

## 6th Cycle Housing Element Update (2021-2029)







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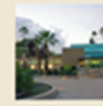
# Pico Rivera

## 6<sup>th</sup> Cycle Housing Element Update

### 2021 – 2029

*HCD RE-SUBMITTAL DRAFT MARCH 2022*





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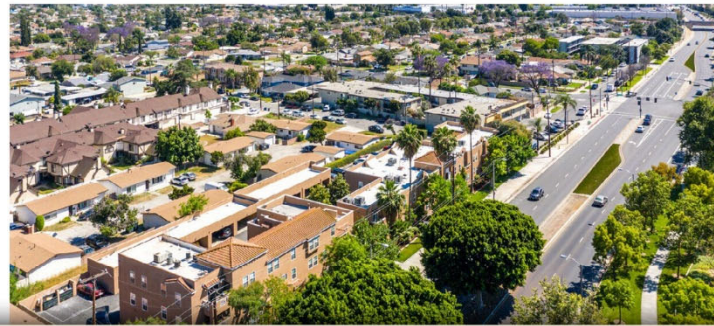
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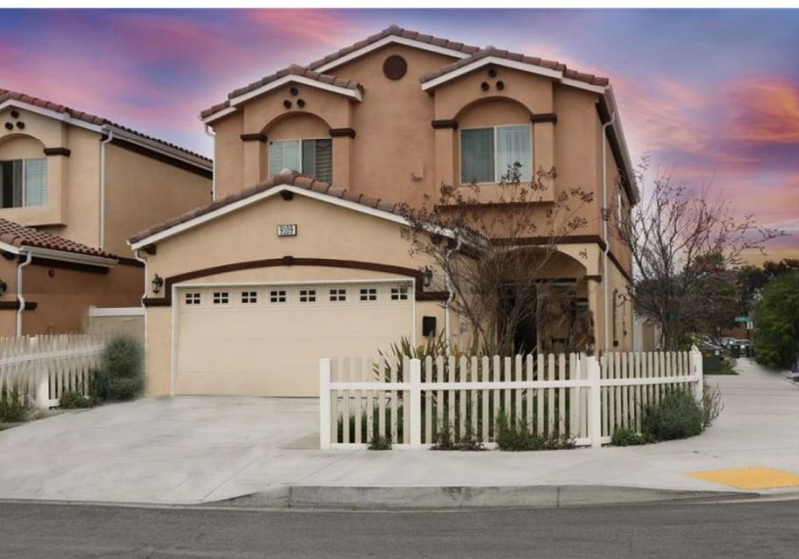
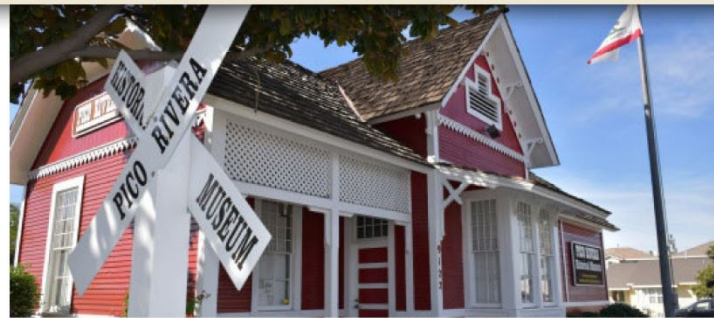
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## SECTION 1: INTRODUCTION







# Introduction

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## A. Role of the Housing Element

The Housing Element is one of the seven State mandated elements included in the City of Pico Rivera's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specified number of housing units called the Regional Housing Needs Allocation (RHNA). The RHNA quantifies current and future housing growth within a City. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate Pico Rivera's Regional Housing Need Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). Simply put, the Housing Element identifies ways in which housing needs of current and future residents can be met in the City over the eight-year Housing Element cycle.

## B. State Policy and Authorization

### 1. Background

As a mandated chapter of the Pico Rivera General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives developed within the Housing Element are consistent with state law and are implemented within a designated timeline to ensure the City accomplishes the identified actions as well as maintains compliance with state law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with state law, HCD's review and certification is required before a local government can adopt its housing element as part of its overall General Plan.

### 2. State Requirements

California State Housing Element Law (California Government Code Article 10.6 and Section 65588) establishes the requirements for the Housing Element. Each local government in the State must adopt a Housing Element and review and revise it no less than once every eight years.

The California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment; section 65588 of the California Government Code states the following Housing Element goals:

- a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
- c. *The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*



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- d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

**Table 1-1** summarizes State Housing Element requirements and identifies location in this document where these requirements are addressed.

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.E
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C, D, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 3.E.3, 4
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.E.8
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 3.G
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.G.5
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.E.1, 2, 3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.E.1





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Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.F
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A

*Source: State of California, Department of Housing and Community Development.*

Pico Rivera's current Housing Element was adopted in October 2013 for the 5<sup>th</sup> cycle for the 2014 -2021 planning period; the 6<sup>th</sup> Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City's 2021-2029 Housing Element. The contents of this Housing Element comply with these amendments to State housing law and all other federal, State and local requirements.

### 3. Regional Housing Needs Assessment

California's Regional Housing Needs Assessment (RHNA) is the methodology for determining future housing need, by income category, within the state and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of the Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the state's 18 Metropolitan Planning Organizations (MPOs), in the City of Pico Rivera's case, this agency is the Southern California Association of Governments (SCAG).

In accordance with Section 65583 of the California Government Code, SCAG then delegates a "fair share" of housing need to its member jurisdictions. The City of Pico Rivera's RHNA allocation is divided amongst four income categories, which are benchmarked on the County of Los Angeles' median income for a family of four. **Table 1-2** below identifies the four income categories by which the City's RHNA allocation is divided.

Income Category	Percent of Median Family Income (MFI)
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI

For the 2021-2029 planning period the City of Pico Rivera is allocated a total of 1,024 units, including:

- 299 units affordable to very low-income households
- 146 units affordable to low-income
- 149 units affordable to moderate-income
- 430 units affordable to above-moderate income

### C. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City of Pico Rivera General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The City's Housing Element identifies programs and resources required



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for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2014. The Land Use Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values and priorities. It provides appropriate land for each of the variety of activities associated with a successful community and guides the way this land will be developed and used. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, and terminals. It establishes policies to provide a safe, efficient, and adequate circulation system in the City, enhancing the efficiency of existing roadways and the ability to walk, bicycle, and use transit. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other Community Plan components, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

### 1. Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Pico Rivera has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, Community Workshops, digital media, mailers and ads and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website:

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- Virtual Community Workshop #1 on December 3, 2020
- Virtual Community Workshop #2 on June 17, 2021
- Online Community Survey
- Housing Element Update Webpage
- Outreach to stakeholders and property owners

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. Appendix





C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

## D. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2010 Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2019
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

### 1. Housing Element Organization

This Housing Element represents the City’s policy program for the 2021-2029 6<sup>th</sup> Planning Period. The Housing Element is comprised of the following Sections:

**Section 1: Introduction** contains a summary of the content, organization, and statutory considerations of the Housing Element;

**Section 2: Community Profile** contains an analysis of the City’s population, household and employment base, and the characteristics of the housing stock;

**Section 3: Housing Constraints, Resources, and Fair Housing** examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

**Section 4: Policy Plan** addresses Pico Rivera’s identified housing needs, including housing goals, policies, and programs.

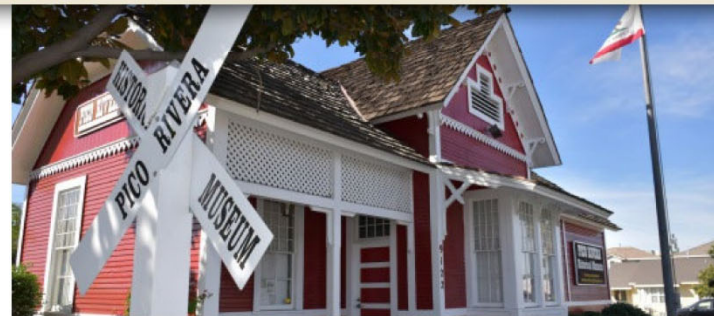
**Appendices** provides various appendices with supplementary background resources including:

- **Appendix A** – Review of Past Performance of 5<sup>th</sup> Cycle Programs
- **Appendix B** – Summary of Adequate Sites Analysis
- **Appendix C** – Summary of Community Engagement
- **Appendix D** – Glossary of Housing Terms





## SECTION 2: PICO RIVERA COMMUNITY PROFILE







# Pico Rivera Community Profile

The community profile for the City of Pico Rivera provides an overview of the City’s housing and population conditions. The community profile serves as the foundation for the Housing Element’s policies; it describes and assesses the factors and characteristics that contribute to housing in Pico Rivera. Specifically, the community profile describes the community’s population, employment, economics and household characteristics. Special Needs groups and housing stock characteristics are also described. The community profile develops context for the goals, programs, and policies, developed in the Housing Element.

The data used for this community profile has been collected using the most current available data from the Southern California Association of Governments (SCAG), the U.S. Census, the American Community Survey (ACS), the California Department of Finance, the California Employment Development Department, the California Department of Education and other currently available real estate market data.

