



SECTION 4: HOUSING PLAN





Housing Plan

The Housing Plan describes the City of Pico Rivera’s 2021-2029 housing policy program. The Housing Plan describes the specific housing-related goals, policies, and programs the City will undertake during the planning period. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents.

These goals, policies, and programs were developed based on a review of the City’s 5th Cycle (2013-2021) Housing Element, input from community members, stakeholders, and decision-makers, requirements of new State law, and analysis completed in the Community Profile, Constraints, Resources, and Fair Housing sections of the Housing Element.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City’s share of the affordable housing needs for the Los Angeles region. The RHNA quantifies Pico Rivera’s local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Los Angeles County. The City’s 2021-2029 RHNA growth need is as follows:

- 299 units - Very low income (0-50% County MFI)
 - 146 units - Low income (51-80% of County MFI)
 - 149 units - Moderate income (81-120% of County MFI)
 - 430 units - Above moderate income (120% or more of County MFI)
- 1,024 units - Total**

A. Housing Goals

The City of Pico Rivera has identified the following housing goals as part of this Housing Element Update:

Housing Goal #1: Preservation and Improvement of existing housing stock and neighborhoods.

Housing Goal #2: Access to opportunities for affordable housing.

Housing Goal #3: Adequate supply and of housing and identification of resources for households with special needs.

Housing Goal #4: Identification of adequate sites to meet the existing and future housing needs of the City at all income levels.

Housing Goal #5: Evaluation of Governmental Constraints.

Housing Goal #6: Fair Housing opportunities for all segments of the community, regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.



B. Housing Policies and Programs

This Housing Element expresses the Pico Rivera community’s overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Programs are based on a review of past performance of the prior Housing Element, analysis of current constraints and resources, and input from Pico Rivera residents and stakeholders.

Housing Goal #1: Preservation and Improvement of existing housing stock and neighborhoods.

Housing Policy 1.1: Encourage the maintenance and repair of the City’s housing stock through code enforcement and rehabilitation programs.

Housing Policy 1.2: Pursue opportunities for outside funding to assist homeowners when available.

Housing Policy 1.3: Proactively outreach to existing for sale and rental affordable projects to discuss opportunities to extend existing affordability agreements.

Housing Policy 1.4: Encourage new development projects to be designed to match the existing character of surrounding development.

Housing Goal 1 – Implementing Programs

Housing Program 1A: Owner Occupied Housing Rehabilitation Program

The City provides the Housing Rehabilitation Loan and Grant Programs that offers homeowners the opportunity to apply for loans and small grants to complete improvement projects on their properties. The Loan Program provides 0% simple interest, deferred payment loans to seniors, persons with a disability, and families of low and moderate income that own and occupy their homes and need financial assistance to make repairs and improvements. The Grant Program provides a \$20,000 grant to very low-income homeowners that occupy their homes and need financial assistance for critical health and safety-related improvements. The City will address property, structural, and energy/water conservation improvements for low income homeowners in the City. The City anticipates that 30 projects will be assisted annually through the Grant Program.

<p>Timeframe: Reviewed annually</p> <p>Responsible Agency: City of Pico Rivera Community Development</p> <p>Funding Source: Federal and State Funds</p>
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Housing Program 1B: Neighborhood Improvement Program

The City’s enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The City’s Neighborhood Improvement Officers enforce violations on private property, such as zoning violations, building code violations, and public nuisances. This program is designed to identify properties with violations and bring such properties up to City code requirements and to clean up unsightly and unsafe properties.

Under this program, City personnel will refer property owners cited for Code violations to housing rehabilitation assistance programs as a means to prevent further deterioration of residential properties.



The City will continue to conduct inspections on a complaint basis through the City’s Neighborhood Improvement Division.

Timeframe: Reviewed annually
Responsible Agency: Neighborhood Improvement Division
Funding Source: General Fund

Housing Program 1C: Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing Division, the use of additional affordable housing assistance programs, as appropriate, to preserve existing affordable units that are at risk of converting to market-rate. The City will contact public agencies, non-profit organizations, and tenant groups that may be in a position to purchase and/or manage at-risk projects. When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

The City will maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City. The City will continue to comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.

