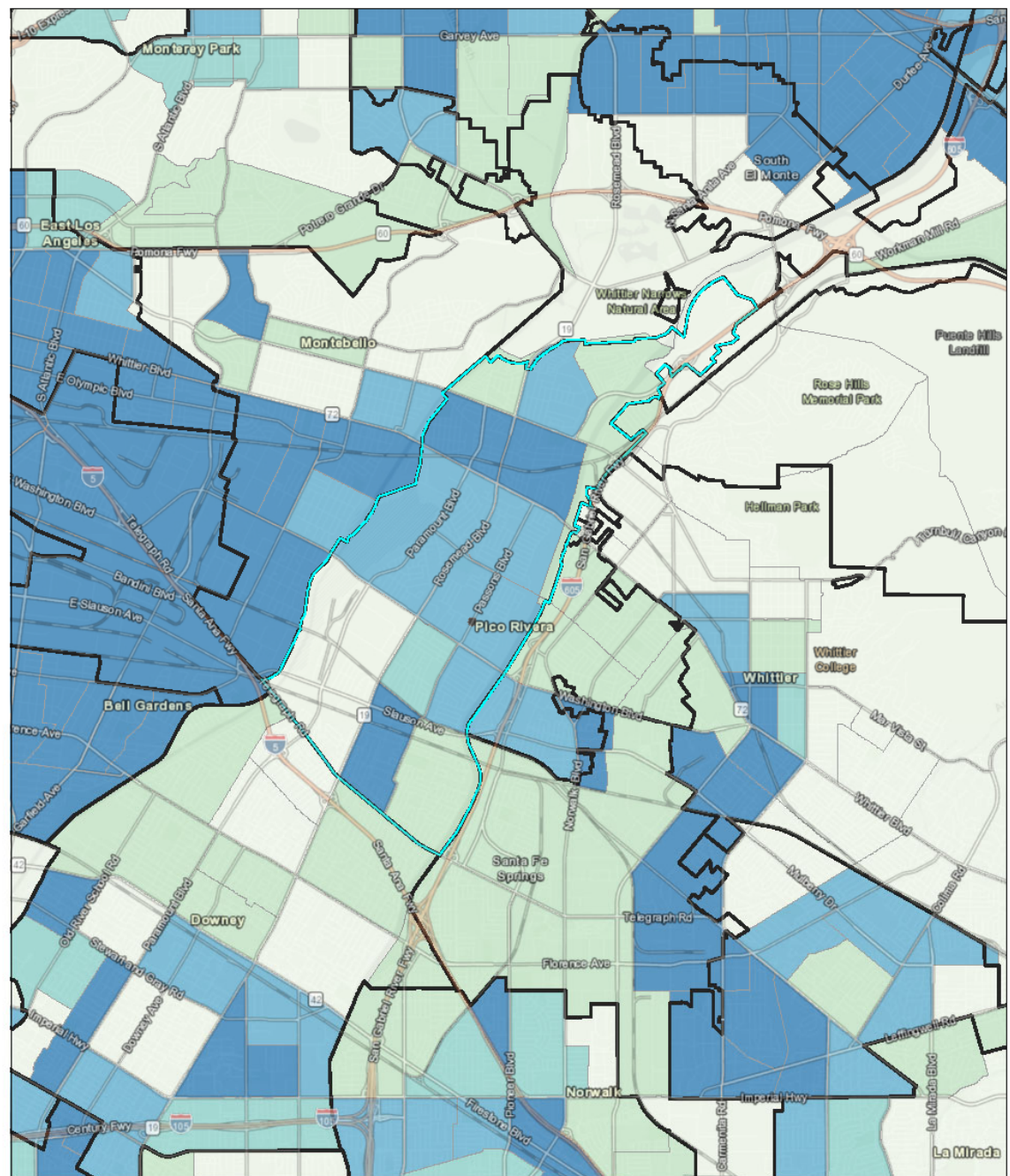
Overcrowding and Tenure	City of Pico Rivera	County of Los Angeles	California
Owner Households			
Overcrowded	6.9%	2.3%	1.6%
Severely Overcrowded	0.3%	0.2%	0.6%
Renter Households			
Overcrowded	6.8%	7.6%	3.6%
Severely Overcrowded	0.4%	1.2%	2.4%
Total Overcrowding	14.4%	11.3%	8.2%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-19 below shows the percentage of Overcrowded Households in the City. **Figure 3-19** shows that a majority of census tracts experience overcrowding at a higher rate than the Statewide average. The areas of the City in between Whittier Blvd and Washington Blvd experience the highest rates of overcrowding in the City. Some census tracts directly north of Whittier Blvd are comprised of 20 percent overcrowded households, more than double the Statewide average.



Figure 3-19: Pico Rivera- Overcrowded Households



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City/Town Boundaries

(R) Overcrowded Households (CHHS) - Tract

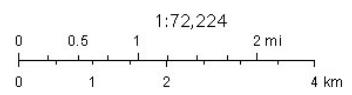
≤ 8.2% (Statewide Average)

8.3% - 12%

12.01% - 15%

15.01% - 20%

> 20%



Source: California Department of Housing and Community Development – AFFH Data Viewer



Housing Stock in Pico Rivera

Tables 3-24 and 3-25 display comparative housing stock data for the State, County and City. Table 3-24 below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The City of Pico Rivera has the highest percent of traditional single-family housing units (77.2 percent) compare to the County (48.6 percent) and the State (57.7 percent). Overall, Pico Rivera’s housing stock is made up of mostly single-family units (attached and detached). Both the County and the State have higher percentages of multi-family units (of any type) than the City.