## A. Population Characteristics

Population characteristics affect current and future housing demands in a community. A city’s population growth, age composition and race and ethnicity composition influence the type and extent of housing needed. Similar factors may also affect the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and local trends that affect housing needs in Pico Rivera.

### 1. Population Growth

**Table 2-1** provides population projections through 2040 as calculated by the Southern California Association of Governments (SCAG) 2016-2040 Regional Growth Forecast. Between 2010 and 2020 the Pico Rivera population is estimated to have grown by 2.8 percent, or 1,758 individuals. The City is forecasted to grow an additional 6.8 percent, or 4,400 individuals through 2040. Similarly, the City of Downey was expected to grow 2.4 percent from 2010 to 2020; the City of Whittier was expected to grow 3.8 percent during the same period. Pico Rivera is most similar in size to the City of Montebello, which in 2010, had a population of 62,500. Montebello was expected to grow 4.5 percent from 2010 to 2020, experiencing slightly higher growth projections than Pico Rivera over the ten-year period. However, Montebello is anticipated to reach a population of 67,300 in 2040, about 2,000 residents less than Pico Rivera.

From 2020 to 2040, the City of Whittier’s population is anticipated to experience the largest amount of growth of nearby jurisdictions (9.4 percent), with Pico Rivera experiencing the next largest amount of growth (6.8 percent), followed by Downey then Montebello (6.4 percent and 3.1 percent respectively). Through 2040, Pico Rivera is expected to experience about 9.7 percent in population growth. Overall, the County of Los Angeles can expect about a 17 percent growth in population.





Jurisdiction	Population				Percent Change	
	2010 Actual <sup>1</sup>	2016 Projected <sup>2</sup>	2020 Estimate <sup>3</sup>	2045 Projected	2010-2020 <sup>1,3</sup>	2016-2045 <sup>2</sup>
Montebello	62,500	63,900	61,531	67,800	1.6%	6.1%
<b>Pico Rivera</b>	<b>62,942</b>	<b>63,500</b>	<b>61,338</b>	<b>67,400</b>	<b>-2.5%</b>	<b>6.1%</b>
Whittier	85,331	87,100	83,194	98,900	-2.5%	13.5%
Downey	111,772	113,300	109,202	119,200	-2.3%	5.2%
Los Angeles County	9,818,605	10,110,000	9,943,046 <sup>4</sup>	11,674,000	1.3%	15.5%

Sources:  
 1. U.S. Census Bureau, 2010  
 2. SCAG Connect SoCal 2020-2045 RTP/SCS, 2020.  
 3. U.S. Census Bureau (City and Town Population Totals: 2010-2020): <https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-cities-and-towns-total.html>  
 4. U.S. Census Bureau (County Population Totals: 2020-2020): <https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-counties-total.html>

## 2. Age Characteristics

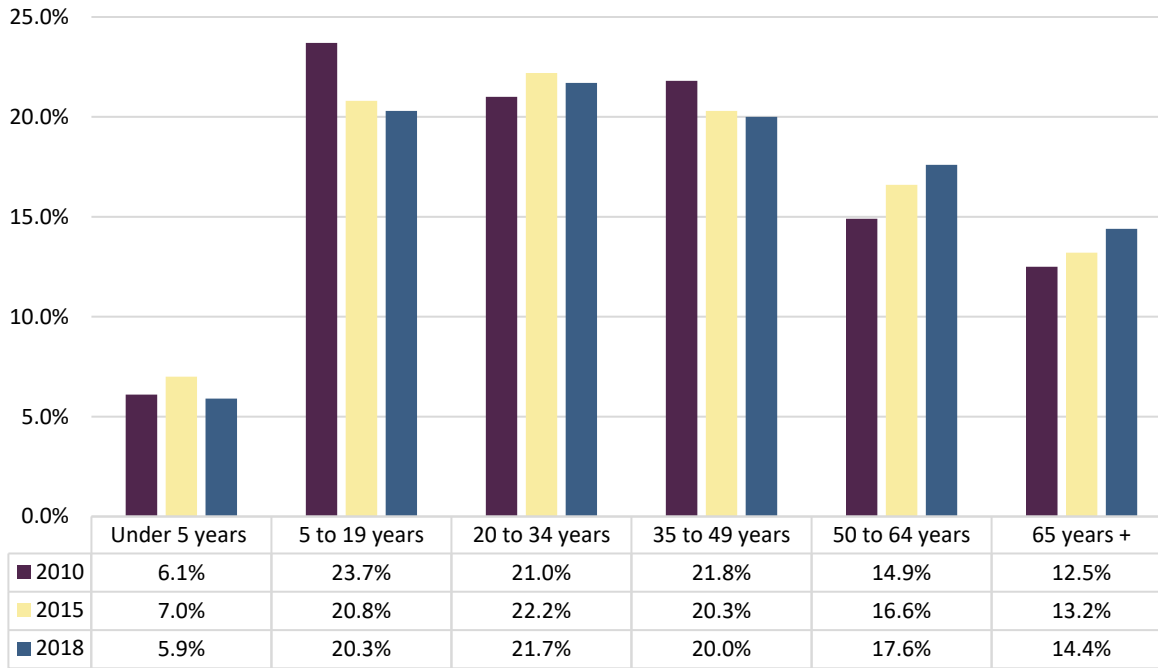
Housing demand within the market is often determined by the preferences of certain age groups. The type of home being sought may vary by the type of household (age, family/non-family, etc.). Often times households look to upgrade in terms of quality; additionally, younger and some middle-aged households seek homes that are larger than they have now, while most older households look to downsize to a smaller, lower maintenance home.<sup>1</sup> For example, seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. Middle-aged persons between 35 and 65 years of age make up a major portion of the homebuyer market for moderate to high cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As population moves through different stages of life, housing must accommodate new or adjusted needs.

**Figure 2-1** displays 2018 ACS data for the age distribution in the City of Pico Rivera from 2010 to 2018. In 2010, a majority of Pico Rivera’s population was between the ages of 5 and 49 years of age, with the largest subgroup being children and young adults between 5 and 19 years of age (23.7%). Population trends through 2018 display a young overall population which is slightly shrinking. There has also been a moderate increase in the population 50 years and above, from 28 percent of the population in 2010 to about 32 percent of the population in 2018. Overall, the City of Pico Rivera’s age composition remains stable over the eight-year period, showing no significant changes.

<sup>1</sup> RCLCO Real Estate Advisors, Housing and Community Preference Survey, 2018.



Figure 2-1: Age Distribution in Pico Rivera (2010 – 2018)



Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

Table 2-2 shows how age distribution in Pico Rivera compares to that of the surrounding cities and the County as a whole. In general, all of the cities listed below have very similar age distributions as one another. Pico Rivera has the smallest percentage of individuals 25 to 44 years of age (27.5 percent) and one of the greatest percentages of people 18 to 24 years of age (10.2 percent). In comparison to Los Angeles County, Pico Rivera has a slightly smaller population of children under the age of 5 and a slightly larger percentage of seniors over the age of 65 years. Overall, the age composition among Pico Rivera and surrounding cities is balanced. Additionally, the different age groups of each city are similar to the overall composition in the County of Los Angeles.

Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65 years +
Whittier	5.9%	13.3%	4.2%	10%	28.6%	24%	14.1%
<b>Pico Rivera</b>	<b>5.9%</b>	<b>13%</b>	<b>4.5%</b>	<b>10.2%</b>	<b>27.5%</b>	<b>24.3%</b>	<b>14.4%</b>
Downey	5.9%	14%	4.2%	9.6%	30%	24.9%	11.5%
Montebello	6.8%	12.2%	3.7%	10.2%	28.7%	23.4%	15%
Los Angeles County	6.2%	12.2%	3.8%	10%	29.7%	25.3%	12.9%

Source: American Community Survey, 5-Year Estimates, 2018

### 3. Race/Ethnicity Characteristics

Different racial and ethnic groups have different household characteristics, income levels, and cultural backgrounds which may affect their housing needs, housing choice and housing types. Cultural influences may reflect preference for a specific type of housing. Cultural influences may reflect preference for a