Timeframe: Reviewed annually
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 1D: Replacement Housing

The City may have existing non-vacant sites that contain vacant or demolished residential units that were occupied by lower income households or households subject to affordability requirements within the last five years. The City will implement a replacement housing program to ensure the replacement of any units lost subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or residential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very-low income, or
- Subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or
- Occupied by low and very low-income households.



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Timeframe: The replacement requirement will be implemented upon adoption of the Housing Element and applied as applications on identified sites are received and processed, and local policy shall be adopted within one year of adoption of the Housing Element.

Responsible Agency: City of Pico Rivera Community Development

Funding Sources: General Fund

Housing Program 1E: Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City provides information on their website and will continue to periodically update their literature regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

When possible, the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all new and existing residential projects. The City will maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. The City will encourage energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. The City will promote maximum utilization of Federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures. Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design.

Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Goal #2: Access to opportunities for affordable housing.

Housing Policy 2.1: Support and promote the creation of new opportunities for affordable housing.

Housing Policy 2.2: Cooperate with private and public sector entities in identifying strategies that will be effective in the development of new affordable housing.

Housing Policy 2.3: Promote and support programs that will assist lower-income households in the purchase of their homes.

Goal 2 – Implementing Programs

Housing Program 2A: Developer Consultation

The City will continue to promote and encourage early consultation with developers to assist in expanding housing opportunities in order to streamline the process involved in development of affordable housing. This early consultation will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing. City staff will provide information in the form of



handouts and on the City’s website indicating the benefits of early consultation for the development community as well as offer early consultation with developers on an as needed basis.

Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development

Funding Sources: General Fund

Housing Program 2B: Partnerships for Affordable Housing Programs

The City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance as a means of further leveraging housing assistance. These agencies and organizations may include, but are not limited to Los Angeles County- Mortgage Credit Certificate (MCC) Program, Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program. The City will increase resident awareness about housing programs offered by other agencies and organizations by advertising them on the City’s website and by offering Staff assistance at City Hall.

Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development

Funding Sources: General Fund

Housing Program 2C: Section 8 Rental Assistance

The City provides rental subsidies to very low income households who overpay for housing through Section 8 funding. The City’s Housing Division keeps record on the number of households in Pico Rivera that participate in the Section 8 program. On average, there are approximately 380 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals.

The City will continue to aid households through the Section 8 program, provided funding remains available, and encourage rental property owners to register their units with the City. The City will continue to monitor the number of residents accessing the program and units available for rent.

Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development and Housing Urban Development

Funding Sources: U.S. Department of Housing and Urban Development (HUD)

Housing Program 2D: Federal and State Funding Programs

The City will review federal and state housing financing and subsidy programs for their potential availability to Pico Rivera. If the programs could be reasonably thought to be available to Pico Rivera, the City will work with the appropriate developers and non-profits to support feasible funding application(s). This program also will entail the provision of City staff assistance to developers of housing for lower income housing and assessing the potential to match their projects to applicable federal and state programs. Included in this assistance would be pre-application meetings and helping the applicant with identifying potential approaches to address design and site requirements.



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Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 2E: Farmworker and Employee Housing Act Compliance

The City of Pico Rivera will update Title 18, the Zoning Code of the Pico Rivera Municipal Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 2F: Development of Housing for Extremely Low and Lower-Income Households

The City recognizes the importance of supporting the development of housing for low and extremely low income households. While the City does not build housing, it is a primary goal of the Housing Element to support developers and increase the feasibility of development of housing for extremely low and low income households. Actions for this program include the following:

- When funding is available, the City shall subsidize up to 100 percent of the City’s application processing fees for qualifying developments where all units are affordable to 80% AMI or lower.
- Promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications.

Timeframe: Evaluated annually

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund/In Kind

Housing Goal #3: Ensure an adequate supply of housing for households with special needs.

Housing Policy 3.1: Cooperate with housing providers and developers to promote the development of housing to accommodate those households with special needs.

Housing Policy 3.2: Pursue the feasibility of providing additional senior housing opportunities in the City.

Housing Policy 3.3: Recognize the basic shelter needs of persons experiencing homelessness.