Table 3-24: Occupied Housing Units by Type, Compared by Geography			
Housing Unit Type	City of Pico Rivera	County of Los Angeles	California
1, detached	77.2%	48.6%	57.7%
1, attached	4.3%	6.3%	7.0%
2 apartments	0.7%	2.7%	2.4%
3 or 4 apartments	1.4%	5.8%	5.5%
5 to 9 apartments	0.9%	7.9%	6.0%
10 or more apartments	13.4%	27.1%	17.5%
Mobile home or other type of housing	2.1%	1.7%	3.8%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 3-25 below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. The data shows that across all regions housing stock growth and development has slowed since 2010. However, Pico Rivera shows the lowest rates of growth since 1980. Majority of the City’s Housing stock was built from 1940 to 1970, compared to the County where majority of housing units were built from 1950 to 1990 and the State (1950 to 2000).

Table 3-25: Housing Unit by Type, Compared by Geography			
Year Built	City of Pico Rivera	County of Los Angeles	California
Built 2014 or later	0.1%	1.2%	1.7%
Built 2010 to 2013	0.1%	1.2%	1.7%
Built 2000 to 2009	2.5%	5.4%	11.2%
Built 1990 to 1999	4.1%	6.3%	10.9%
Built 1980 to 1989	7.8%	11.6%	15.0%
Built 1970 to 1979	7.2%	13.8%	17.6%
Built 1960 to 1969	10.1%	14.8%	13.4%
Built 1950 to 1959	49.7%	20.5%	13.4%
Built 1940 to 1949	12.9%	10.4%	5.9%
Built 1939 or earlier	5.5%	14.8%	9.1%

Source: American Community Survey, 5-Year Estimates, 2019.

Future Growth Need

The City’s future growth need is based on the RHNA production of 299 very low and 146 low income units within the 2021-2029 planning period. Appendix B of this Housing Element shows the City’s ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City’s ability to accommodate the anticipated future affordable housing needs of the community.



6. Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Urban Displacement

The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. **Table 3-26** provides the criteria used to identify each displacement typology and the total number of Pico Rivera Census Tracts that currently fall within each category.

Table 3-26: Displacement Typology Criteria and Pico Rivera Census Tracts	
Modified Types and Criteria	Census Tracts
Low-Income/Susceptible to Displacement <ul style="list-style-type: none"> Low or mixed low-income tract in 2018. 	6037502602 6037502500 6037500402 6037500500
Ongoing Displacement of Low-Income Households <ul style="list-style-type: none"> Low or mixed low-income tract in 2018. Absolute loss of low-income households, 2000-2018. 	--
At Risk of Gentrification <ul style="list-style-type: none"> Low or mixed low-income tract in 2018. Housing affordable to low or mixed low-income households in 2018. Didn't gentrify 1990-2000 OR 2000-2018. Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018. Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap. 	--
Early/Ongoing Gentrification <ul style="list-style-type: none"> Low or mixed low-income tract in 2018. Housing affordable to moderate or mixed moderate-income households in 2018. Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2-12-2018. Gentrified in 1990-2000 or 2000-2018. 	--
Advanced Gentrification <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. Marginal change, increase, or rapid increase in housing costs. Gentrified in 1990-2000 or 2000-2018. 	--



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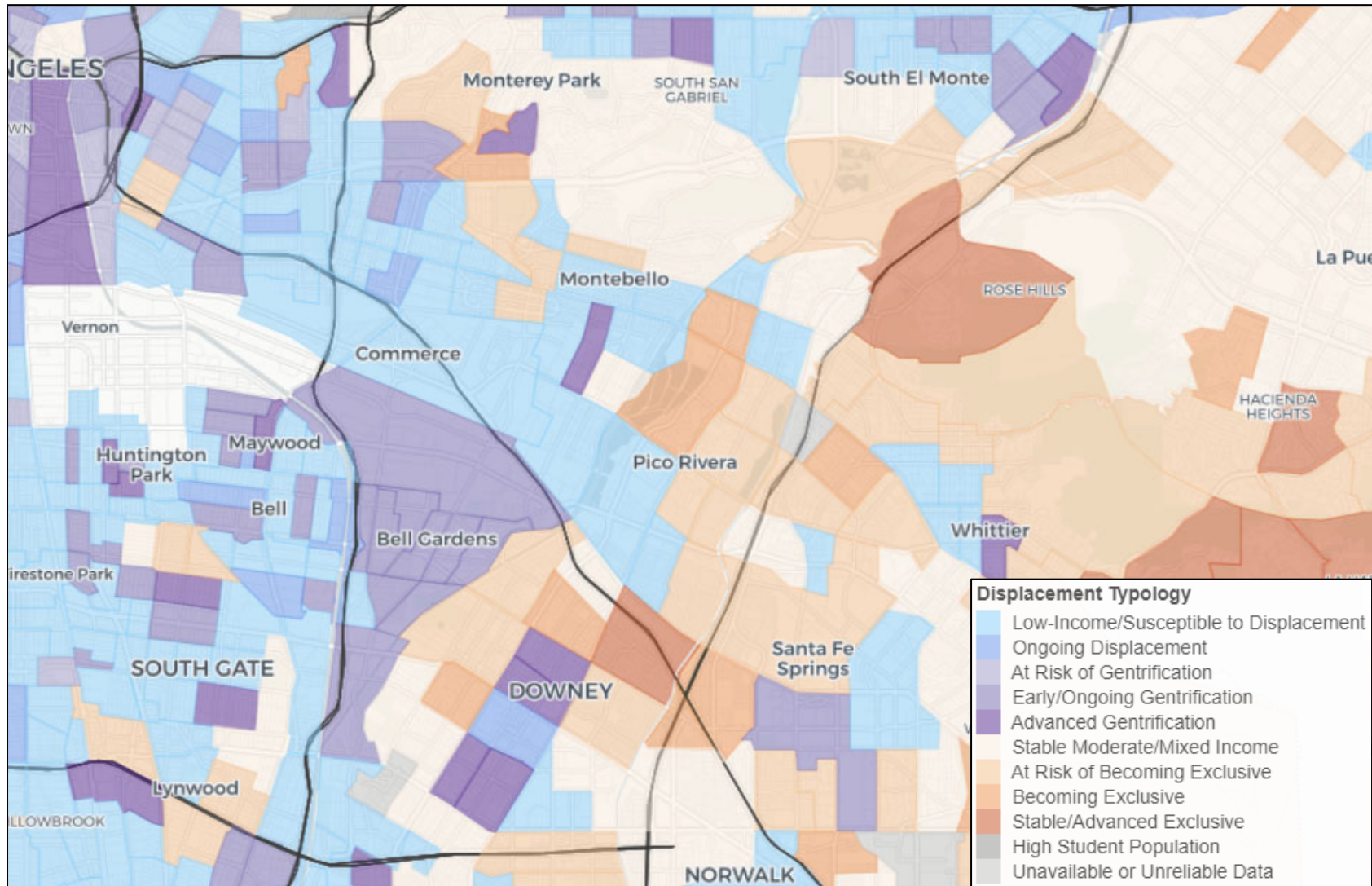
Table 3-26: Displacement Typology Criteria and Pico Rivera Census Tracts	
Modified Types and Criteria	Census Tracts
Stable Moderate/Mixed Income <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. 	6037500403 6037500404
At Risk of Becoming Exclusive <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. Marginal change or increase in housing costs. 	6037502601 6037502402 6037502401 6037500800 6037500900 6037433802
Becoming Exclusive <ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018. Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. Rapid increase in housing costs. Absolute loss of low-income households, 2000-2018. Declining low-income in-migration rate, 2012-2018. Median income higher in 2018 than in 2000. 	6037500700 6037500600
Stable/Advanced Exclusive <ul style="list-style-type: none"> High-income tract in 2000 and 2018 Affordable to high or mixed high-income households in 2018. Marginal change, increase, or rapid increase in housing costs. 	6037500300