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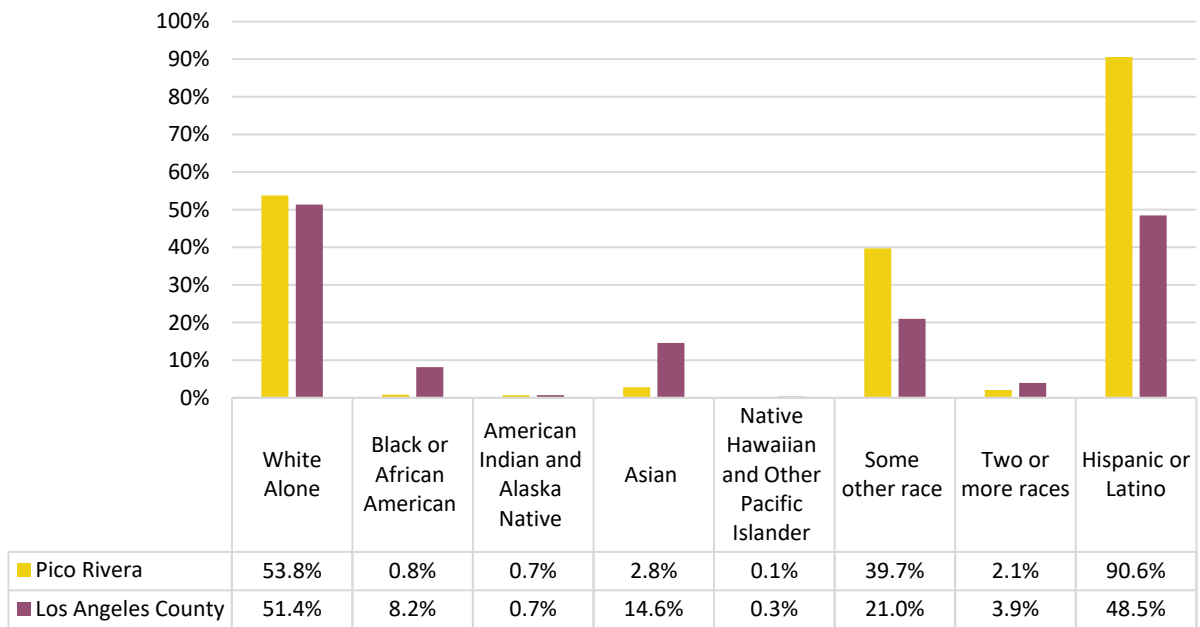


specific type of housing. Ethnicity can also correlate with other characteristics such as location choices, mobility, and income. This is analyzed further below in the Affirmatively Furthering Fair Housing discussion within the Housing Constraints section of the Housing Element. It is important to note that while race and ethnicity are used to identify different sections of a community’s population, they are not the same and are not mutually exclusive. The data identified in the section below shows the racial and ethnic composition of Pico Rivera, it’s neighboring jurisdictions, and Los Angeles County using the ACS; this allows residents to identify one’s race, as well as one’s ethnicity, therefore overlap may occur.

**Figure 2-2** shows 2018 ACS data identifying the City of Pico Rivera’s racial and ethnic composition. According to the chart, 90.6 percent of the population in the City identified as Hispanic or Latino, of any race. The population who identified as White, composed 53.8 percent of the population. The next largest subgroup of the population identified as Some Other Race, meaning 39.7 percent of Pico Rivera’s population did not identify as any of the listed races in the Census. Native Hawaiian and other Pacific Islanders made up the smallest racial group at only 0.1 percent. Other racial groups who individually accounted for under one percent of the overall population include Black or African American (0.8 percent) and American Indian and Alaska Native (0.7 percent).

The percentage of people who identify as Hispanic or Latino is much greater in Pico Rivera than in Los Angeles County (90.6 percent and 48.5 percent, respectively). There is a much larger representation of people who identify as Black or African American and Asian in the County than in Pico Rivera.

**Figure 2-2: Racial and Ethnic Composition (2018)**



Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-3** is an analysis of racial and ethnic composition for Pico Rivera in comparison to the area and the County. Over half of each listed city’s population, as well as the County, identified as White in 2018. Pico Rivera had the largest representation of Hispanic or Latino people (90.6 percent) and those who identify as some other race (39.7 percent). The Hispanic and Latino population in Pico Rivera is also 38.9 percent larger



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than that of the greater Los Angeles County population. All of the cities in the area – Whittier, Pico Rivera, Downey, and Montebello – have a Black or African American population that account for a much smaller percent of the total population in comparison to 8.2 percent in Los Angeles County. Additionally, Pico Rivera has the smallest percentage of people who identify as Black or African American (0.8 percent) and Asian (2.8 percent) compared to nearby jurisdictions.

**Table 2-3: Comparative Racial/Ethnic Composition (2018)**

Jurisdiction	White Alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
Whittier	53.8%	1.3%	0.7%	4.8%	0.1%	35.7%	3.5%	67.5%
<b>Pico Rivera</b>	<b>53.8%</b>	<b>0.8%</b>	<b>0.7%</b>	<b>2.8%</b>	<b>0.1%</b>	<b>39.7%</b>	<b>2.1%</b>	<b>90.6%</b>
Downey	59.3%	3.2%	0.5%	7.4%	0.4%	26.2%	3.0%	73.9%
Montebello	56.9%	1.3%	0.6%	13.4%	0.1%	25.5%	2.1%	77.9%
Los Angeles County	51.4%	8.2%	0.7%	14.6%	0.3%	21.0%	3.9%	48.5%

Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-4** outlines the racial and ethnic composition changes in Pico Rivera between 2010 and 2018. From 2010 to 2015 there was a significant increase of the population who identified as Black or African American (136.6 percent); however, the same population decreased by about 35 percent through 2018. Additionally, the populations who identified as American Indian and Alaskan Native, Asian, Some Other Race, and Two or more races increased between 2010 and 2015. Only the Native Hawaiian or other Pacific Islander population decreased by 76.4 percent from 2010 and 2015, the population then increased 76.9 percent between 2015 and 2018. The Hispanic or Latino population experienced the least amount of change between 2010 and 2018.

**Table 2-4: Racial/Ethnic Composition (2010 – 2018)**

Race/Ethnicity	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
White Alone	37,460	32,105	34,114	-14.3%	6.3%
Black or African American	350	828	535	136.6%	-35.4%
American Indian and Alaska Native	537	576	460	7.3%	-20.1%
Asian	1,538	1,776	1,778	15.5%	0.1%
Native Hawaiian or Other Pacific Islander	110	26	46	-76.4%	76.9%
Some Other Race	21,586	26,945	25,192	24.8%	-6.5%
Two or More Races	1,407	1,583	1,307	12.5%	-17.4%
Hispanic or Latino	57,310	57,855	57,451	1.0%	-0.7%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.



## B. Economic Characteristics

Economic data provides valuable insight of the community’s ability to access the housing market as well as financial restraints consistent with housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to examine the employment characteristics of a community. Local employment growth is linked to local housing demand, and the reverse is true with employment contracts.

### 1. Employment and Wage Scale

**Table 2-5** below outlines forecasted employment growth for the City of Pico Rivera, nearby cities, and the County. These projections are calculated by the Southern California Association of Government (SCAG) 2016-2040 Regional Growth Forecast by Jurisdiction Report.

According to SCAG, the City of Pico Rivera was forecasted to increase employment by about nine percent from 2012 to 2020. Table 2-5 below shows that Pico Rivera was expected to experience the largest amount of employment growth from 2012 to 2040, followed by Whittier (8.2 percent) Montebello, then Downey (6.2 percent and 5.5 percent respectively). Pico Rivera is also set to grow employment by additional 8.7 percent from 2020 to 2040. This percent increase reflects a numeric change of 3,500 new jobs which surpasses that of Montebello at 3,300 and remains slightly smaller than Whittier and Downey (4,800 and 5,500 respectively). Employment changes within a city often contribute to the addition of new community members for which housing must be provided. Therefore, the City must ensure that diverse housing options and affordability are available to facilitate new sectors of the workforce who may choose to live in the City.

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
Whittier	26,900	29,100	30,700	31,700	8.2%	8.9%	4,800
<b>Pico Rivera</b>	<b>18,900</b>	<b>20,600</b>	<b>21,700</b>	<b>22,400</b>	<b>9.0%</b>	<b>8.7%</b>	<b>3,500</b>
Downey	47,500	50,100	51,900	53,000	5.5%	5.8%	5,500
Montebello	27,500	29,200	30,100	30,800	6.2%	5.5%	3,300
Los Angeles County	4,246,000	4,662,000	5,062,000	5,226,000	9.8%	12.1%	980,000

Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

**Table 2-6** identifies employment by industry sector for the City of Pico Rivera, using 2010 Census Data and 2018 ACS data. The industry sector with the greatest percent of City employment and largest percent increase between 2010 and 2018 was educational services, health care, and social assistance, with an increase of 1.6 percent during those two years and a total of 5,972 people employed in 2018. The second largest industry within the City was manufacturing, which comprised 12.7 percent of employment in 2010 and 13.9 percent of employment in 2018. Additionally, about 90 percent of employment was comprised of transportation, warehousing, and utility sectors in both 2010 and 2018. The agriculture, forestry, fishing and hunting, and mining industry employs the least amount of Pico Rivera residents (112 people) and experienced the least amount of change between the two survey years.





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Table 2-6: Employment by Sector in Pico Rivera (2010 -2018)

Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	114	0.4%	113	0.4%	0%
Construction	1,785	6.5%	1,725	5.9%	-0.6%
Manufacturing	3,496	12.7%	4,032	13.9%	1.2%
Wholesale trade	1,444	5.3%	1,702	5.9%	0.6%
Retail trade	3,224	11.7%	3,485	12%	0.3%
Transportation and warehousing, and utilities	2,554	9.3%	2,648	9.1%	-0.2%
Information	557	2%	511	1.8%	-0.3%
Finance and insurance, and real estate and rental leasing	1,617	5.9%	1,246	4.3%	-1.6%
Professional, scientific, management, and administrative services	1,963	7.1%	1,953	6.7%	-0.4%
Education services, health care, and social assistance	5,216	19%	5,972	20.6%	1.6%
Arts, entertainment, recreation, accommodation, and food services	2,468	9%	2,891	10%	1%
Other services (except public administration)	1,820	6.6%	1,670	5.8%	-0.9%
Public Administration	1,222	4.4%	1,090	3.8%	-0.7%
<b>TOTAL</b>	<b>27,480</b>	<b>100%</b>	<b>29,038</b>	<b>100%</b>	<b>5.7%</b>

*Source: American Community Survey, 5-Year Estimates, 2010 and 2018.*

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current housing affordability and needs, as well as projected needs. Economists identify a 3.5 to 4.5 percent unemployment as natural, in that it reflects the real voluntary economic forces within a City.<sup>2</sup> **Table 2-7** displays ACS 2018 data for unemployment rates for Pico Rivera, surrounding cities and Los Angeles County. According to the table, in 2018 Pico Rivera had an unemployment rate of 5.5 percent. In comparison to its neighboring cities, Pico Rivera has the second lowest employment rate behind Whittier’s 4.7 percent. The City of Montebello has the highest unemployment rate at 7 percent. Overall, Pico Rivera’s unemployment rate is considered natural, and sits at 1.3 percent below Los Angeles County’s.

