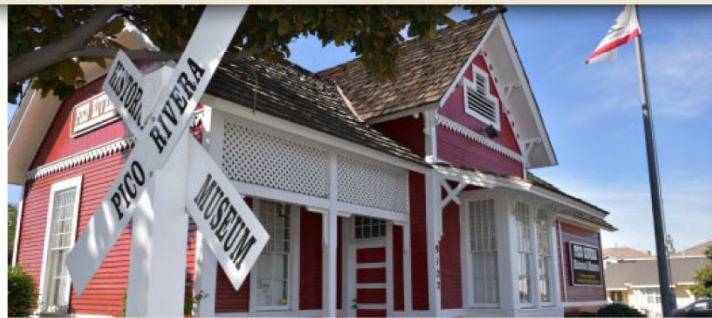




APPENDIX A: REVIEW OF PAST PERFORMANCE





6th Cycle Housing Element (2021-2029)



Review of Past Performance

The following table is a review of the City of Pico Rivera’s housing project and program performance in the 2014-2021 Planning Cycle. It is an evaluation of the 5th cycle’s Policy Program and considers all current and existing programs and projects, as well as the most current accomplishments and effectiveness and appropriateness for the 2021-2029 6th Cycle.

A. Program Evaluation for Households with Special Needs

The City of Pico Rivera has worked towards accomplishing many of the objectives set for the programs of the past cycle. During the fifth cycle, the City completed a number of key programs to support housing opportunity and made substantial accomplishments regarding its programs. The City’s successful programs have been identified as continued for the sixth cycle, due to their success in the fifth cycle.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations. The table in this section provides an overview of the City’s prior program accomplishments; achievements related to special needs populations are summarized below:

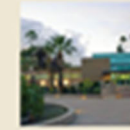
1. Seniors

As shown in Section 2, approximately 14% of the population in Pico Rivera are seniors aged 65 years or older. 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 which benefit senior residents within the city. For example, in 2020 the Pico Rivera Housing Authority administered 378 total Section 8 vouchers within the City of Pico Rivera; 121 of which were reserved for seniors.

As identified in 5th cycle Program 8, the City of Pico Rivera advertises housing assistance, including senior housing resources, to the public on its websites, found here: <http://www.pico-rivera.org/depts/ced/housing/resources.asp>. This includes, among other programs, the Senior Services Program through Southeast Area Social Services Funding Authority (SASSFA) which links older adults to the services necessary to keep them safely at home, including homemaking, personal care, transportation, health care, mental health services, money management, respite care for older adults, case management, and caregiver support.



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2. Persons with Disabilities

As shown in Section 2, approximately 9 percent of the population in Pico Rivera have at least one physical or developmental disability.

Pico Rivera is located within the service area of the Eastern Los Angeles Regional Center (ELARC). ELARC provides necessary resources and assistance to persons with developmental disabilities. According to the City's 2020-25 Consolidated Plan, an estimated 549 individuals are utilizing the services of the ELARC during the 5th Cycle period. In total, 378 households received a rental assistance voucher. Housing resources and program information are available to the public in the City's website, found here: <http://www.pico-rivera.org/depts/ced/housing/default.asp>

In the 6th Cycle Housing Plan, Housing Programs 1A, 3A, 5A, 6A, 6B, and 6C have been established to allow for additional housing opportunities for persons with disabilities.

3. Large Households

Large households are classified as those consisting of five or more members. These households can have difficulty in finding housing options that are adequately sized and affordable. As shown in Section 2, large-family households make up approximately 25% of the total households within Pico Rivera. This is a large component of the total population and is accommodated primarily through the City's approximately 14,000 single-family housing units which make up 80% of the total units. During the fifth cycle, the City continues to work with developers and provide information on the potential demand for larger multi-family residential units. Pico Rivera will create the two overlays identified in Section 4 to promote the development of multi-family residential units within the city and stress the importance of units that can accommodate the needs of large families. The City currently allows for bedroom additions to existing residences without increasing the required off-street parking count.