Source: Urban Displacement Project, University of California Berkeley (2021).

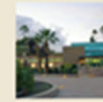
Table 3-26 and Figure 3-20 both show that the City has a few census tracts that are susceptible to displacement and that are at risk of becoming exclusive/actively becoming exclusive. The other census tracts are categorized as stable. As part of the Candidate Sites Analysis, potential housing sites have been identified throughout the City in areas with various levels of potential displacement or exclusivity. Sites identified in the “Low-Income/Susceptible to Displacement” category may provide for additional affordable housing options in conjunction with mixed-use opportunities for future employment opportunities. This may benefit access to opportunities for existing residents in neighborhoods with lower incomes. Additionally, new affordable housing sites in neighborhoods identified as “Exclusive” may allow for existing, lower-income residents to access housing in areas with higher community resources. Additionally, Figure 3-20 shows the City of Pico Rivera is located between the south-eastern region of Los Angeles which has high rates of displacement and the north-western region of Orange County which has high rates of exclusiveness/become exclusive.



Figure 3-20: Urban Displacement Project – Gentrification and Displacement in the Pico Rivera Region



Source: Urban Displacement Project, University of California Berkeley (2021).



Assisted Affordable Housing and Preservation of At-Risk Units

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households. The City of Pico Rivera has multiple housing projects which include units with affordability covenants. As shown in **Table 3-27**, there are currently 3 rental properties with affordability covenants; 75 units are at-risk of converting to market rate during 2021-2031 period. Consistent with the requirement to analyze the impacts of the potential conversion of these units to market-rate units, an analysis of preservation of assisted housing at-risk of conversion is presented below.

Project	Total Affordable Units	Year Built	Termination of Covenant	Types of Government Assistance	Risk Status (2021-31)
Verner Villa 9220 Verner St.	75	1980	2021	HUD Sec 8 NC	At-Risk
Telacu Pico Rivera 9036 Washington Blvd.	69	2004	2042	Redevelopment Low-Mod Funds	Not At-Risk
Pavilion Court Apartments 8405 Telegraph Rd.	130	1964	2073	Federal Low-Income Housing Tax Credit	Not At-Risk
TOTAL	274	--	--	TOTAL AT-RISK (20121-2031)	75

Cost of Preservation of Units

There are many options to preserving affordable units including: providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency, and/or providing local subsidies to offset the difference between the affordable and market rate units. The strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
Efficiency	\$1,384	\$1,903	0	\$0	\$0	\$0
1-Bedroom	\$1,604	\$1,897	75	\$293	\$21,975	\$263,700
2-Bedroom	\$2,044	\$2,265	0	\$0	\$0	\$0
3-Bedroom	\$2,693	\$2,813	0	\$0	\$0	\$0
4-Bedroom	\$2,933	NA	0	\$0	\$0	\$0
TOTAL						\$263,700
<i>Source:</i>						
1. HUD FY 2022 Fair Market Rent Documentation System – Los Angeles-Long Beach-Glendale, CA UF Metro FMR Area						
2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across on August 17, 2021.						

Cost of Replacement Analysis

The construction cost for residential development ranges from \$143/square foot up to \$148/square foot. The total replacement cost for the at-risk units identified in **Table 3-27**, not including the acquisition of land, are summarized below:



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- The cost for replacing the 75-unit Verner Villa Apartments would total approximately \$6,105,000. This cost is calculated based on 75 one-bedroom units, each with a floor area of 550 square feet. The replacement cost per unit is \$81,400.