<sup>2</sup> Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020



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Jurisdiction	Unemployment rate
Whittier	4.7%
<b>Pico Rivera</b>	<b>5.5%</b>
Downey	5.9%
Montebello	7%
Los Angeles County	6.8%
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	
<i>*Population 16 years and over</i>	

Based on data in **Table 2-7**, approximately 2,769 individuals were unemployed in 2018 and would therefore be more likely to require affordable housing options. Employment and occupation determine a household’s income, and subsequently the households purchasing power or housing options based on affordability. According the SCAG’s Draft Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels. Different occupations and employment status are often reflected in a household’s income category. The four income categories are benchmarked on the County of Los Angeles’ median household income and are as follows:

- **Very Low-Income** (50 percent or less of the county’s median income)
- **Low-Income** (50-80 percent of the county median income)
- **Moderate-Income** (80-120 percent of the county median income)
- **Above Moderate-Income** (120 and above of the county median income)

The median annual income for Los Angeles County households is determined to be \$64,251. According to **Table 2-8**, occupations that fall below 50 percent of this amount are sales; production; transportation and material moving; building, grounds cleaning, and maintenance; personal care and service; farming, fishing and forestry; food preparation and serving related. **Table 2-8** shows that half of all occupations in the County have a median salary that is considered low or very low. According to **Table 2-7**, a majority of employed Pico Rivera persons worked in Education services, health care, and social assistance; these occupations are considered moderate incomes. Additionally, persons employed in manufacturing occupations, the second largest employment group in Pico Rivera, are categorized in the low- and moderate-income groups. Persons employed in retail trade industries earn low and very low incomes, according to **Table 2-8**. Retail trade employees comprise the third largest employment group in Pico Rivera.



Occupation	Salary
Management	\$114,390
Legal	\$104,938
Healthcare Practitioners and Technical	\$82,497
Architecture and Engineering	\$96,327
Computer and Mathematical	\$91,016
Life, Physical and Social Sciences	\$76,729
Business and Financial Operations	\$73,862
Education, Training and Library	\$58,704
Arts, Design, Entertainment, Sports and Media	\$66,605
Construction and Extraction	\$53,407
Protective Services	\$42,698
Community and Social Service	\$51,576
Installation, Maintenance and Repair	\$49,710
Sales	\$30,061
Office and Administration Support	\$38,518
Production	\$30,113
Transportation and Material Moving	\$30,369
Healthcare Support	\$32,833
Building, Grounds Cleaning, and Maintenance	\$30,108
Personal Care and Service	\$25,036
Farming, Fishing and Forestry	\$25,294
Food Preparation and Serving Related	\$24,851

*Source: California Employment Development Division, Occupational Wage data, 2020.*

## C. Household Characteristics

A household includes all persons who occupy a housing unit, as defined by the Census. This may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Nursing facilities, residential care facilities, dormitories, and other group living, as well as, the persons living with them are not considered a household.

Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low-income households. For example, if a city has a prominent aging population who are homeowners but live on fixed incomes, it may consider implementing a home beautification assistance program.

### 1. Household Type

Pico Rivera contains 16,681 total households. **Table 2-9** displays the household characteristics for the City of Pico Rivera, surrounding cities, and the County. Married-couple family households account for the largest percentage of total households in the City at 52.4 percent. A majority of households in Pico Rivera, as well





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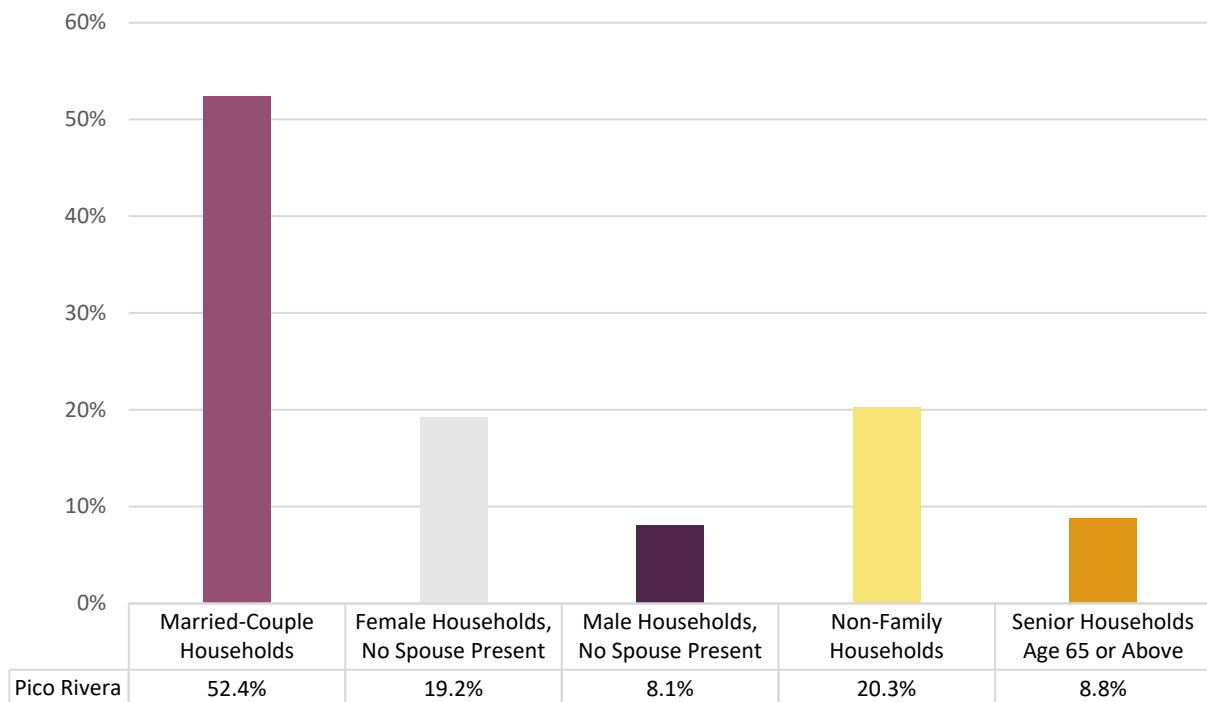
as surrounding cities, were comprised of married-couple households (with or without children). Households of this type tend to seek occupancy in single-family homes with multiple bedrooms. Nonfamily households include persons of non-blood or legal familial connections living together such as partners cohabitating or roommates. Nonfamily households constitute 20.3 percent of Pico Rivera households; comparable to nearby cities with the exception of Whittier, which has 27.5 percent of all households as non-family. Additionally, female headed households with no spouse accounted for 19.2 percent of households in Pico Rivera, comparable to nearby cities, however about four percent higher than the County. **Figure 2-3** shows that senior headed households (65 years of age and above) account for 8.8 percent of Pico Rivera households. Similarly, just 8.1 percent of households in the City are male headed with no spouse present.

**Table 2-9: Household Characteristics by City (2018)**

Jurisdiction	Married-couple Family Households	% of Total Households	Female Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Whittier	13,709	49.7%	4,380	15.9%	7,591	27.5%	27,605
<b>Pico Rivera</b>	<b>8,746</b>	<b>52.4%</b>	<b>3,206</b>	<b>19.2%</b>	<b>3,383</b>	<b>20.3%</b>	<b>16,681</b>
Downey	16,872	50.8%	6,832	20.6%	6,950	20.9%	33,187
Montebello	8,700	45.2%	3,779	19.6%	4,687	24.3%	19,254
Los Angeles County	1,485,293	44.9%	496,573	15%	1,098,844	33.2%	3,306,109

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Figure 2-3: Pico Rivera Household Characteristics in Percent (2018)**



*Source: American Community Survey, 5-Year Estimates, 2018.*



Table 2-10 displays the changes in household types experienced in Pico Rivera between 2010 and 2018 using ACS 2018 data. Over the eight-year period, the total number of households increased by 1.2 percent, about 200 total households. Married-couple family households experienced the largest change with a decrease of 3.2 percent. During this time period, both female and male households with no spouses increased to 19.2 percent and 8.1 percent respectively.