The City held "pre-application" meetings with developers during the 5th Planning Cycle. These meetings included all departments and the applicant, free of charge, to review proposed projects before they were submitted for review. These meetings were used to discuss a number of topics including the potential for varying unit sizes which can meet the City's housing needs.

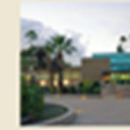
4. Farmworkers

As previously discussed, farm workers are not a significant portion of the Pico Rivera community. Their needs are accommodated through housing programs and policies that assist lower-income households in general rather than specialized programs, such as:

- Program 3 – Monitor and preserve affordable housing units, including the Verner Villa apartments and Pavilion Court Apartments which were at-risk but whose affordability agreements were extended.
- Program 7 – Section 8 Rental Assistance which benefits approximately 378 lower income households annually.



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- Program 12 – Development of housing for large households
- Program 23 – Reasonable accommodation for persons with disabilities

5. Single-Parent Households

As shown in Section 2, approximately 10.9 percent of Pico Rivera households are single-parent households. In Pico Rivera 76.8 percent of single-parent households are female households and 23.2 percent are male households. Of the City's single-parent total, 32.8 percent are living in poverty; this is 6.5 percent below the County's percentage. Through distribution of Section 8 Housing Vouchers, the City was successful in provided aid to 370 households annually during the 5th cycle. These funds are allocated to those low-income individuals or families who qualify for assistance and are directed towards those with special housing needs, including single-parent households and those who are homeless or housing insecure.

The Pico Rivera Housing Authority utilized 94%-99% of the monthly Authorized Budget Authority and approximately 750 applicants from the waiting list were called for intake.

6. Persons Experiencing Homelessness (Unhoused)

Pico Rivera and its surrounding cities have very low and similar counts of persons experiencing homelessness as part of the County's total. A total of 170 persons experience homelessness in Pico Rivera in 2020. All of homeless individuals in Pico Rivera are identified as unsheltered. The City of Pico Rivera preserved affordable housing units (Program 3), including the Verner Villa apartments and Pavilion Court Apartments which were at-risk but whose affordability agreement were extended. Assistance provided through the distribution of Section 8 housing vouchers also benefit those who are homeless or housing insecure as described above.

7. Extremely Low-Income Households

Extremely low-income households are those which earn less than 30 percent of the AMFI. The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) indicates that there are approximately 2,920 extremely low-income households in Pico Rivera, including renters and homeowners. Section 2 includes data characterizing affordability and cost burden for various income groups. As discussed above, the City's efforts towards distributing Section 8 Housing Vouchers and preserving at-risk units provide housing options for extremely low-income households.