Goal 3 – Implementing Programs

Housing Program 3A: Persons with Physical and Developmental Disabilities

As identified in **Section 2**, the City of Pico Rivera has roughly 14,004 people identified by the State Department of Developmental Services (DDS) as having a developmental disability in between 2019 and 2020. The City understands that people with developmental disabilities may have unique needs when looking for housing accommodation and is committed to assisting residents.



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The City will continue to take actions to accommodate the approval of group homes, ADA retrofit efforts, ADA compliance and/or other measures through the implementation of Title 24 as well as amend its procedures to provide more flexibility in the development of accommodations for persons with physical and developmental disabilities by eliminating the need for a variance.

Timeframe: Review Annually and Address as Requested

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 3B: Emergency, Transitional and Supportive Housing and Lower Barrier Navigation Centers

The City shall permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law. These requirements include implementing standards, provisions and limitations governing the permitting, development, siting and management of Low Barrier Navigation Centers. The City of Pico Rivera shall update its Municipal Code, as appropriate, to comply with State law.

The City shall update its Municipal Code to permit permanent supportive housing by-right pursuant to Government Code Section 65651

Additionally, the City will also review and amend (if necessary) the Municipal Code to comply with updates to State law regarding transitional and emergency shelters, including AB 139.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element and reviewed Annually for updates

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 3C: Development of Housing for Large Households

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding, and minimize deferred maintenance issues. As identified in **Section 2**, approximately 25% of households within Pico Rivera are comprised of 5 or more person (ACS 2018). The City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger households to support the development of rental and for-sale housing for larger households, especially lower income large households.

The City will encourage development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, waiving of specific development standards, etc. The City will ensure that the housing need for large households is met by prioritizing available incentives for large households.

Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund



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Housing Goal #4: Provide adequate sites to meet the existing and future housing needs of the City.

Housing Policy 4.1: Maintain sufficient land designated and appropriately zoned for housing to accommodate Pico Rivera’s Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period.

Housing Policy 4.2: Support the development of higher density housing along selected arterial corridors as a means to accommodate the City’s projected housing need.

Housing Policy 4.3: Establish a mixed-use overlay zone and increase permitted density in identified areas to meet the City’s housing need.

Housing Policy 4.4 Promote the development of residential uses in non-residential areas to create a balance of uses within the City.

Goal 4 – Implementing Programs

Housing Program 4A: Rezoning of Sites to Accommodate the City’s 2021-2029 RHNA Need

The City of Pico Rivera has little vacant and available residentially zoned land to accommodate future housing growth. In order to accommodate the 2021-2029 RHNA allocation, the City has identified parcels to apply an overlay zone which will permit residential development at 40 dwelling units per acre (du/ac). These sites are evaluated and identified within **Appendix B** of the Housing Element. These sites are zoned primarily commercial and industrial along major transportation corridors and will permit standalone residential uses as part of the standards of the overlay. The City will complete the required zoning actions within 36 months of adoption of the 6th Cycle Housing Element as required by State law. The City will annually review its progress to meeting the 2021-2029 RHNA and the inventory of sites identified to meet it. If a shortage of sites is identified at any point during the planning period, the City will identify new candidate sites to allow for the sufficient development of housing units to meet the 2021-2029 RHNA allocation. Development standards compliant with Government Code Section 65583.2 (i)(h) will be assigned the overlay zone in conjunction with the adoption of the overlay zone.

Timeframe: Within 36 months of adoption of the 6th cycle Housing Element

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 4B: Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development

The City of Pico Rivera will continue to update its Municipal Code to incorporate provisions of new State ADU law which expands where ADUs and JADUs can be constructed and removes barriers to the development of these units. ADU production has increased since incorporation of recent provisions and the City anticipates that ADUs will assist the City in meeting their RHNA needs, as described in the Housing Resources section of this Housing Element.

The City will implement programs with the intent of promoting the development of ADUs throughout the 6th Planning Cycle. These programs may include, but are not limited to:

- Coordinating with the County on implementation of a permit-ready ADU program



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- Post a user-friendly FAQ on the City’s website to assist the public
- Waiving certain permitting fees to make ADU development
- Creating an expedited plan check review process to ease the process for homeowners
- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners
- Engaging with residential development applicants regarding ADU opportunities that may not have been considered.