To address the risk of affordable units converting to market rate housing, the City has identified **Program 1C** to monitor these units. The City will actively work to create programs and seek additional funding in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

Resources to Preserve At-Risk Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of City of Pico Rivera's 2021-2029 Housing Element Cycle Update B-5 new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax



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liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities to Preserve At-Risk Units

The following organizations have the experience and capacity to potentially assist in preserving at-risk units:

- Los Angeles Center for Affordable Tenant Housing
- Century Housing Corporation
- Century Pacific Equity Corporation
- East Los Angeles Community Corporation
- Foundation for Quality Housing Opportunities, Inc.
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Jamboree Housing Corporation
- Los Angeles Housing Partnership, Inc.
- National Community Renaissance
- Nexus for Affordable Housing
- Southern California Housing Development Corporation
- Human Good
- The East Los Angeles Community Union (TELACU)

Quantified Objectives

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City’s objective is to preserve the 75 affordable housing units “at-risk” of converting to market-rate through policy programs provided in **Section 4**.

Senate Bill 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and polices that can be applied to residential development. The revised definition of “Housing Development” now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a “housing development project”, from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.



7. Assessment of Contributing Factors to Fair Housing in Pico Rivera

The analysis conducted in this section regarding fair housing issues within Pico Rivera yielded the following conclusions:

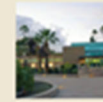
- There are no racially or ethnically concentrated census tracts (R/ECAPs) within Pico Rivera as identified by HUD. This indicates that there are no census tracts within Pico Rivera with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Pico Rivera have low levels of access to opportunity throughout the majority of the City. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Pico Rivera are classified with the “Moderate” designation, meaning that there is moderate access to essential resources for existing residents in each census tract.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low and low income RHNA need (Appendix B). These sites are dispersed throughout the community.
- There are 17 current units with affordable covenants at risk of converting to market rate in the City.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. The AI also identifies the following fair housing goals to mitigate the existing fair housing issues in the community:

- 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

There are a number of factors and elements that contribute to and cause fair housing issues. The following lists a number of contributing factors for the City of Pico Rivera:

- **Fair Housing Outreach and Enforcement:** The City of Pico Rivera partners with the Housing Rights Center (HRC) to provide outreach and assistance with fair housing-related issues. Outreach from the AI update returned a number of persons who believed they had experienced some form of housing discrimination. Between 2015 and 2020, the HRC has also received 46 housing discrimination complaints, with the majority being on the basis of physical or mental disability. **Housing Program 6C** has been established to address fair housing needs, including outreach efforts and resources for the community.
- **Availability of Affordable Housing:** Section 2 of this Housing Element provides demographic information for households and individuals in the City. **Table 2-12** shows 55.7 percent of Pico Rivera households earn a lower income (at or below 80 percent of the AMFI - \$80,000). This includes 5,500 households earning an annual income lower than \$40,000. In comparison, **Table 3-27** shows there are only 305 total deed restricted affordable housing units in the City, with 235 at risk of converting to market rate between 2014 and 2024. **Housing Programs 1C, 2A, 2B, 5A, 5B, 5G, and 6C** have been established to assist in the development of affordable housing throughout Pico Rivera.



- **Opportunities for Persons with Disabilities:** Affordability, design, location, and discrimination limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. As provided in **Section 2.F.4** of this Housing Element, approximately 93 percent of the City’s housing stock was built prior to 1989 and may create challenges to finding adequate and accessible housing for persons with disabilities. Additionally, **Section 2.E.2** states there are a total of 6,061 Pico Rivera residents with at least one mental or physical disability. Between 2015 and 2020, approximately 86 percent of housing discrimination cases and inquiries with the HRC from Pico Rivera residents were on the basis of mental and physical ability, and one case received a successful settlement due to failure to make reasonable accommodation. **Housing Programs 1A, 3A, 5A, 6A, 6B, and 6C** have been established to allow for additional housing opportunities for persons with disabilities.

8. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-21 through **3-26** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2018 American Community Survey 5-year Estimates.

- **Figure 3-21** – Pico Rivera Proposed RHNA Sites, R/ECAP Areas
- **Figure 3-22** – Pico Rivera Proposed RHNA Sites, RCAA
- **Figure 3-23** – Pico Rivera Proposed RHNA Sites, TCAC Opportunity Areas
- **Figure 3-24** – Pico Rivera Proposed RHNA Sites, Hispanic/Latino, 2019
- **Figure 3-25** – Pico Rivera Proposed RHNA Sites, Non-White Population 2019
- **Figure 3-26** – Pico Rivera Proposed RHNA Sites, Low and Moderate Income, 2019

Figure 3-21 shows proposed candidate sites to meet RHNA for Pico Rivera in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. **Figure 3-21** shows there are no R/ECAPs located within the City of Pico Rivera; therefore, no proposed candidate sites are located in a R/ECAP.

Figure 3-22 shows proposed candidate sites to meet RHNA for Pico Rivera in relation with data showing RCAA areas within the City. RCAAs are racially or ethnically concentrated areas of affluence; there are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than \$125,000. **Figure 3-22** shows there are no RCAAs located within the City of Pico Rivera; therefore, no proposed candidate sites are located in an RCAA.

Figure 3-23 shows proposed candidate sites to meet RHNA for Pico Rivera in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City. **Figure 3-23** shows that the whole City and all proposed candidate sites are located within moderate resource areas.



