



Fiscal Year 2022-2023 Annual Action Plan

Community & Economic Development Department

Adopted on June 28, 2022

Annual Action Plan
2022-2023

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Executive Summary

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

1. Introduction

The 2022-2023 Annual Action Plan for the City of Pico Rivera satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

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

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

As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's most recent Consolidated Plan covers the fiscal years 2020-2025. On an annual basis, the City prepares an expenditure plan that identifies the specific activities the City will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year 2022-2023 is the third year of the Consolidated Plan cycle.

For FY 2022-23, the City's CDBG Entitlement grant is estimated at \$589,677, additionally the City has about \$867,112 of carryover CDBG funds; this provides the City a total of \$1,456,789 in available funds to program in FY 2022-2023. The City does not anticipate any program income.

2. Summarize the objectives and outcomes identified in the Plan

The 2020-2025 Consolidated Plan is a five-year strategic plan that utilizes an extensive analysis of housing and community market data to identify priority needs. Corresponding goals and objectives for the use of CDBG funds are established and are carried out through the development of the Annual Action Plan.

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

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

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Objective/Needs to Address	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing	Citywide	Provide decent affordable housing	Homeowner Housing Rehabilitated: 50 Households/Housing Units
2	Neighborhood Preservation	2020	2025	Non-Housing Community Development Neighborhood Preservation	Citywide	Maintain and promote neighborhood preservation	Housing Code Enforcement/Foreclosed Property Care: 500 Households/Housing Units
3	Fair Housing	2020	2025	Affordable Housing	Citywide	Affirmatively further fair housing	Public Service Activities Other than Low/Moderate Income Housing Benefit: 550 Persons Assisted
4	Public Services	2020	2025	Public Services	Citywide	Provide public services for extremely low, low and moderate income residents	Public Service Activities Other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted

5	Public Facilities and Infrastructure	2020	2025	Non-Housing Community Development	Citywide	Construct or upgrade public facilities and infrastructure	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
6	Administration	2020	2025	Administration	Citywide	Administration	Other

3. Evaluation of past performance

Fiscal Year 2021-22, the second year of the City’s 2020-2025 Consolidated Plan cycle, is not yet complete. This evaluation is based on the City’s performance in meeting the prior year’s Annual Action Plan goals as noted in the FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER). A summary of accomplishments is listed below:

Through the Handy Worker Program, five (5) homes were rehabilitated, an increase of two from the previous year. The program helps senior, disabled, and/or low/ moderate income homeowners.

Public services were provided to 392 low- or moderate- income individuals.

Fair Housing services were provided to 112 Pico Rivera residents through Southern California Housing Rights Center, an increase of 20 from the previous year.

4. Summary of Citizen Participation Process and consultation process

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2022-2023 Annual Action Plan. The draft Action Plan was available for public review for and comment for a minimum of 30 days from March 28, 2022- June 28, 2022. Copies of the Action Plan were available to the public on the City’s website.

5. Summary of public comments

Pending public hearing.

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

Pending public hearing.

7. Summary

The Annual Action Plan serves as the link between the Consolidated Plan objectives developed to address priority housing and community needs with the use of federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and specific objectives identified in the Consolidated Plan during a 12-month period. The implementation of the FY 2022-23 Action Plan will begin July 1, 2022, and end June 30, 2023. The Annual Action Plan will serve as the City's application to HUD for the anticipated \$589,677 in CDBG funds for Fiscal Year 2022-23, and as an expenditure plan for grant funds, prior year grant funds, and program income resources.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of Pico Rivera	Community & Economic Development Department

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2022-2023 Annual Action Plan.

Residents were encouraged to participate in a public hearing held on June 28, 2022. The draft Annual Action Plan was available for public review and comment for a minimum of 30 days, March 28, 2022-June 28, 2022. Copies of the Action Plan were available to the public on the City's website.

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

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

Activities to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies are conducted on a regular basis including inviting applications from various (i.e., housing, mental health, etc.) providers. Continued coordination is anticipated for planning efforts, as well as project implementation, between all these groups.

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

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

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

CDBG funding is also provided to social services organizations to assist low-income Pico Rivera resident in need of assistance.