Household Types	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	9,161	55.6%	8,652	52.1%	8,746	52.4%
Female Household, No Spouse Present	2,883	17.5%	3,122	18.8%	3,206	19.2%
Male Household, No Spouse Present	1,285	7.8%	1,528	9.2%	1,346	8.1%
Nonfamily Household	3,147	19.1%	3,305	19.9%	3,383	20.3%
<b>TOTAL HOUSEHOLDS</b>	<b>16,477</b>	<b>100%</b>	<b>16,606</b>	<b>100%</b>	<b>16,681</b>	<b>100%</b>

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

## 2. Household Size

Household size represents the most basic unit of demand for housing; it identifies the type and size of housing needed in a community. Household size is also an indicator of both population growth and household character. Average household size can be both a result and indicator of housing affordability and other household economic conditions and is important in understanding housing need by size and type of housing. For example, data reflecting household size in a community can help identify issues of overcrowding, which is a result of inadequate space for members of a household and considered a burden on a household. Therefore, city’s must analyze their average person per household size to appropriately respond to the type of housing needs in their community.

Table 2-11 identifies household size for the City of Pico Rivera, nearby cities and the county using ACS 2018 data. According to the table, the City of Pico Rivera had an average household size of 3.8 persons, in 2018; the largest when compared to surrounding cities and the County as a whole. Downey had the second largest household size, 3.4 persons per household, followed by Montebello and Whittier (3.3 and 3.1 respectively). Los Angeles County reports an average household size of 3 persons per home.

Jurisdiction	Average Persons per Household
Whittier	3.1
<b>Pico Rivera</b>	<b>3.8</b>
Downey	3.4
Montebello	3.3
Los Angeles County	3

Source: American Community Survey, 5-Year Estimates, 2018.



### 3. Household Income

Household income is directly connected to affordability. As household income increases, it is more likely that the household can afford market rate housing units, larger units and/or pursue ownership opportunities. However, as household income decreases, households tend to pay a disproportionate amount of their income for housing. This may contribute to overcrowding and substandard living conditions.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households in Pico Rivera. The most recent available CHAS data for Pico Rivera was published in August 2020 and was based on 2006-2017 American Community Survey (ACS) data. The CHAS reports that only 44.3 percent of households in Pico Rivera earn a moderate or above moderate income; this data is shown in **Table 2-12**. The remaining population earns less than a low income and 17.2 percent, or 2,925 households, earn an extremely low income.

Income Category (% of County AMFI)	Households	Percent
Extremely Low (30% AMFI or less)	2,925	17.2%
Very Low (31 to 50% AMFI)	2,575	15.1%
Low (51 to 80% AMFI)	3,990	23.4%
Moderate or Above (over 80% AMFI)	7,535	44.3%
<b>TOTAL</b>	<b>17,025</b>	<b>--</b>

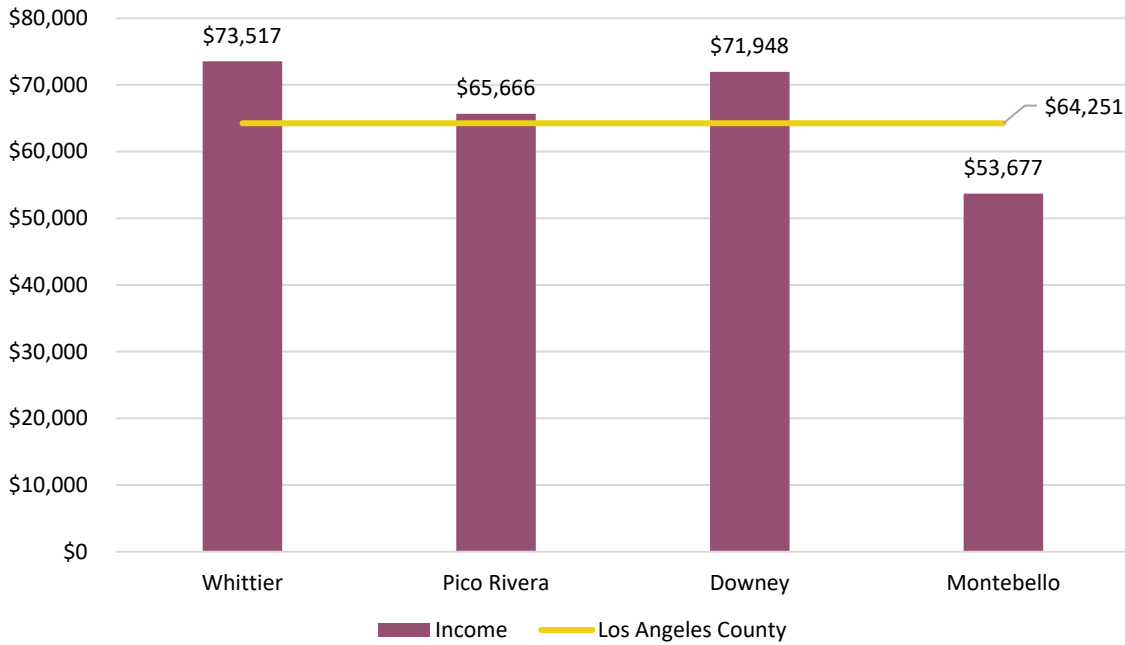
*Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.*  
*Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each city, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.*

While the majority of City residents are not categorized as moderate-income earners, the City as a whole reports a median household income above the County’s (**Figure 2-4**). This amounts to \$1,415 above the County’s median income and is greater than that of Montebello (\$53,677). Pico Rivera’s median household income is \$7,851 and \$6,282 less than Whittier and Downey respectively. Given the percentage of households under the low-income category and the greater average household size, Pico Rivera residents may not have as much flexibility in affording housing as residents of Whittier or Downey and must therefore be accounted for in the development of affordable housing.





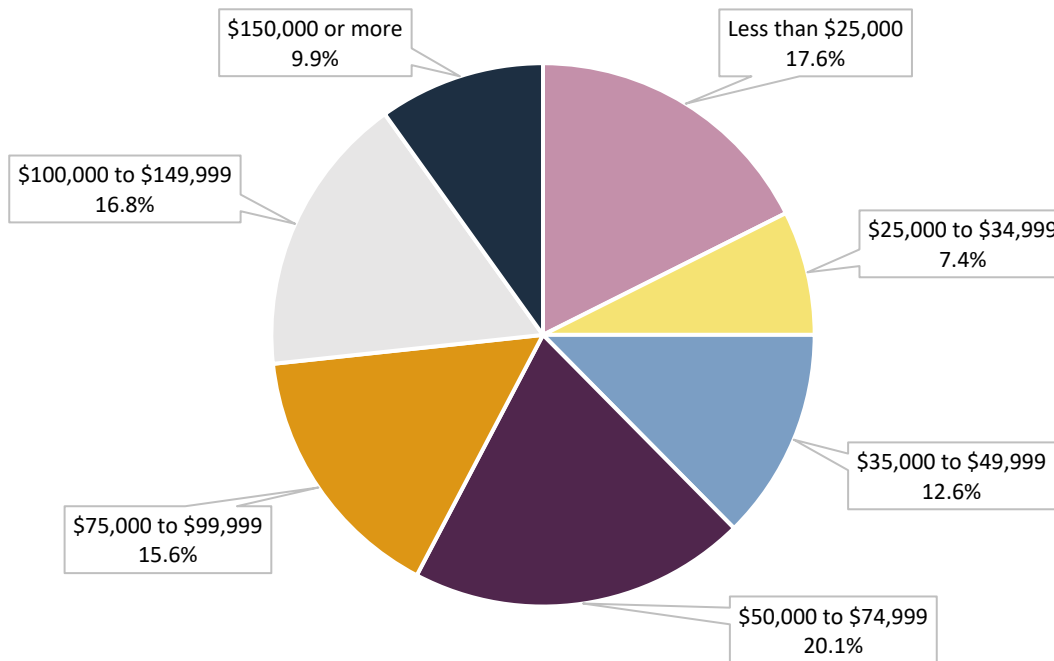
Figure 2-4: Median Household Income by City (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-5 illustrates the breakdown of income by category in Pico Rivera. The pie graph shows that a slightly greater (1.7 percent) number of households earn an income above \$100,000 than those who earn under \$35,000. Households who earn between \$50,000 and \$74,999 represent the largest income category at 20.1 percent of total households in the City.

Figure 2-5: Pico Rivera Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2018.



## D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs, as mentioned earlier, and also on the livability of existing housing units. This is analyzed by comparing the number of households with housing problems based on tenure. Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

**Table 2-13** display CHAS data for housing problems among owners and renters in Pico Rivera. According to the data, 40% percent of homeowners in Pico Rivera experienced a housing problem, while 65 percent of renters experienced a housing problem. Of all households in Pico Rivera, 49 percent (8,290 total households) experience at least one housing problem. The data shows that renters are disproportionately affected by housing problems of any kind within the City.

Severe housing problems include incomplete kitchen and/or plumbing facilities, more than 1.5 persons per room, and a cost burden greater than 50 percent. About 24 percent of homeowners live with at least one of these problems, while 43 percent of renters experienced at least one severe housing problem. Overall, 31 percent of all households in Pico Rivera experienced at least one severe housing problem, while 68 percent had no severe housing problems. Housing problems of any kind, and specifically severe housing problems, affect a household’s safety, access to important household amenities, and overall quality of life.