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Figure 3-21: Pico Rivera Proposed RHNA Sites, R/ECAP Areas



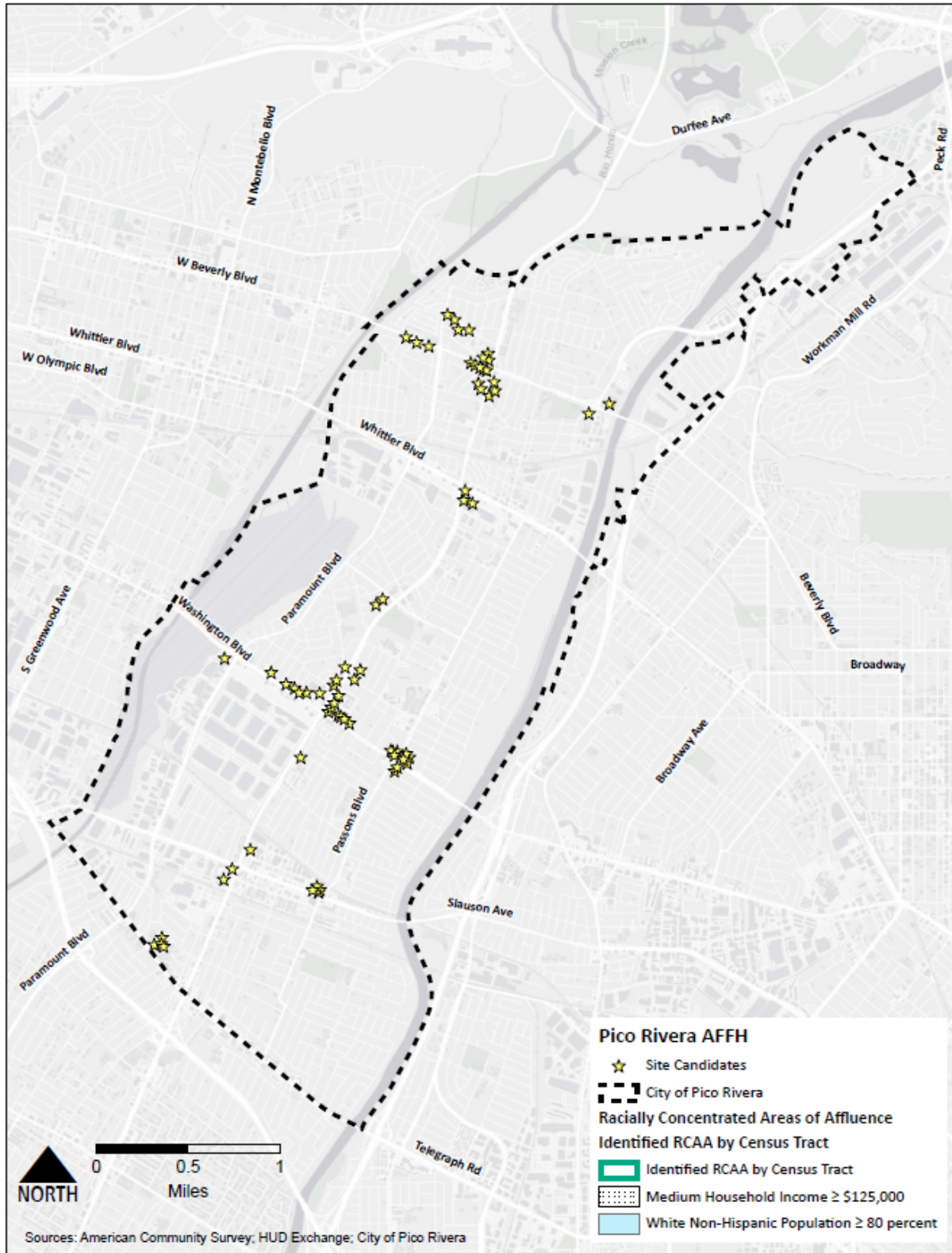
Source: American Community Survey, 5-year estimates, 2019.



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Figure 3-22: Pico Rivera Proposed RHNA Sites, RCAA



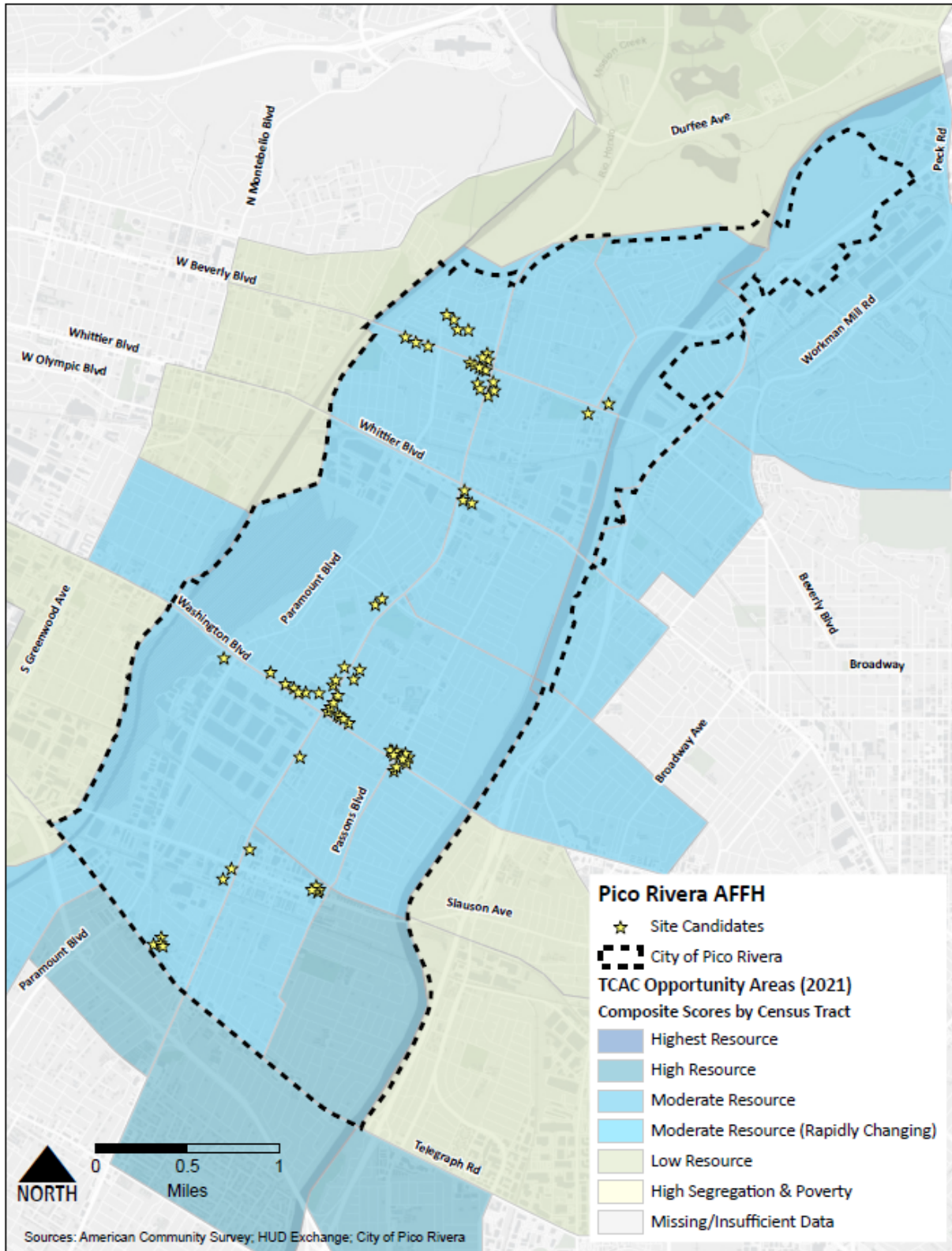
Source: American Community Survey, 5-year estimates, 2019.