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5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>HOUSING GOAL-1: Preservation and Improve Existing Housing Policy 1.1: Encourage the maintenance and repair of the City’s housing stock through code enforcement and rehabilitation programs. Policy 1.2: Preserve the integrity of the existing single-family neighborhoods in the community.</p>			
<p>Program 1 – Owner-Occupied Housing Rehabilitation Programs The Housing Rehabilitation Loan and Grant Programs offer 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 program is backed by federal funds with loans secured by a Deed of Trust. Payment is typically not due payable until the home is sold, transferred in ownership, refinanced, or the 30th year of the loan. 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.</p>	<p>Address property, structural, and energy/water conservation improvements for low income homeowners in the City. The City anticipates that 10 projects will be assisted annually through the Grant/Loan Program.</p>	<p>The City dedicates \$120,000 in CDBG funds towards the Handyworker Grant Program to assist owner occupied housing rehabilitation. The City partners with Habitat for Humanity to outreach, qualify, and complete rehabilitations for eligible homeowners. In 2019 -2020 the City was able to accomplish 3 planned rehabilitations. According to the City’s Consolidated Plan for 2020-25, it is estimated that a total of 15 homes will be rehabilitated through the 5th cycle. The City is in the process of contracting with a non-profit to continue the Loan \$60,000 Loan program.</p>	<p>Ongoing. The City recognizes the importance of maintaining existing affordable housing stock and the importance of safer and quality housing for residents’ health. The City will continue to address property, structural, and energy/water property, structural, and energy/water conservation improvements for low income homeowner’s conservation improvements for low income homeowners in the 6th cycle.</p>
<p>Program 2 – Neighborhood Improvement Program The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Neighborhood Improvement Division is responsible for enforcing certain provisions of the Municipal Code to ensure a</p>	<p>Continue to conduct inspections on a complaint basis through the City’s Neighborhood Improvement Division.</p>	<p>This program is implemented on a complaint basis through the Code Enforcement department of Pico Rivera. The City maintains a dedicated webpage on the City’s website to provide information</p>	<p>Ongoing. In order to maintain existing housing stock, and ensure housing is safe and healthy, the City has consistently conducted inspection based on a</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>safe, orderly, and aesthetically pleasing community. 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.</p>		<p>about code violations, resources, and how to file a complaint. http://www.pico-rivera.org/depts/ced/neighborhood/default.asp</p> <p>During the 5th cycle, code enforcement handled 611 complaints related to housing.</p>	<p>complaint basis in the 5th cycle and will continue to perform inspections based on complaint basis during the 6th cycle.</p>
<p>Program 3 – 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 make contact with 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-</p>	<p>City Staff 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.</p>	<p>The City maintains a variety of housing resources on its website: http://www.pico-rivera.org/depts/ced/housing/resources.asp</p> <p>The City currently has 11,600 units which are over 60 years of age. The City utilized its Code enforcement department to maintain current housing stock.</p> <p>The Verner Villa apartments were preserved from 2015 to 2021, and they are now considered at-risk again. The Pavilion Court</p>	<p>Ongoing. The City of Pico Rivera will continue to partner with non-profits to preserve and expand affordable housing as opportunities through the 5th cycle. The City will continue to maintain a list of affordable units throughout the City as well as pursue partnerships when opportunities arise in the 6th cycle.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>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</p>		<p>Apartments were preserved from 2015 to 2073.</p>	
<p>Program 4 – 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 encourage maximum utilization of Federal, State, and local government programs, including the County of Los</p>	<p>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. Encourage energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems for all</p>	<p>Design standards and energy efficient designs are enforced through the City’s Building Division.</p> <p>During the 5th Cycle, the City has encouraged the addition of electric vehicle charging stations. Charging stations have been added at the Walmart, Marketplace and Village Walk shopping centers. The City also encourages new residential projects to include electric vehicle conduits for potential future use.</p>	<p>Ongoing. The City of Pico Rivera will continue to encourage energy conservation devices when possible and provide information on energy efficiency within the 6th cycle.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>Angeles Home Weatherization Program that are intended to help homeowners implement energy conservation measures.</p>	<p>residential projects. Encourage 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.</p>		
<p>Goal 2: Encourage access to opportunities for affordable housing Policy 2.1: Support and promote the creation of new opportunities for affordable 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. Policy 2.3: Promote and support those programs that will assist lower-income households in the purchase of their homes.</p>			