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provides input on fair housing issues, and landlord/tenant complaints.
2	Agency/Group/Organization	Los Angeles Housing Services Authority (LAHSA)
	Agency/Group/Organization Type	Services-Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs Homeless Strategy Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input was obtained via website and published reports. City homeless count, strategies, and ongoing coordination.
3	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via public services application and e-mail. Homeowner housing rehabilitation needs
4	Agency/Group/Organization	Los Angeles County Department of Health
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS Services – Childhood Lead Based Paint Poisoning
	What section of the Plan was addressed by Consultation?	Data on PLWA Lead Based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via reviews of published reports Improved coordination on addressing lead-based paint hazards

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

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

Table 3 – Agencies, groups, organizations who participated

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

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

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

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

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

None

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

To ensure residents were aware of the draft 2022-2023 Annual Action Plan, the City published a notice in the Los Cerritos Community Newspaper which announced a 30-day public review period for the plan and announced a City Council-held public hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Outreach Survey	Broad community	No comments received	None	None	
2	Public Review Period 03/28/2022-06/28/2022	Non-targeted/ broad community	No comments received	Pending public hearing	Pending public hearing	
3	Public Hearing City Council – June 28,2022	Non-targeted/ broad community	No comments received	Pending public hearing	Pending public hearing	

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City is anticipating receiving \$589,677 in CDBG Entitlement funds for FY 2022-2023. The City will use the CDBG funds for rehabilitation activities, public facility improvements, public services, and planning and administration costs. Additionally, any available program income received during the program year will be utilized to carry out CDBG-eligible activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$589,677	\$0.00	\$867,112	\$1,456,789	\$1,265,962	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.
HOME	Public - Federal	N/A	0	0	0	0	0	N/A

Table 5 - Expected Resources – Priority Table

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

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

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

There is no publicly owned land that is available at this time to address the needs described in the Consolidated Plan. However, the City does explore opportunities to partner with non-profits to address unmet housing needs.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2022	2023	Affordable Housing	Citywide	Provide decent affordable housing	CDBG: \$123,520	Homeowner Housing Rehabilitated: 4 Households/ Housing Units
2	Fair Housing	2022	2023	Affordable Housing	Citywide	Affirmatively further fair housing	CDBG: \$10,500	Public Service Activities Other than Low/Moderate Income Housing Benefit: 144 Persons Assisted
3	Public Services	2022	2023	Public Services	Citywide	Provide public services for extremely low, low and moderate income residents	CDBG: \$44,000	Public Service Activities Other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
4	Public Facilities and Infrastructure	2022	2023	Non-Housing Community Development	Citywide	Construct or upgrade public facilities and infrastructure	CDBG: \$1,171,334	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Administration	2022	2023	Administration	Citywide	Administration	CDBG: \$107,435	Other: 0 Other

Table 6– Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	CDBG funds will be used to help low/moderate income homeowners to rehabilitate their homes.
2	Goal Name	Fair Housing
	Goal Description	CDBG funds will be used to pay for fair housing services to promote equal housing opportunity and affirmatively further fair housing.
3	Goal Name	Public Services
	Goal Description	CDBG funds will be used to provide a variety of public services.
4	Goal Name	Public Facilities and Infrastructure
	Goal Description	CDBG funds will be used to upgrade and construct public facilities and infrastructure.
5	Goal Name	Administration
	Goal Description	CDBG funds will be used to implement the funded activities and projects.

Table 7– Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

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

Table 8 - Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Administration
	Funding	CDBG: \$107,435
	Description	Program Management and Oversight
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	6615 Passons Boulevard, Pico Rivera, CA 90660
	Planned Activities	CDBG Administration
2	Project Name	FAIR HOUSING (ADMIN)
	Target Area	City Wide
	Goals Supported	Promote equal housing opportunity
	Needs Addressed	Promote equal housing opportunity
	Funding	CDBG: \$10,500
	Description	CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	144 persons assisted
	Location Description	City Wide