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Figure 3-23: Pico Rivera Proposed RHNA Sites, TCAC Opportunity Areas



Source: American Community Survey, 5-year estimates, 2019.



6th Cycle Housing Element (2021-2029)



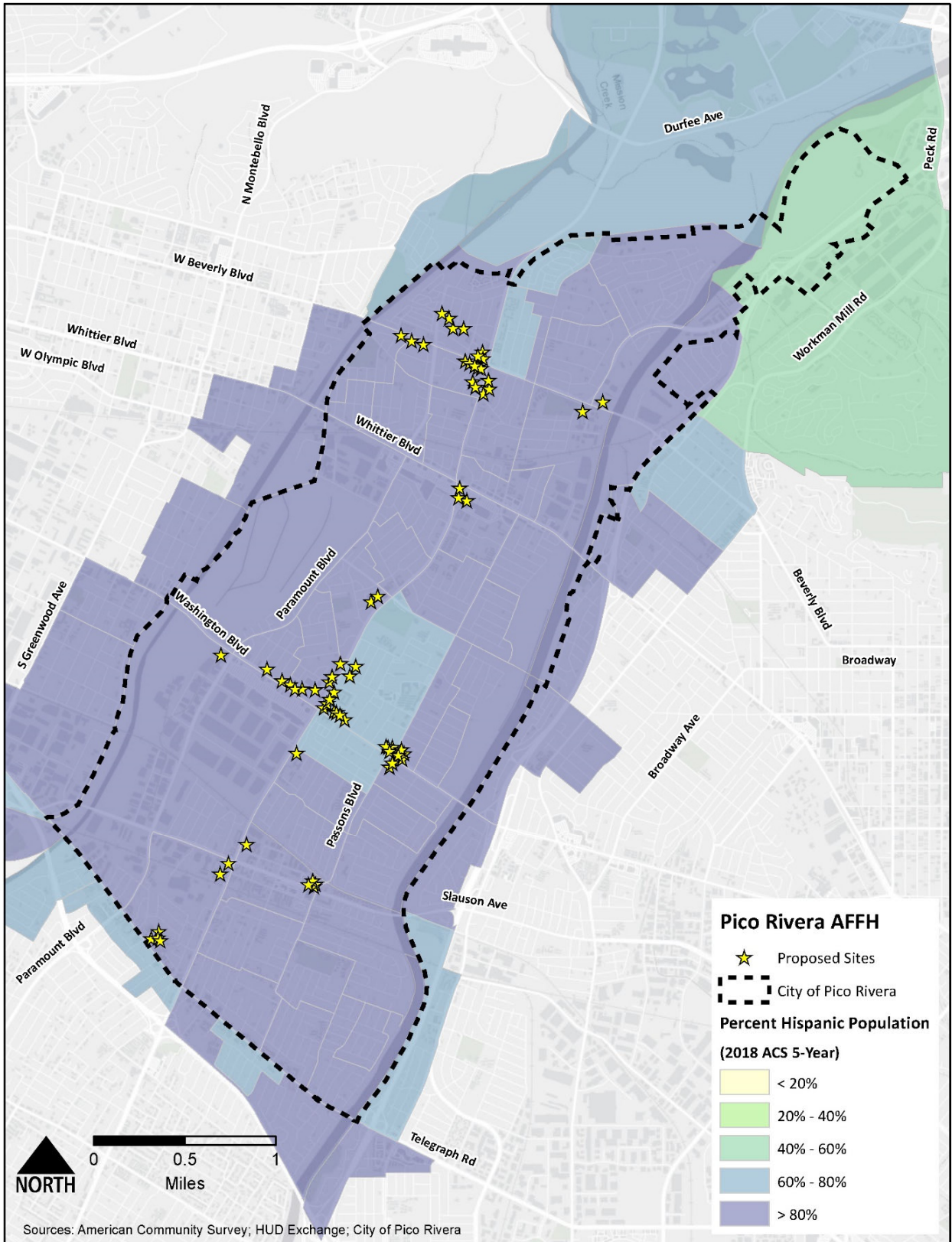
Figure 3-24 shows the proposed candidate sites to meet the RHNA for Pico Rivera in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-24** shows the following findings:

- 14 proposed sites to accommodate the RHNA allocation (totaling 175 potential units, or 13.1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent. Of those units, 29 are proposed as affordable to low and very low incomes.
- 55 proposed sites to accommodate the RHNA allocation (totaling 1,157 potential units, or 86.8% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic greater than 80 percent. Of those units, 210 are proposed as affordable to low and very low incomes.
- 0 proposed sites to accommodate the RHNA allocation are located within block groups that have a percentage of the population that identifies as Hispanic below 60 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.