<p>Program 5 – Developer Consultation The City will continue to promote and encourage early consultation with developers to assist in expanding housing opportunities in order to</p>	<p>Offer early consultation with developers on an as needed basis.</p>	<p>Developers are encouraged to pursue projects providing low- and moderate-income housing. The City encourages developers</p>	<p>Ongoing. The City of Pico Rivera will continue to support and promote early consultation with</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>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.</p>		<p>to seek early consultation with City Staff on proposed projects.</p> <p>The City held "pre-application" meetings with developers during the 5th Planning Cycle. These meetings included all departments and the applicant, free of charge, to review proposed projects before they were submitted for review.</p> <p>The City utilizes density bonuses to encourage developers interested in additional density with an incentive to develop a portion of their market rate project as affordable to low- and moderate-income households. No housing developers utilized density bonuses during the 5th Cycle.</p>	<p>developers to aid in housing expansion opportunities during the 6th cycle.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>Program 6 – Partnerships for Affordable Housing Programs</p> <p>As a means of further leveraging housing assistance, the City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance. These agencies and organizations may include, but are not limited to:</p> <ul style="list-style-type: none"> • Los Angeles County- Mortgage Credit Certificate (MCC) Program • Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program <p>As the City has little control over how these programs are administered by each responsible agency or organization, the City will be responsible for providing information on the City website and at City Hall.</p>	<p>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.</p>	<p>The City has preserved its partnerships and now also partners with the following organizations in order to encourage the development of and access to affordable housing:</p> <ul style="list-style-type: none"> • Pico Rivera Housing Assistance Agency • Habitat for Humanity • California Low Income Housing Tax Credit Allocation Committee • California Department of Housing and Community Development • California Housing Partnership • Southern California Association of Governments <p>Housing information is provided on the City’s webpage: http://www.pico-rivera.org/depts/ced/housing/resources.asp</p>	<p>Ongoing. The City of Pico Rivera continuously updated the City’s website to increase awareness of housing programs for residents as needed within the 5th cycle. The City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance as well as increase awareness of housing programs in the City’s website in the 6th cycle.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>Program 7 - Section 8 Rental Assistance The Section 8 program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (30 percent of their income) and the payment standard negotiated for the community. The City manages the Section 8 program with HUD. The City’s Housing Division keeps record on the number of households in Pico Rivera that participate in the Section 8 program.</p>	<p>Provide assistance to households through the Section 8 program and encourage rental property owners to register their units with the City. The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.</p>	<p>On average, there are approximately 378 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals. The Pico Rivera Housing Authority administers the Section 8 Voucher program. Public information and resources are provided to residents on the City’s webpage: http://www.pico-rivera.org/depts/ced/housing/sec8/default.asp</p> <p>The City was successful in provided aid to 370 households annually during the 5th cycle. The Pico Rivera Housing Authority has identified the following accomplishments for the 5th Cycle: The Agency has utilized 94%-99% of the monthly Authorized Budget Authority and approximately 750 applicants from the waiting list were called for intake.</p>	<p>Ongoing. The City of Pico Rivera shall continue to provide rent subsidies for very low-income households during the 6th cycle.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>Goal 3: Ensure an adequate supply of housing for households with special needs Policy 3.1: Cooperate with housing providers and developers to promote the development of housing to accommodate those households with special needs. Policy 3.2: Pursue the feasibility of providing additional senior housing opportunities in the City. Policy 3.3: Recognize the basic shelter needs of homeless persons.</p>			
<p>Program 8 – Senior Housing The City currently permits the development of senior housing in the R-M (Multiple Family Residential Variable Density) zone, subject to the approval of a Conditional Use Permit, with an incentive of reduced unit size (500 square feet). The City requires one parking space per three dwelling units for senior housing developments, which is a reduced parking standard from Zoning Code requirements. To assist and facilitate the development of affordable senior housing, the City will review the Zoning Code, and amend as necessary, to develop additional incentives, including, but not limited to reduced height standard and increased maximum lot coverage. The City will work with potential senior housing developers to explore additional incentives.</p>	<p>Review the Zoning Code, and amend as necessary, to offer incentives to developers to facilitate the development of alternative housing models that are favorable to senior residents. Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City’s website.</p>	<p>The City of Pico Rivera advertises housing assistance to the public on its websites, found here: http://www.pico-rivera.org/depts/ced/housing/resources.asp</p>	<p>Ongoing. The City of Pico Rivera will continue to work with potential senior housing developers to create affordable senior housing within the 6th Cycle.</p>