	Planned Activities	CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.
3	Project Name	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY (SASSFA)
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$44,000
	Description	Senior Nutrition Services at the Senior Center and home delivered meals. SASSFA also provides in-home assessments, individual care plans, monitoring and follow-up, light housekeeping, personal care, and caregiver support
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	450 Households
	Location Description	City Wide
	Planned Activities	Senior Nutrition Services at the Senior Center and home delivered meals. SASSFA also provides in-home assessments, individual care plans, monitoring and follow-up, light housekeeping, personal care, and caregiver support
4	Project Name	HANDYWORKER GRANT PROGRAM
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	CDBG: \$123,520
	Description	Habitat for Humanity provides eligible homes repairs.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	City Wide
	Planned Activities	Habitat for Humanity provides eligible homes repairs.
5	Project Name	SENIOR CENTER ADA & SAFETY IMPROVEMENTS – PARKING LOT
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	CDBG: \$508,070
	Description	Capital improvements to maintain and/or improve city neighborhood.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Improvement will benefit the seniors who visit the center, which is also located in an area where 51% of the population is low income.
	Location Description	Senior Center
	Planned Activities	Capital improvements to maintain and/or improve city neighborhood.
6	Project Name	TEEN CENTER RENOVATION & BROADBAND - DESIGN
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$97,703
	Description	Rehabilitation of the teen center-- wall reinforcement, roof repair, mitigation of pests/asbestos, painting (int./ext.), flooring, and installation of outdoor fencing. Addition of broadband.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the	Improvement will benefit youth who visit the center, which is also located in an area where 51% of the population is low

	proposed activities	income.
	Location Description	Teen Center
	Planned Activities	Rehabilitation of the teen center-- wall reinforcement, roof repair, mitigation of pests/asbestos, painting (int./ext.), flooring, installation of outdoor fencing and broadband.
7	Project Name	CITY HALL ADA RESTROOMS, ELEVATORS, & RAMPS - DESIGN
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$2,000
	Description	This project includes the design for ADA-compliant restrooms, elevators, and entrance ramps at City Hall.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Improvements will benefit City residents who visit City Hall
	Location Description	City Hall
	Planned Activities	This project includes ADA-compliant restrooms, elevators, and entrance ramps at City Hall.
8	Project Name	CITY HALL ADA RESTROOMS, ELEVATORS, & RAMPS – CONSTRUCTION
	Target Area	Eligible Census Tracts
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$563,561
	Description	This project includes the construction of ADA-compliant restrooms, elevators, and entrance ramps at City Hall.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Improvements will benefit City residents who visit City Hall
	Location Description	City Hall

	Planned Activities	This project includes ADA-compliant restrooms, elevators, and entrance ramps at City Hall.
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AP-50 Geographic Distribution – 91.220(f)

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

CDBG program funds will be expended based on program criteria. For example, public services are available on a citywide basis for qualified beneficiaries; Capital Improvement Projects will target eligible low-moderate income areas; fair housing and program administration activities will also be carried out on a citywide basis.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As the City’s CDBG-eligible areas tend to be older sections of the City, area-wide activities will help to improve and sustain neighborhoods.

Discussion

CDBG-funded services will be available citywide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	425
Special-Needs	0
Total	425

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

As outlined above, CDBG resources will be carried forward from the prior year to assist and supplemented with FY 2022-23 funds – an estimated four housing units will be rehabilitated. The Pico Rivera Housing Assistance Agency will also provide rental assistance to 425 households (total vouchers).

AP-60 Public Housing – 91.220(h)

Introduction

Neither the City of Pico Rivera, nor the City's Housing Assistance Agency, own or operate public housing. The City's Housing Assistance Agency does provide rental assistance vouchers and certificates to eligible households(leased up vouchers).

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

As indicated above, neither the City nor its Housing Assistance Agency owns or operates public housing.

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

Introduction

Pico Rivera recognizes its responsibility to assist at risk households and the homeless as such it has designated homelessness prevention as a high priority for the community; emergency and transitional shelters are also designated as high priority needs. City partnerships with local agencies support client outreach and assessment.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

There are no programs proposed that primarily focus on homeless outreach during FY 22-23. Those seeking homeless services can be referred to one of the local agencies who serve homeless persons. Some of these local agencies (within a 3-mile radius) include Angel Step Inn Domestic Emergency Shelter, Salvation Army, and Women and Children's Crisis Center.

Addressing the emergency shelter and transitional housing needs of homeless persons.