Figure 3-24: Proposed Housing Units in Pico Rivera, Hispanic Population



Sources: American Community Survey; HUD Exchange; City of Pico Rivera

Source: American Community Survey, 5-year estimates, 2019.



6th Cycle Housing Element (2021-2029)



Figure 3-25 shows the proposed candidate sites to meet the RHNA for Pico Rivera in relation with census data showing the percentage of the population within each block group that is Non-white. Figure 3-25 shows the following findings:

- 18 proposed sites to accommodate the RHNA allocation (totaling 438 potential units, or 32.8% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, 81 are proposed as affordable to low and very low incomes.
- 34 proposed sites to accommodate the RHNA allocation (totaling 635 potential units, or 47.36% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, 114 are proposed as affordable to low and very low incomes.
- 17 proposed sites to accommodate the RHNA allocation (totaling 259 potential units, or 19.4% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 20 and 40 percent. Of those units, 44 are proposed as affordable to low and very low incomes.
- 0 proposed sites to accommodate the RHNA allocation are located within block groups that have a percentage of the population that identifies as Non-White less than 20 percent.
- 0 proposed sites to accommodate the RHNA allocation are located within block groups that have a percentage of the population that identifies as Non-White greater than 80 percent.

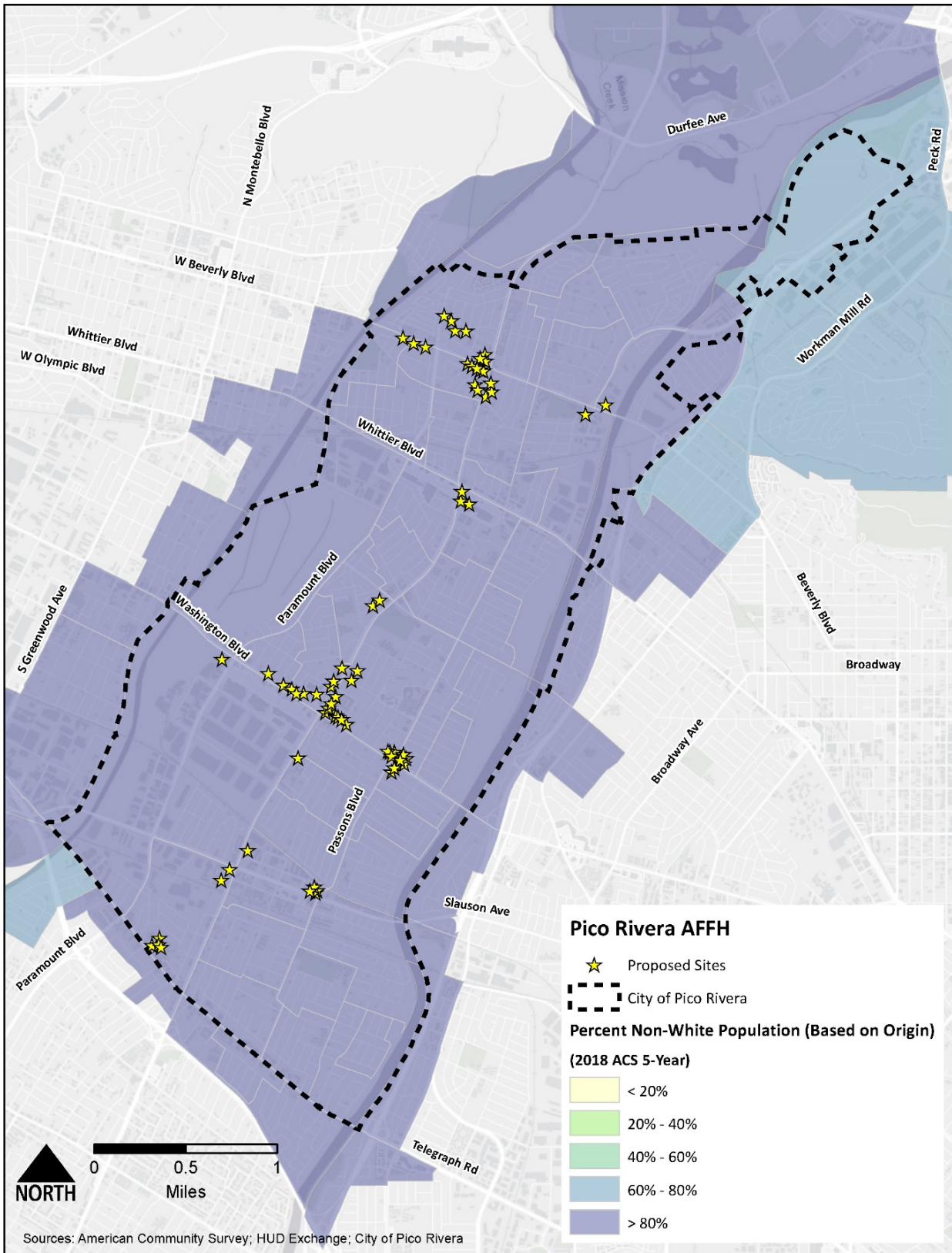
The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of Non-white populations.



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Figure 3-25: Proposed Housing Units in Pico Rivera, Non-White population



Source: American Community Survey, 5-year estimates, 2019.