**Table 2-13: Housing Assistance Needs of Lower Income Households**

Housing Problem Overview*	Owner	% of Owner HH	Renter	% of Renter HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	4,590	40%	3,700	65%	8,290	49%
Household has none of 4 Housing Problems	6,665	59%	1,850	33%	8,515	50%
Cost Burden not available, no other problems	120	1%	95	2%	215	1%
<b>TOTAL</b>	<b>11,380</b>	<b>100%</b>	<b>5,650</b>	<b>100%</b>	<b>17,025</b>	<b>100%</b>
Severe Housing Problem Overview**	Owner	% of Owner HH	Renter	% of Renter HH	Total	% of total HH
Household has at least 1 of 4 Severe Housing Problems	2,770	24%	2,455	43%	5,225	31%
Household has none of 4 Severe Housing Problems	8,485	75%	3,100	55%	11,585	68%
Cost Burden not available, no other problems	120	1%	95	2%	215	1%
<b>TOTAL</b>	<b>11,380</b>	<b>100%</b>	<b>5,650</b>	<b>100%</b>	<b>17,025</b>	<b>100%</b>

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Note: “% of total HH”= Percent of total Households in the City of Pico Rivera



Table 2-13: Housing Assistance Needs of Lower Income Households

\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

\*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

### 1. Overcrowding

A combination of low incomes and high housing costs forces households to live in overcrowded conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in a house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

As displayed in Table 2-14, owner-occupied units and renter-occupied units both show about 7 percent rate of overcrowding, totaling 14.5 percent of all households. At 10.4 percent, more households experienced overcrowding of 1 to 1.5 persons per room in Pico Rivera. A little over half of these households are owner-occupied (53.7 percent) and 46.3 percent are renter occupied. Households that are severely overcrowded with over 1.51 persons per room represent 4.1 percent of all households in the City. Renters are most likely to be subject to this than homeowners, but only 2.6 percent of renter households report severe overcrowding.

Table 2-14: Overcrowding by Tenure in Pico Rivera

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units
Owner Occupied	934	5.6%	258	1.5%	1,192	7.1%
Renter Occupied	806	4.8%	428	2.6%	1,234	7.4%
<b>TOTAL</b>	<b>1,740</b>	<b>10.4%</b>	<b>686</b>	<b>4.1%</b>	<b>2,426</b>	<b>14.5%</b>

Source: American Community Survey, 5-Year Estimates, 2018.

Approximately 7.4 percent of the total renter-occupied housing units within Pico Rivera are either overcrowded or severely overcrowded, as shown in Table 2-15. Overcrowding is typically more common amongst renter-occupier households but considering the above average household size (Table 2-11) and high homeownership (Table 2-13) for Pico Rivera, these percentages make sense. Pico Rivera reports 7.1





percent of their total housing units are owner-occupied. Table 2-16 shows that Pico Rivera has the greatest percentage of overcrowding in the area at 14.5 percent.

**Table 2-15: Overcrowded Housing Units by Tenure**

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Whittier	429	19.2%	1804	80.8%
<b>Pico Rivera</b>	<b>1192</b>	<b>49.1%</b>	<b>1234</b>	<b>50.9%</b>
Downey	1105	28.3%	2795	71.7%
Montebello	414	17.4%	1970	82.6%
Los Angeles County	84471	22.3%	293815	77.7%

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-16: Overcrowded Housing Units by City**

Jurisdiction	Total Overcrowded Units	Percent
Whittier	2,233	8.1%
<b>Pico Rivera</b>	<b>2,426</b>	<b>14.5%</b>
Downey	3,900	11.8%
Montebello	2,384	12.4%
Los Angeles County	378,286	11.4%

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 2. Overpayment (Cost Burden) In Relationship to Income

Affordability is a primary concern for people when looking for housing. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Measuring overpayment for housing in a community identifies what sectors of a community are incurring cost burdens, as well as a city’s overall demand for housing. For example, a community where cost burden is a substantial housing problem among both homeowners and renter may signify high demand for housing. An adequate supply of housing in a community is often reflected in the affordability of housing to renters and homeowners.

As shown in Table 2-17, renters in Pico Rivera are more likely to experience cost burden than homeowners. Over half of renters in the City experience a housing cost burden greater than 30 percent (52.5 percent) and a quarter experience a cost burden exceeding 50 percent (24.4 percent). Table 2-17 shows that for renters as income decreases, the number of households with a cost burden increases – about 0 percent of renters with an above moderate-income experience any cost burden while 35 percent of extremely low-income, renter households have some cost burden. Almost half of homeowners in Pico Rivera experience a cost burden (47 percent) with 32.5 percent experiencing a cost burden over 30 percent and 14.5 percent experiencing a cost burden over 50 percent. About 10.6 percent of homeowners with a 30 percent or more cost burden are low-income households and 15 percent are very and extremely low-income households.



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Table 2-17: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is less-than or = 30%	885	7.8%	710	6.2%	1,120	19.8%	860	15.2%
Household Income >30% to less-than or = 50% AMFI	820	7.2%	555	4.9%	975	17.3%	475	8.4%
Household Income >50% to less-than or = 80% AMFI	1,210	10.6%	360	3.2%	695	12.3%	45	0.8%
Household Income >80% to less-than or = 100% AMFI	385	3.4%	20	0.2%	165	2.9%	0	0.0%
Household Income >100% AMFI	395	3.5%	0	0.0%	10	0.2%	0	0.0%
<b>TOTAL</b>	<b>3,695</b>	<b>32.5%</b>	<b>1,645</b>	<b>14.5%</b>	<b>2,965</b>	<b>52.5%</b>	<b>1,380</b>	<b>24.4%</b>

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

\* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.



## E. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because of their conditions.

Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Pico Rivera may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities, homeless people, single parents, large households, and farmworkers (Table 2-19). Many of these groups overlap, for example elderly people may also have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing.

**Table 2-18: Special Needs Groups**

Special Needs Groups	Total Number	Percent of Total Population	Percent of Total Households
Senior Headed Households (65 years and over)	4,579 households	--	27.5%
Seniors (65 years and over)	9,137 people	14.4%	--
Seniors Living Alone	1,465 people	--	8.8%
Persons with Disabilities	6,061 people	9.6%	
Large Households (5 or more persons per household)	4,157 households	--	24.9%
Single-Parent Households	1,444 households	--	8.7%
Single-Parent, Female Headed Households with Children (under 18 years)	1,109 households	--	6.6%
People Living in Poverty	6,257 people	10%	--
Farmworkers	111 people	--	0.2%
Students*	14,673 people	23%	--
Homeless	170 people	--	0.3%
*3 years and over enrolled in school.			
Source: American Community Survey, 5-Year Estimates, 2018.			
Orange County Point in Time County /homeless Count, 2020.			





## 1. Seniors

The senior population, which is generally defined as those over 65 years of age, has several concerns: limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

Pico Rivera has the second largest percentage of seniors compared to nearby jurisdictions, 14.4 percent which is just below Montebello (15 percent), as shown in **Table 2-19**. The City of Whittier has a similar population of persons aged 65 and above, 14.1 percent followed by Downey with just 11.5 percent. Los Angeles County reports senior population of 12.9 percent, or 1.5 percent below that of Pico Rivera.

In addition to population representation, **Table 2-19** shows household tenure for householders over the age of 65 years. At 23.5 percent, Pico Rivera has the largest percentage of senior households owning the home they live in. In comparison, senior renters represent the lowest percentage compared to neighboring communities.

Table 2-19: Household Tenure and Population Count of Persons Age 65 and Over by City				
Jurisdiction	Owner Households	Renter Households	Total Population Count	Percent of Total Population
Whittier	17.2%	6.8%	12,174	14.1%
<b>Pico Rivera</b>	<b>23.5%</b>	<b>4.9%</b>	<b>9,137</b>	<b>14.4%</b>
Downey	14.6%	5.6%	12,967	11.5%
Montebello	17.0%	9.7%	9,451	15%
Los Angeles County	14.3%	7.9%	1,299,277	12.9%

*Source: American Community Survey, 5-Year Estimates, 2018 and 2019.*

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. In 2018, the American Community Survey reported 3,001 seniors with disabilities in Pico Rivera (**Table 2-20**). Among these disabilities, the most common were ambulatory disabilities, independent living disabilities and hearing disabilities.

## 2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one’s mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors, which can often



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be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

The 2017 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total*	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	47	530	931	<b>1,508</b>	24.9%	2.4%
Population with a Vision Difficulty	129	524	709	<b>1,362</b>	22.5%	2.2%
Population with a Cognitive Difficulty	324	1,006	644	<b>1,974</b>	32.6%	3.1%
Population with an Ambulatory Difficulty	83	1,188	2,152	<b>3,423</b>	56.5%	5.4%
Population with a Self-care Difficulty	168	660	658	<b>1,486</b>	24.5%	2.4%
Population with an independent Living Difficulty	--	1,177	1,363	<b>2,540</b>	41.9%	4.0%
<b>TOTAL</b>	<b>424</b>	<b>2,636</b>	<b>3,001</b>	<b>6,061</b>	<b>100.0%</b>	<b>9.6%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*  
*\*This number may double count as some persons report having one or more disabilities*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;



- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the Eastern Los Angeles Regional Center (ELARC) *Total Annual Expenditures and Authorized Services* Report for the 2019-2020 fiscal year, a total of 14,004 individuals received services. The ELARC is a private, non-profit organization under contract to the California Department of Developmental Services (DDS) which coordinates and provides community-based services to people with developmental disabilities regardless of citizenship and legal status. Of the 14,004 individuals who received services between 2019 and 2020, the greatest number of them were diagnosed with Autism (40.3 percent). The remaining individuals received care for an intellectual disability (33.8 percent), Cerebral Palsy (1.4 percent), Epilepsy (0.9 percent), a Category 5 disability (2.2 percent), and 21.5 percent received services for an "other" disability. A total of 70 percent of those helped reported their ethnicity as Hispanic or Latino. Just under 10 percent reported their race as White, 13 percent reported Asian, 1.4 percent reported Black or African American, and 6.1 percent reported "other". Almost half of those who received services were between the ages of 3 to 21, about 34 percent were 22 years of age or older, and 17.7 percent were 2 years old or younger. The large majority of those helped reported living at the home of their parent(s) or guardian(s) (88.7 percent).