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

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

Permanent housing and independent living are the end-goal of the City's homeless prevention efforts. To this end, the City will encourage service providers to make every effort to minimize the amount of time an individual/household remain homeless, provide access to affordable housing, and to minimize recidivism. In recent years, the "housing first" model has been implemented by several homeless service providers. These rapid rehousing programs have helped reduce the number of homeless by providing permanent shelter and critical supportive

services.

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

Although the City has limited funds, it is committed to assist low-income individuals and families avoid experiencing homelessness. The City is an active participant in regional homeless planning efforts including those of LAHSA. Through these efforts, the City can coordinate the use of limited CDBG funds to address local homeless needs and contribute to a regional strategy to reduce homelessness. CDBG public service grants can provide a safety net for area residents that are also at risk of becoming homeless.

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

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

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

Los Angeles Homeless Services Authority (LAHSA) - which is a joint government agency that is responsible for addressing homelessness in our region. LAHSA also operated the County Homeless assistance portal LA-HOP.org, which is an outreach portal designed to allow government agencies and residents to initiate an outreach referral and connect a person experiencing homelessness directly to local services.

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

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

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

Discussion

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

The programs identified above, which address various needs that can help support an individual or families avoid homelessness, demonstrate that addressing this issue is complex and requires many partners to come to the table. The City is fortunate that it can utilize this network of agencies to provide housing and supportive services.

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

Introduction:

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

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

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

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

Discussion:

The Pico Rivera Housing Element and 2020-2025 Consolidated Plan identify barriers to the provision of affordable housing and provided a strategy to address barriers. Outlined above are steps the City identified it will undertake during the 2020-2025 planning period to overcome barriers. These actions will continue to be implemented during FY 2022-23.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs.

The City of Pico Rivera’s 2020-2025 Consolidated Plan proposes projects and activities to meet housing and community priorities needs. The Plan includes programs, projects, and activities to be undertaken that address the needs of the underserved in Pico Rivera. Specific activities to be carried out during FY 2022-23 include the following:

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

Actions planned to foster and maintain affordable housing.

In general, the City will utilize several policies to provide flexibility in housing site planning and to promote more intense development where appropriate. The City’s Housing Sites Inventory Program helps ensure that the City monitors available sites that may be appropriate for residential uses. The City will also continue to consider alternate forms of residential development, including small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments. Additionally, the City will encourage developers to pursue projects providing low- and moderate-income housing by providing incentives such as a density bonus. If appropriate and available, subsidies to offset the cost of acquisition, development or project-related off-site improvements may be considered.

Actions planned to reduce lead-based paint hazards.

HUD’s Lead Based Paint regulations require all units assisted with CDBG and HOME funds

be inspected and abated. The City does not receive HOME funds but it's CDBG Handyworker program guidelines include measures to ensure compliance with the regulations which comply with the requirements of Lead Safe Housing Regulation 24 CFR Part 35 effective September 15, 2000, and the subsequent September 2000 HUD transition assistance policy. The City will refer any cases of suspected lead poisoning to the Los Angeles County Public Health Department for investigation.

Additionally, in accordance with current federal regulations, the City of Pico Rivera's policy regarding lead-based paint hazards states that all housing units that receive some form of City housing rehabilitation assistance, that were built prior to 1978, must undergo lead-based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, they must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional, and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of a Notice of Completion.

Actions planned to reduce the number of poverty-level families.

The activities and services the City will provide during FY 2022-23 to combat and prevent poverty include the following:

- Preserve affordable housing options for residents including housing rehabilitation assistance and federal rental assistance via Housing Choice Voucher and Certificates administered by the Pico Rivera Housing Assistance Agency.
- Provide public services to assist lower-income seniors and households to improve their quality of life.

Actions planned to develop institutional structure.

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

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

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

The City's Community and Economic Development Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Pico Rivera. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities, and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations to provide the programming and services. As outlined above, the City also participates in numerous efforts to coordinate short-term and long-term solutions to regional issues.

Discussion:

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI). In addition to identifying fair housing impediments, a strategy to overcome barriers must be developed and implemented; accomplishments are to be reported annually. The City has updated the document and prepared a new AI for the time-period of FY 2020-21 through 2024-25.

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

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

The City is not a Participating Jurisdiction in the HUD HOME program.

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

Not applicable.

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

Not applicable.

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

Not applicable.