Timeframe: Program components analyzed within 1 year, with 1 additional year for implementation

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund, In Kind

Housing Program 4C: Create ADU Monitoring Program

The City will create a monitoring program to track ADU and JADU creation and affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels. Additionally, the City will review their ADU and JADU development progress within 2 years of the adoption of the 6th cycle Housing Element to evaluate if production estimates are being achieved.

If ADUs are not being permitted as assumed in the Housing Element, the City will take the action within 6 months of completion of the ADU review to ensure that adequate capacity at each income level in maintained to meet the City’s RHNA needs. These actions may include identification of adequate sites to meet the City’s identified unaccommodated need.

Timeframe: Within 12 months of adoption of the 6th cycle Housing Element

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 4D: Candidate Sites Used in Previous Housing Elements

Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the City’s low- and very low -income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require any of the following discretionary actions, except if the project requires a subdivision:

- A conditional use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a “project”

The City may impose objective design review standards on projects. The City has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To accommodate the provisions of State law, the City shall permit all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning



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periods that permits by right development for projects that meet the requirements of State housing law, including 20 percent affordability. These sites are identified in **Appendix B**.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Goal #5: Evaluation of Governmental Constraints

Housing Policy 5.1: Continue to support changes to the City’s Zoning Ordinance as a means to streamline the development process.

Housing Policy 5.2: Continue to support reduced fees and/or development standards for those developments that meet the criteria for being affordable.

Housing Policy 5.3: Explore incentives, bonuses, and flexibility in standards and requirements that could benefit affordable housing development, such as flexible development standards, reduced permit fees, and streamlined permit processing.

Housing Policy 5.4: Grant priority water and sewer service to housing with units affordable to lower income households.

Goal 5 – Implementing Programs

Housing Program 5A: Remove Development Constraints

City Staff will periodically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as individuals with disabilities. The City will work with the developer through density bonuses or a PUD if necessary and will further review any standards identified in the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards.

Timeframe: Reviewed annually
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 5B: Density Bonus

The City currently continues to offer developers the opportunity of a Density Bonus Program which is a density increase of 35% plus development incentives for qualified affordable projects. The City will update the Density Bonus Program to provide for an allowance of up to 50% density bonus, instead of 35%, when the base BMR is proposed, in compliance with AB 2345. The City will also comply with AB 1763 by permitting up to an 80% density bonus for projects proposed with 100 percent affordable units. The City will continue to inform and encourage developers to utilize the density bonus program by promoting the program on the City’s website and by offering Staff assistance at City Hall.



Timeframe: Update Density Bonus Program within 12 months of adopting the 2021-2029 Housing Element; Review annually
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 5C: Streamline Processing

The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City will modify the application packet, as appropriate, to simplify and streamline the application process. The City will continue to monitor permit processing times and investigate ways to streamline the process and digitize information including building permits and the Zoning Code.

Timeframe: Reviewed annually
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 5D: Planning and Development Fees

The City will conduct periodic internal reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided as well as ensure that the fees are not excessive and are appropriate to cover the cost of services provided. The City will continue to offer a streamlined permitting process for residential projects, to minimize the holding, development and labor costs assumed by the project applicant. The City will provide the latest fee schedules on the City website and at City Hall.

Timeframe: Reviewed annually
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 5E: Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Pico Rivera is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects.

Timeframe: Within 6 months of adoption of the 2021-2029 Housing Element Update; project-by-project basis
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund



Housing Program 5F: Safety Element Update and Adoption of an Environmental Justice Element

SB 1035 requires that the City, after the initial revision of the safety element to identify flood hazards and address the risk of fire in certain lands upon each revision of the housing element, review and, if necessary, revise the safety element to identify new information relating to flood and fire hazards that was not previously available during the previous revision of the safety element.

SB 1000 (2018) requires that the City include an environmental justice component to the General Plan during the 6th Cycle update of the City’s Housing Element. The City will adopt a separate Environmental Justice Element or otherwise incorporate the required Environmental Justice policies within the General Plan within 12 months of adoption of the 6th Cycle Housing Element.