People with developmental disabilities may live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a supervised group living environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy services are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because cities may have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing and medical care, it is common for lower income





large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households.

Large households in Pico Rivera represent a quarter of all households (24.9 percent), as broken down in **Table 2-21**. Throughout the City, 5-person households are the most common large household types (12.5 percent). About 26 percent and 22.6 percent of owner and renter households (respectively) have large households with 5 or more persons per household.

Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
5-Person Household	1,443	12.9%	640	11.7%	2,083	12.5%
6-person household	715	6.4%	322	5.9%	1,037	6.2%
7-or-more person Households	763	6.8%	274	5%	1,037	6.2%
<b>TOTAL LARGE HOUSEHOLDS</b>	<b>2,921</b>	<b>26%</b>	<b>1,236</b>	<b>22.6%</b>	<b>4,157</b>	<b>24.9%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

#### 4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers often face social marginalization pressures that often limit their occupational choices and income earning potential, housing options and access to supportive services.

**Table 2-22** displays the data for single parent households in Pico Rivera as compared to Los Angeles County using ACS 2018 data. Single-parent households make up 10.9 percent of all households in Pico Rivera, this is 3.1 percent below the single-parent amount of Los Angeles (14 percent). 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. Pico Rivera has 5 percent less single-parent male households and 5 percent more single-parent female households than Los Angeles County.



Table 2-22: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty		Single Parent Households	Percent of Total Households
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	Percent
Pico Rivera	335	23.2%	1,109	76.8%	474	32.8%	1,444	10.9%
Los Angeles County	87,646	28.3%	221,777	71.7%	121,525	39.3%	309,423	14%

*Source: American Community Survey, 5-Year Estimates, 2018.*

### 5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Los Angeles County, a total of 413 farms employed 3,266 workers in 2017. Permanent workers are those who have worked 150 days or more in a year, while seasonal workers are those who have worked less than 150 days. In 2017, L.A. County reported 1,749 permanent workers and 1,517 seasonal workers. There were 395 migrant workers and 822 unpaid workers reported in 2017.

The 2018 ACS 5-Year Estimates reports that the median earnings for those employed in the agriculture, forestry, fishing, hunting, and mining industry in Pico Rivera is \$25,781. This falls below 50 percent of the median income for Los Angeles County and is considered a very-low income (40 percent).

### 6. Extremely Low-income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) indicates that there are approximately 3,990 low-income households and 2,575 very low-income households in Pico Rivera. Very low-income households are those households that earn 50 percent or less of the area median family income (AMFI) for Los Angeles County. Extremely low-income households are those which earn less than 30 percent of the AMFI. There are approximately 2,920 extremely low-income households in Pico Rivera, including renters and homeowners. **Table 2-23** includes data characterizing affordability and cost burden for various income groups.

As the table shows, extremely low-income renters are disproportionately affected by housing problems than homeowners. About 20.4 percent of renters who experience a cost burden earn an annual income of 30 percent or below the Area Median Family Income (AMFI). In contrast, 7.7 percent of homeowners with 30 percent of the AMFI have cost burdens.



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**Table 2-23: Housing Problems for All Households by Income Category**

Income Category	Owner					
	Household has at least 1 of 4 Housing Problems	% of Owner HH	Household has none of 4 Housing Problems	% of Owner HH	Cost Burden not available, no other Housing Problem	% of Owner HH
Household Income is less-than or = 30%	880	7.7%	485	4.3%	120	1.1%
Household Income >30% to less-than or = 50% AMFI	880	7.7%	520	4.6%	0	0%
Household Income >50% to less-than or = 80% AMFI	1,445	12.7%	1,300	11.4%	0	0%
Household Income >80% to less-than or = 100% AMFI	625	5.5%	880	7.7%	0	0%
Household Income >100% AMFI	755	6.6%	3,480	30.6%	0	0%
<b>TOTAL</b>	<b>4,590</b>	<b>40.3%</b>	<b>6,665</b>	<b>58.6%</b>	<b>120</b>	<b>1.1%</b>
Income Category	Renter					
	Household has at least 1 of 4 Housing Problems	% of Renter HH	Household has none of 4 Housing Problems	% of Renter HH	Cost Burden not available, no other Housing Problem	% of Renter HH
Household Income is less-than or = 30%	1,155	20.4%	185	3.3%	95	1.7%
Household Income >30% to less-than or = 50% AMFI	1,105	19.6%	70	1.2%	0	0%
Household Income >50% to less-than or = 80% AMFI	900	15.9%	345	6.1%	0	0%
Household Income >80% to less-than or = 100% AMFI	350	6.2%	465	8.2%	0	0%
Household Income >100% AMFI	195	3.5%	790	14%	0	0%
<b>TOTAL</b>	<b>3,700</b>	<b>65.5%</b>	<b>1,850</b>	<b>32.7%</b>	<b>95</b>	<b>1.7%</b>
<b>TOTAL HOUSEHOLDS (Owner and Renter)</b>	<b>8,290</b>	<b>48.7%</b>	<b>8,515</b>	<b>50%</b>	<b>215</b>	<b>1.3%</b>

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

\*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

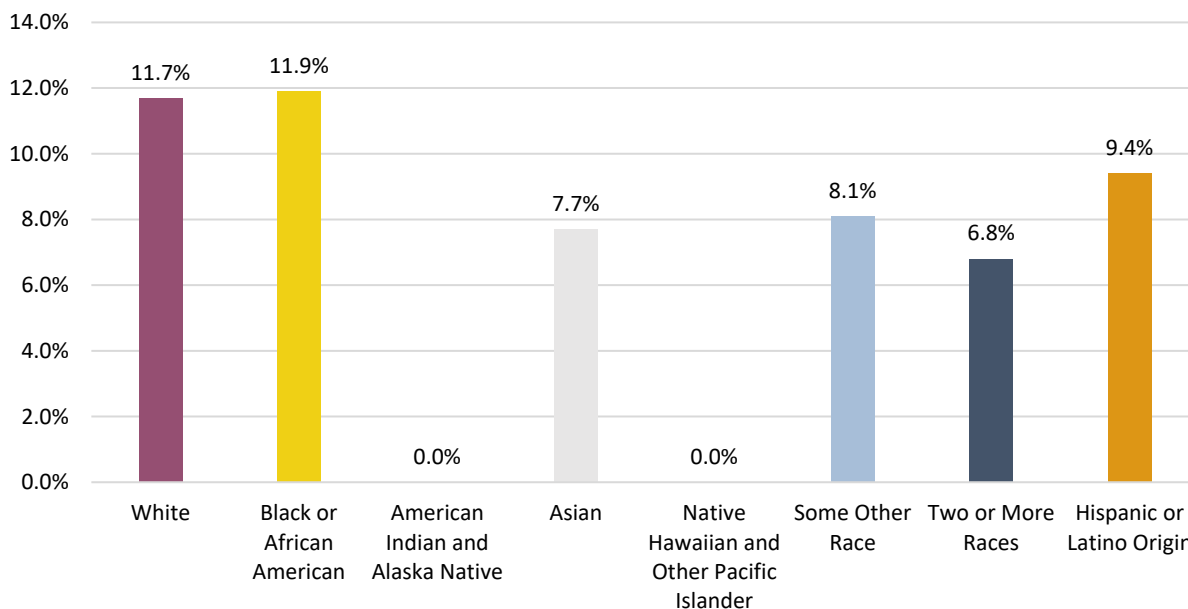
Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.





Figure 2-6 shows that the population which identifies as Black/African American in Pico Rivera experienced the highest levels of poverty in 2018 (11.9 percent). The Black population reports the greatest percentage of poverty despite representing one of the lowest percentages of the Pico Rivera population (0.8 percent as shown in Figure 2-2). Additionally, the population that identified as White was the second largest subgroup to experience poverty in 2018 at 11.7 percent of the overall White population. 9.4 percent of persons who identified as Hispanic or Latino of any race reported to be living in poverty in 2018, as well as 8.1 percent of person who reported Some Other Race and 6.8 percent of persons who reported Two or More Races. Both the American Indian/Alaska Native and Native Hawaiian/other Pacific Islander populations report no poverty; these population groups are the smallest in the City with only 0.7 percent and 0.1 percent representation (respectively). Overall, Poverty levels were more highly reported in populations of color, such as the Black and Hispanic or Latino populations.