<p>Program 9 – Community Based Transitional Housing Program Historically, the City has provided funding for a community-based transitional housing provider in the Pico Rivera. The following organizations provide services to the City: Whittier First Day, Los Angeles Homeless Service Authority, The Whole Child Family</p>	<p>Allocated funding, when available, to a community based transitional housing provider.</p>	<p>The City relied on local nonprofit organizations to provide community based transitional housing such as The Whole Child, Los Angeles Homeless Service Authority (LAHSA), Whittier First Day.</p>	<p>Completed. The City was successful in assisting organizations fund community based transitional housing during the 5th Cycle.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>Housing and the Salvation Army Housing Services. The City anticipates that the transitional housing provider will provide temporary housing and offer services including, child care, healthcare, and employment training.</p>			
<p>Program 10 – Women’s and Children’s Crisis Shelter Program The City will continue to allocate funding, when available, to the Women’s and Children’s Crisis Shelter. The Women’s and Children’s Crisis Shelter operate several facilities in southeast Los Angeles County. Services provided include medical services, legal services, counseling, and housing services.</p>	<p>Continue to allocate funding, when available, to the Women’s and Children’s Crisis Shelter. The City anticipates funding assistance for up to 250 individuals.</p>	<p>The City of Pico Rivera utilized CDBG funds to support the Women’s and Children’s Crisis center where 30 individuals were assisted within one reporting period.</p>	<p>Completed. The City of Pico Rivera was successful in assisting the Women’s and Children’s Crisis Shelter Program during the 5th Cycle.</p>
<p>Program 11 – Emergency Shelters, Transitional and Supportive Housing Program Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.</p>	<p>Ensure that the housing need of all residents are met by providing opportunities for transitional and supportive housing, emergency shelters, and SRO units to be accommodated within the City. Prioritize available incentives for extremely low-income households.</p>	<p>To accommodate this population group the City has amended the Zoning Code so transitional and supportive housing are permitted in all residential zones by right without a Conditional Use Permit or other discretionary action. The City has also amended the Zoning Code to allow single-room occupancy units (SROs) in at least one zone, along with applicable objective management and development standards. The City has also revised the Zoning Code to permit emergency</p>	<p>Ongoing. As required by state law, the City shall continue to provide opportunities for transitional and supportive housing, emergency shelters, and SRO units during the 6th cycle. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing and will work with the</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
		<p>shelters with up to 20 occupants by right without a Conditional Use Permit or other discretionary action in a newly established Emergency Shelter (E-S) Overlay Zone. Emergency shelters with over 20 occupants are permitted in the E-S zone with approval of a Conditional Use Permit. This area 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.</p> <p>The total land area of the properties that could feasibly accommodate such uses is 9.21 acres. Within these properties, a total of 13 vacant and/or underutilized buildings totaling approximately 124,000 square</p>	<p>appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low-income residents whenever possible.</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
		feet were identified, which is more than sufficient to accommodate at least one emergency shelter.	
<p>Program 12 – 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. To support the development of rental and for-sale housing for larger households, especially lower income large households, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger 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.</p>	<p>Ensure that the housing need for large households is met by prioritizing available incentives for large households.</p>	<p>The City continues to work with developers and provide information as requested. The City currently streamlines all development types. In addition, the City allows for bedroom additions to existing residences without increasing the required off-street parking count.</p> <p>The City held “pre-application” meetings with developers during the 5th Planning Cycle. These meetings included all departments and the applicant, free of charge, to review proposed projects before they were submitted for review.</p>	<p>Ongoing. The City has continued to seek development opportunities for large households through various incentives listed in this table during the 5th cycle. The City of Pico Rivera will continue to support large house household developments through incentives to developers and new methods should they become available within the 6th cycle.</p>
<p>Program 13 – Development of Second Units Development of second units provides lower-income households an affordable housing opportunity typically within a single-family neighborhood setting. Therefore, the City will continue to allow for second units in the Zoning Code. Second units, also known as</p>	<p>Encourage the development of second units and provide information regarding second units to the public.</p>	<p>Amendments to the Zoning Code include allowing second units administratively and permitting a reduction in the required lot size to qualify for a second unit, thus</p>	<p>Ongoing. The City of Pico Rivera continued to encourage the development of second units in the 5th cycle. The City will continue to</p>