Timeframe: Within 12 months of adoption of the 6th Cycle Housing Element
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 5G: Senate Bill 35 Streamlining

The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of Senate Bill 35 (SB 35), Chapter 366 Statues 2017. These requirements apply at any point in time when the City does not meet the State mandated requirements, based upon the SB 35 Statewide Determination Summary Report for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). The City will process development projects with at least 50 percent affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the Pico Rivera Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in many cases the City cannot require parking. Reduced parking requirements would be established consistent with the requirements of SB 35 for qualified streamlining projects.

Timeframe: Establish procedures within 24 months of Housing Element Adoption
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 5H: Parking Standards for Residential Developments

The City’s residential off-street parking requirements are provided in Section 3.B.2 of this Housing Element. The City will review and revise the Municipal Code’s requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing. The City will consider multiple factors when addressing this update, including but not limited to: size of residential units, number of bedrooms, access to transit and other multi-modal opportunities, local parking trends related to vehicle ownership and the availability of the City’s inventory of on-street parking.

Timeframe: Review within 24 months of adoption of Housing Element Adoption; revise Code within 36 months of adoption of Housing Element Adoption.
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund



Housing Goal #6: Promote Equal Housing Opportunities

Housing Policy 6.1: Continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or the presence of persons with disabilities

Housing Policy 6.2: Ensure equal access to housing by providing reasonable accommodation for persons with disabilities consistent with Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) requirements.

Goal 6 – Implementing Programs

Housing Program 6A: Reasonable Accommodation for Persons with Disabilities

The City will continue to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The City will continue to encourage accessible housing for persons with disabilities and the retrofitting of existing dwelling units and enforcement of the State accessibility standards for new residential construction. The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the Housing Rehabilitation Loan and Grant Program and will continue to direct eligible residents to apply for funds.

The City will administer the Housing Rehabilitation Loan and Grant Program to assist households with persons with disabilities with architectural modifications to their homes and continue to implement the provisions of the California Americans with Disabilities Act (Cal ADA). The City will provide information in public places regarding the City’s reasonable accommodation ordinance and the Housing Rehabilitation Loan and Grant Program.

Timeframe: Reviewed annually
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 6B: Constraints on Housing for Persons with Disabilities

The City will review and, if necessary, amend its Municipal Code to be compliant with State law regarding reasonable accommodation procedures and group homes. The City will also provide information online and at City Hall on reasonable accommodations with respect to zoning, permit processing, and building laws.

Timeframe: Within 12 months of adoption of the 6th Cycle Housing Element
Responsible Agency: City of Pico Rivera Community Development
Funding Source: General Fund

Housing Program 6C: Fair Housing

The City will continue to contract with the Southern California Housing Rights Center to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. The City will refer fair housing complaints to the Housing Rights Center as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations. The City will continue to assist households and refer fair housing



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complaints to the Southern California Housing Rights Center. The City has identified the following local contributing factors to fair housing:

- 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

The City will utilize the Housing Element, and other fair housing resources to continue to work towards the following identified goals to mitigate fair housing issues in Pico Rivera:

- 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

Timeframe: Reviewed annually

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

Housing Program 6D: Community Outreach

The City has hosted workshops and public meetings throughout the 2021-2029 Housing Element Update to gather public input and feedback as it relates to development of and access to housing. The City will extend outreach efforts throughout the planning period to continue gathering community input on, but not limited to, affordable housing, housing for special needs populations, and ADUs. The continued outreach will be City-wide with a focus on traditionally under-represented communities.

Timeframe: A minimum of one meeting held annually

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund



C. Summary of Quantified Objectives

Table 4-1: Summary of Quantified Objectives

Income Group	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)		239		371	722	1,332
Accessory Units		272		8	120	400
Conservation and 'At-Risk'		75		0	0	75
Rental Subsidy (Section 8)		378		0	0	378
Rehabilitation**		50		0	0	50

*Extremely Low Units are defined by HCD as half of the City's Very-Low Income need.
 **Total units in need of rehabilitation as estimated by the City's 2020-2025 Consolidated Plan.