6th Cycle Housing Element (2021-2029)



Figure 3-26 shows location of proposed candidate sites to meet the RHNA for Pico Rivera in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey. Figure 3-26 shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 9 potential units, or 0.7% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 10 and 25 percent. Of those units, 1 is proposed as affordable to low and very low incomes.
- 5 proposed sites to accommodate the RHNA allocation (totaling 59 potential units, or 4.4% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 25 and 50 percent. Of those units, 10 are proposed as affordable to low and very low incomes.
- 46 proposed sites to accommodate the RHNA allocation (totaling 745 potential units, or 55.9% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 50 and 75 percent. Of those units, 130 are proposed as affordable to low and very low incomes.
- 10 proposed sites to accommodate the RHNA allocation (totaling 388 potential units, or 25.3% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income greater than 75 percent. Of those units, 74 are proposed as affordable to low and very low incomes.

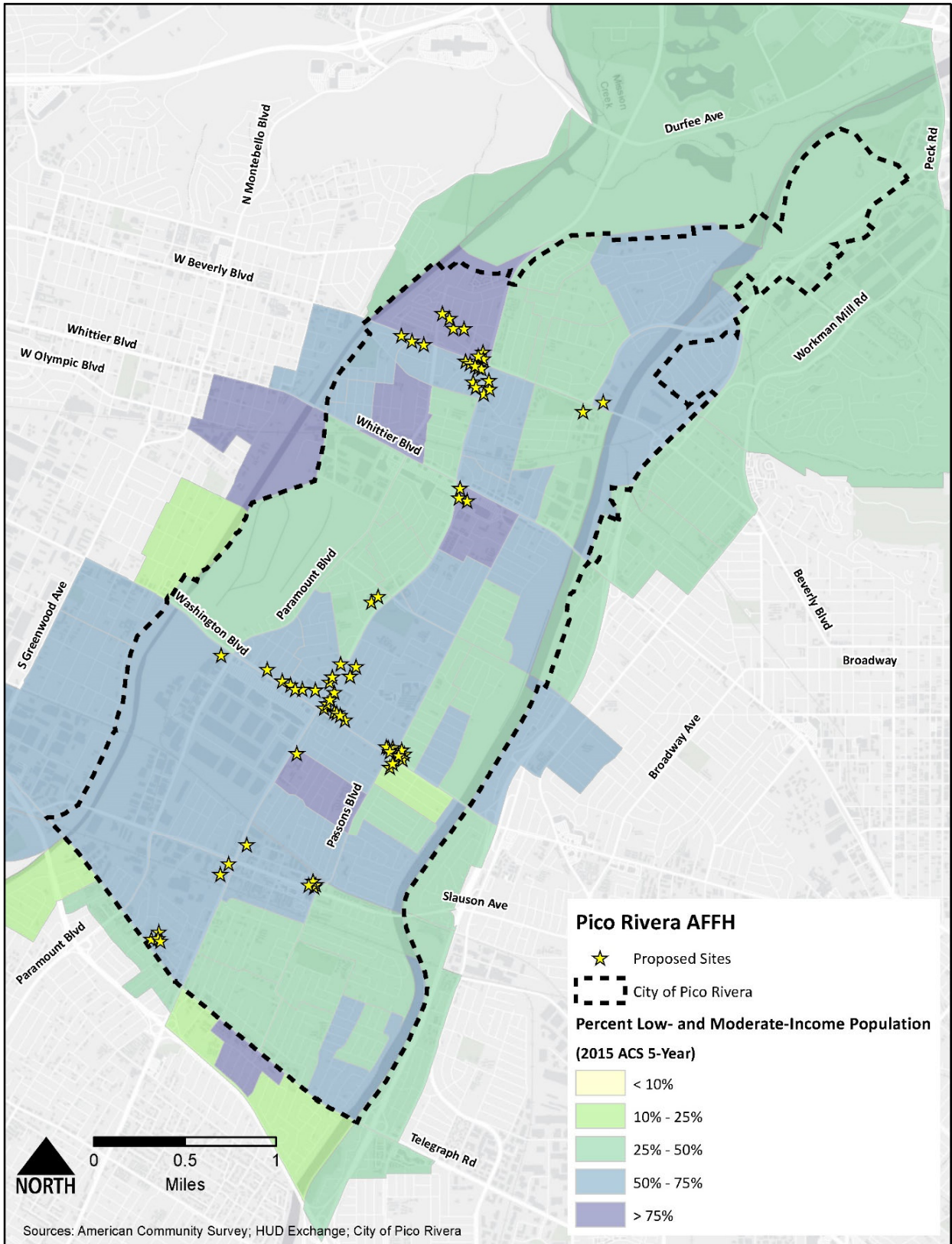
The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low income housing in areas with higher rates of low-income persons.



6th Cycle Housing Element (2021-2029)



Figure 3-26: Proposed Housing Units in Pico Rivera, Low- and Moderate-Income Block groups.



Source: American Community Survey, 5-year estimates, 2019.



9. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (Policy Action 6B), as demonstrated by the analysis of the housing resource sites contained in **Section 3: Housing Resources**. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Housing Program 1A:** Owner Occupied Housing Rehabilitation Program
- **Housing Program 1B:** Neighborhood Improvement Program
- **Housing Program 1C:** Monitor and Preserve Affordable Housing
- **Housing Program 2B:** Partnerships for Affordable Housing Programs
- **Housing Program 2C:** Section 8 Rental Assistance
- **Housing Program 2E:** Farmworker and Employee Housing Act Compliance
- **Housing Program 3A:** Persons with Physical and Developmental Disabilities
- **Housing Program 3B:** Community Based Transitional Housing Program
- **Housing Program 10:** Women's and Children's Crisis Shelter Program
- **Housing Program 3C:** Emergency, Transitional and Supportive Housing and Lower Barrier Navigation Centers
- **Housing Program 3D:** Development of Housing for Large Households
- **Housing Program 6A:** Reasonable Accommodation for Persons with Disabilities
- **Housing Program 6B:** Fair Housing