6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>“granny flats,” are a practical method for a family to maximize the available land on their own lot. By utilizing land and utilities, a family minimizes construction costs. To ensure greater participation on behalf of Pico Rivera residents in the development of second units, the City will provide information on second unit development opportunities on the City’s website and at City Hall.</p>		<p>increasing opportunities to construct second units in the City. Information on the development of second units is available to the public in a pamphlet at City Hall.</p>	<p>support the development of ADU’s in various methods as needed within the 6th cycle.</p>
<p>Program 14 – Housing for Persons with Developmental Disabilities The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Pico Rivera will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for</p>	<p>Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the Eastern Los Angeles Regional Center within 1-year of Housing Element adoption.</p>	<p>Pico Rivera is located within the service area of the Eastern Los Angeles Regional Center (ELARC). ELARC provides necessary resources and assistance to persons with developmental disabilities. According to the City’s 2020-25 Consolidated Plan, an estimated 549 individuals are utilizing the services of the ELARC during the 5th Cycle period.</p>	<p>Ongoing. As required by state law, the City of Pico Rivera shall continue to accommodate persons with developmental disabilities in the 6th cycle.</p>



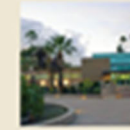
6th Cycle Housing Element (2021-2029)



5 th Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>special needs groups. Finally, as housing is developed or identified, Pico Rivera will work with the Eastern Los Angeles Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City’s website.</p>			
<p>Goal 4: Provide adequate sites to meet the existing and future housing needs of the City Policy 4.1: Support the development of higher density housing along selected arterial corridors as a means to accommodate the City’s projected housing need. Policy 4.2: Establish a mixed-use overlay zone and increase minimum density in identified areas to meet the City’s housing need.</p>			
<p>Program 15 – Provision of Adequate Sites for Housing Development As shown in Section 6, Housing Resources, of the Housing Element the City has vacant land zoned R-E, R-I, S-F, PUD, or R-M and has identified a number of appropriately zoned sites that are currently underutilized and ideal for redevelopment. To ensure the continued availability of adequate sites to accommodate estimated future housing need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet the projected need for the 2014-2021 planning period. Specifically, the City will amend the Zoning Ordinance to establish a mixed-use overlay zone and rezone identified sites in Section 6 of this Housing Element.</p>	<p>Provide appropriate land use designations/ classifications and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City’s website to non-profit and for-profit housing developers. As necessary, the City will revise or add incentives and strategies to ensure infill development remains</p>	<p>In 2018, The City completed a Zoning Code amendment to establish a mixed-use overlay in order to maintain adequate sites to accommodate the City’s 5th Cycle RHNA Allocation. The mixed-use overlay permits a variety of housing types without discretionary review, as listed in Section 3’s Table 3-4 of this Housing Element.</p> <p>To encourage and facilitate the development of a variety of housing types, the City offers development incentives including, but not limited to</p>	<p>Ongoing. The City of Pico Rivera was successful in providing adequate housing development sites by completing a Zoning Code amendment to create a mixed-use overlay in the 5th cycle.</p> <p>SB 6 requires the City to create a process for and maintain and internet accessible database of land suitable for residential development as identified in the City's Housing Element. The City will</p>



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<p>The mixed-use overlay zone will permit by-right residential development at a minimum density of 30 du/ac. To comply with AB 2348, at least 50 percent of the remaining lower income need (693 units) will be accommodated on sites designated for exclusively residential uses. Identified sites to be rezoned exclusively residential will permit by-right residential development to accommodate a minimum 20 du/ac to at least 30 du/ac as indicated in Section 6.</p> <p>To ensure the availability of adequate sites to meet the 2014-2021 RHNA and by-right residential development in identified sites, the City will amend the Zoning Ordinance to remove the CUP requirement for all multi-family developments within the City. This ordinance will be adopted concurrent with Housing Element adoption and will be revised prior to the start of the new planning period.</p> <p>The City will monitor the supply of underutilized sites annually and evaluate whether the incentives described above are providing the necessary catalyst to ensure development is occurring consistent with the intent of the program.</p>	<p>a realistic and viable development strategy.</p>	<ul style="list-style-type: none"> • Regulatory concessions/waivers • Fee waivers/financial assistance • Streamlined entitlement review/approvals • Technical assistance for financing/funding of development projects. <p>Assistance is prioritized for developments that provide units for special needs groups including large households, the elderly, individuals with disabilities, including those with developmental disabilities, and extremely low-income residents.</p> <p>The City currently tracks vacant lots and has a list available for the public. The City is in the process of adding underutilized properties to this list.</p>	<p>include a program in the 6th Cycle Housing Element that meets the sites monitoring requirements of State law.</p> <p>The City will continue its amendment of the Zoning Ordinance to remove the CUP requirements for all multi-family dwellings in the R-M and U-M zones.</p>



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<p>Program 16 - Lot Consolidation A number of infill parcels especially those that are identified as opportunity sites for mixed use development are smaller and would benefit from lot consolidation. Individually, some of these smaller lots may not support the development densities that would facilitate mixed-use development. Through the joining (or consolidation) of multiple parcels, more efficient development will be possible. The City will provide technical assistance to property owners and developers in support of lot consolidation including identifying opportunities for potential consolidation and providing available funding and incentives to encourage consolidation of parcels as appropriate. For example, the Planning Division will utilize development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, deferral or lowering of development fees to encourage densities, residential uses and lot consolidation to promote more intense residential development in the Mixed-Use Overlay Zone. The City will utilize its current initial pre-consultation meeting with developers in order to further streamline projects that include lot consolidation. Information on these financial and regulatory incentives will be made available on the City’s website and at City Hall.</p>	<p>Encourage lot consolidation of smaller parcels to accommodate projects at a minimum of 16 units per site.</p>	<p>The City organized various meetings during the 5th Cycle to discuss lot consolidation with housing developers. No information on lot consolidation is currently available on the City’s website, but City Staff is available to answer questions on the topic.</p> <p>No developers or potential applicants proposed any lot consolidation projects during the 5th Planning Cycle.</p>	<p>Ongoing. The City of Pico Rivera will continue to encourage lot consolidations as an opportunity for housing development during the 6th cycle.</p> <p>The City will also promote information on lot consolidation online and at City Hall.</p>



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<p>Goal 5: Remove Governmental Constraints Policy 5.1: Continue to support changes to the City’s Zoning Ordinance as a means to streamline the development process. Policy 5.2: Continue to support reduced fees and/or development standards for those developments that meet the criteria for being affordable.</p>			
<p>Program 17 – 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 of Pico Rivera is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. 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. In the interim, Staff will continue to, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for residents with disabilities. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards.</p>	<p>On a bi-annual basis, the City will review development standards, to ensure that the development of lower income housing can occur. Revise the development code to address all constraints identified in Section 5 of the Housing Element. Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities.</p>	<p>The City was successful in reviewing development standards on a bi-annual basis to ensure that the development of lower income housing can occur.</p>	<p>Ongoing. The City will continue to review development standards on a bi-annual basis to create affordable units with developers during the 6th cycle.</p>



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<p>Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.</p>			
<p>Program 18 - Density Bonus To facilitate development, the City offers developers the opportunity of a Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low income households; or (2) at least 5 percent reserved for very low-income households; or (3) units reserved for senior households. The units must remain affordable for at least 30 years if the density bonus is granted. Developers are informed of the Density Bonus Program through contact with Community and Economic Development Department staff members and handouts.</p>	<p>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.</p>	<p>The City provided developers with information on density bonuses as requested. No housing developers utilized the City's density bonus program.</p>	<p>Ongoing. As required by state law, the City of Pico Rivera will continue to notify and support developers utilizing the density program through the City's website and Staff assistance at City Hall in the 6th cycle.</p>
<p>Program 19 - 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. Through the current update of the City's General Plan, the City's will computerize its comprehensive zoning map and general plan land</p>	<p>Continue to monitor permit processing times and investigate ways to streamline the process. Continue to digitize information including building permits and the Zoning Code.</p>	<p>The City continued to monitor permit processing and project review times. In total, 5 developments were granted streamlined review processes.</p>	<p>Ongoing. The City will continue to streamline processing as shown in the table during the 6th cycle.</p>



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<p>use map using enhanced geographic information systems technology.</p>			
<p>Program 20 – Prioritize Housing Program Activities The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain Pico Rivera’s stable yet aging housing stock. In addition, the City uses CDBG funding sources to assist in improvements and expansions to the City’s existing housing stock. Similarly, funds are made available (through the Section 8 program) to address renter over payment issues. The City recognizes that housing priorities shift over time as housing needs change. The City will also prioritize its program activities to meet the needs of other special needs groups, including extremely-low income households, and people with disabilities including developmental disabilities.</p>	<p>Identify housing needs and prioritize housing program activities to meet those needs through annual updates to the City’s Consolidated Plan.</p>	<p>In total, 378 households received a rental assistance voucher, and three households participated in the housing rehabilitation program. Housing resources and program information is available to the public in the City’s website, found here: http://www.pico-rivera.org/depts/ced/housing/default.asp</p>	<p>Ongoing. The City of Pico Rivera will continue to find housing needs for special needs groups but not limited to as well as prioritizing program activities for housing need within the 6th cycle.</p>
<p>Program 21 - Planning and Development Fees The City conducts 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. The City conducts regular internal reviews of planning and development fees to ensure that the fees are not</p>	<p>Continue to conduct annual reviews of planning and development fees.</p>	<p>The City conducted annual reviews of planning and development fees to identify potential constraints to the development of housing.</p>	<p>Ongoing. The City will continue to have annual reviews planning and development fees to reduce development costs in the 6th cycle.</p>



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<p>excessive and are appropriate to cover the cost of services provided. To further reduce development costs, Pico Rivera, offers a streamlined permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant.</p>		<p>The Community Development Planning Fee Schedule was updated in December 2019. The most recently updated fee schedule will be made available online and in person at City Hall.</p>	<p>The City will make the most recently updated fee schedule available on the City’s website and at City Hall.</p>
<p>Program 22 - 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, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.</p>	<p>Submit the adopted Housing Element to local water and sewer providers for their review and input.</p>	<p>Water provider: City of Pico Rivera- Water Services or Pico Water District Sewer provider: City of Pico Rivera Sewer Division</p>	<p>Ongoing. As required by state law, the City of Pico Rivera will present the Adopted Housing Element to local water and sewer providers for their review and input during the 6th cycle.</p>
<p>Goal 6: Promote Equal Housing Opportunities 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. Policy 6.2: Continue to promote greater awareness of tenant and landlord rights.</p>			
<p>Program 23 – Reasonable Accommodation for Persons with Disabilities Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in</p>	<p>Administer the Housing Rehabilitation Loan and Grant Program to assist households with persons with disabilities with</p>	<p>In general, City Staff takes into consideration the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing</p>	<p>Ongoing. The City of Pico Rivera will continue to provide reasonable accommodation where and when necessary to persons</p>



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<p>some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City of Pico Rivera encourages and promotes accessible housing for persons with disabilities. This includes the retrofitting of existing dwelling units and enforcement of the State accessibility standards for new residential construction.</p> <p>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. Applicants can apply for grants or a loan to complete improvement projects that remove constraints to their living facilities.</p>	<p>architectural modifications to their homes and continue to implement the provisions of the California Americans with Disabilities Act (Cal ADA). Provide information in public places regarding the City’s reasonable accommodation ordinance and the Housing Rehabilitation Loan and Grant Program.</p>	<p>projects and grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City has amended the Zoning Code to provide formal reasonable accommodation procedures.</p> <p>During the 5th cycle, the City had two requests for reasonable accommodation two of which were approved.</p>	<p>with disabilities or developers requesting reasonable accommodation to create accessible housing in Pico Rivera.</p>
<p>Program 24 – 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 organization’s Fair Housing Program is designed to raise awareness of fair housing laws that protect individuals and families against housing discrimination. The organization develops and distributes educational literature and resources that describe ways to prevent housing injustices and</p>	<p>Continue to assist households and refer fair housing complaints to the Southern California Housing Rights Center</p>	<p>The Housing Rights Center responded to inquiries from Pico Rivera residents regarding discrimination against persons with disabilities; conducted Fair Housing Rights Workshops that included an overview of the fair housing law and protected classes and unlawful practices; and distributed informational brochures regarding various fair</p>	<p>Ongoing. The City of Pico Rivera will continue to assist fair housing through contracting the Southern California Housing Rights Center to provide residents with fair housing services during the 6th cycle.</p>



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<p>applicable laws, and also offers free fair housing law workshops for landlords, tenants, nonprofit organizations, and city employees. 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.</p>		<p>housing laws (such as fair housing laws for persons with disabilities and eviction laws, etc.,) that were made available throughout the year at Pico Rivera Senior Centers and City Hall.</p>	