Figure 2-6: Percent below Poverty Level by Race and Ethnicity (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

## 7. Homeless

Throughout the country and Los Angeles region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include, increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that cities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following list the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are



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exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in a shelter or a place not meant for human habitation immediately prior to entering that institution.

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Point in Time Count is conducted by Los Angeles County in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines to provide information on where homeless individuals are in the County. Thousands of volunteers across the County counted 66,436 individuals experiencing homelessness in January 2020; of those, 48,041 were unsheltered and 18,395 were sheltered. The individual counts per cities are shown in **Table 2-24**. 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 unsheltered. Similarly a majority of persons experiencing homelessness in surrounding cities were unsheltered.

Jurisdiction	Unsheltered	Sheltered	Total	% of County
Whittier	183	47	230	0.3%
<b>Pico Rivera</b>	<b>170</b>	<b>0</b>	<b>170</b>	<b>0.3%</b>
Downey	231	27	258	0.4%
Montebello	170	0	170	0.3%
Los Angeles County	48,041	18,395	66,436	100%

*Source: Orange County Point in Time Count, Everyone Counts Report 2020.*



## 8. Students

The need for student housing is another factor affecting housing demand. The 2018 ACS reports 14,673 total students enrolled in school over the 3 years of age. Of this amount, 4,154 are college or graduate school students. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact upon housing demand is critical in areas that surround universities and colleges. While Pico Rivera may not have a university or college located in the City, students from nearby schools could reside in the City. While college and university students often reside with their parents, some students reside in Pico Rivera in their own independent housing. Students living independently have varied needs and may live on fixed incomes; they often seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus.

A report by the California Community College Chancellor's Office identified a recent study of 70 community colleges found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent).<sup>3</sup> Student's often require affordable rental housing; the City of Pico Rivera recognizes that affordability and availability of housing may provide a burden on students in the City.

## F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Pico Rivera to identify how well the current housing stock meets the needs of its current and future residents.

### 1. Housing Growth

According to the American Community Survey, Pico Rivera's housing stock was estimated to grow by 244 units between 2010 and 2015, as shown in **Table 2-25**. From 2015 to 2018 Pico Rivera's housing stock was estimated to moderately increase by less than one percent. Montebello was estimated to experience the largest growth in housing stock in the region from 2010 to 2015 (7.1 percent) which was estimated to decrease about 4 percent through 2018. Overall, the County of Los Angeles was estimated to increase moderately from 2010 to 2018. Housing stock considerations made in the section are estimates determined by the ACS data, which is benchmarked on the most recent census data and therefore, not exact. And further discussion of housing resources and development is outlined in Section 3. Housing Constraints and Resources.

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<sup>3</sup> California Community Colleges, Chancellor's Office, Basic Needs Survey report, 2018.





**Table 2-25: Housing Unit Growth Trends (2010 – 2018)**

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Whittier	28,670	28,905	28,628	0.8%	-1%
<b>Pico Rivera</b>	<b>17,000</b>	<b>17,221</b>	<b>17,244</b>	<b>1.3%</b>	<b>0.1%</b>
Downey	34,836	34,133	34,473	-2%	1%
Montebello	19,980	21,408	20,444	7.1%	-4.5%
Los Angeles County	3,425,736	3,476,718	3,524,321	1.5%	1.4%

*Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.*

## 2. Housing Type

**Table 2-26** shows a breakdown of housing units by type in Pico Rivera in comparison to the County. The City has very distinctive differences with Los Angeles County amongst single-family detached homes and multi-family units. Over 75 percent of Pico Rivera housing units are single-family detached units, specifically 13,130 units, while the County reports 48.9 percent. Approximately 16.7 percent of housing in Pico Rivera are multi-family units, while in L.A. County multi-family units represent 42.9 percent of the housing stock. Single-family attached units and mobile homes also represent smaller percentages in Pico Rivera than in the County.

**Table 2-26: Total Housing Units by Type**

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
<b>Pico Rivera</b>	<b>13,130</b>	<b>76.1%</b>	<b>824</b>	<b>4.8%</b>	<b>2,904</b>	<b>16.7%</b>	<b>386</b>	<b>2.2%</b>
Los Angeles County	1,724,098	48.9%	227,623	6.5%	1,513,962	42.9%	56,280	1.6%

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2018, homeowners predominantly occupied single-family detached units (93.4 percent) as provided in **Table 2-27**. Renters are almost evenly distributed between single-family detached housing units and multi-family housing units (42.5 percent and 47 percent respectively).



Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes
Owner Occupied	93.4%	3.2%	1.4%	2%
Renter Occupied	42.5%	7.6%	47%	2.9%

Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-28** identifies housing trends and potential housing needs by comparing average household sizes and tenure amongst Pico Rivera and surrounding cities. The table shows that Pico Rivera has the largest average household sizes compared to the surrounding cities for both owner-occupied and renter-occupied households. Owner-occupied households represent 67.3 percent of all households in Pico Rivera; the neighboring cities report percentages between 43 percent and 59 percent. Los Angeles County has 21.5 percent less owner households than Pico Rivera. Furthermore, renter-occupied households in Pico Rivera are the smallest in the area. Montebello has the highest percentage with 56.7 of renter households.

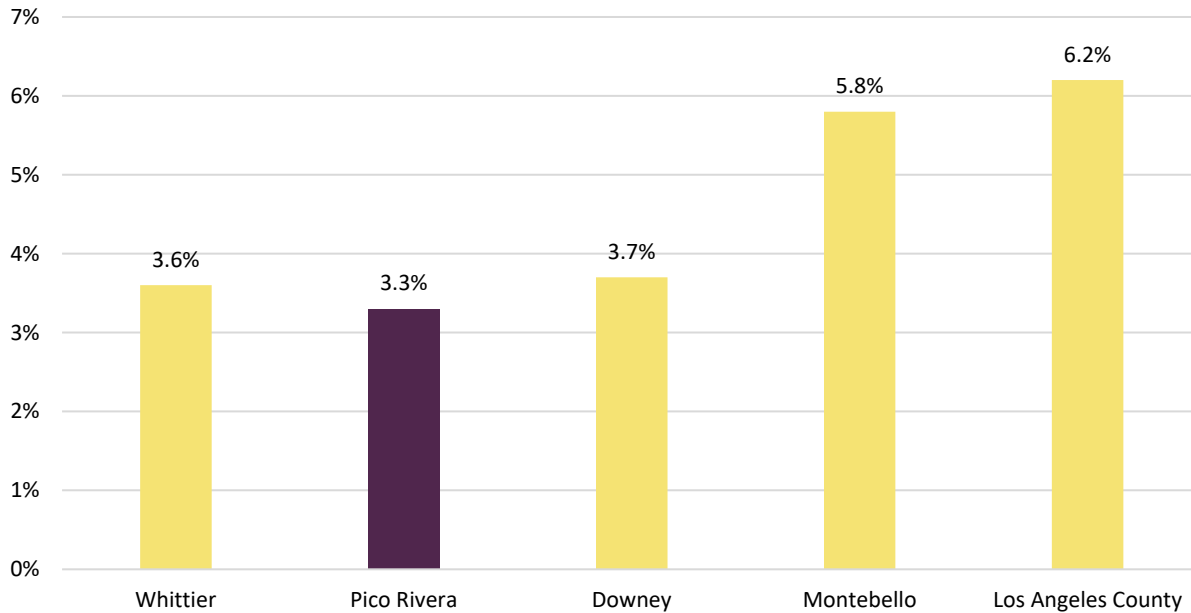
Jurisdiction	Owner Occupied Households (% of Total Households)	Average Owner Household Size	Renter Occupied Households (% of Total Households)	Average Renter Household Size
Whittier	56.9%	3.2	43.1%	2.9
<b>Pico Rivera</b>	<b>67.3%</b>	<b>4</b>	<b>32.7%</b>	<b>3.4</b>
Downey	50.6%	3.6	49.4%	3.2
Montebello	43.3%	3.2	56.7%	3.3
Los Angeles County	45.8%	3.2	54.2%	2.8

Source: American Community Survey, 5-Year Estimates, 2018.

Vacancy rates are an important housing indicator because they identify the degree of housing choice available in a community. High vacancy rates indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.



Figure 2-7: Vacancy Rates by City (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-7 illustrates the differences in vacancies in the area and shows that Pico Rivera has the lowest vacancy rate of the nearby cities at 3.8 percent. Los Angeles County reports the largest vacancy rate with 6.2 percent; Montebello also has a highest vacancy rate for the area with 5.8 percent. Of the vacancies in Pico Rivera, Table 2-29 shows that most remain vacant for seasonal, recreational or occasional use (143 units or 25 percent of vacancies). Seasonal or recreational use may be secondary vacation homes or home listed as vacation rentals; seasonal use means that a unit does not have a permanent tenant. An estimated 183 units remain vacant as the units are on the market to be sold or rented. In total, 563 housing units are reported vacant in 2018.

Type of Housing	Estimate
For rent	117
Rented, not occupied	0
For sale only	66
Sold, not occupied	54
For seasonal, recreational or occasional use	143
Other vacant	183
<b>TOTAL</b>	<b>563</b>

Source: American Community Survey, 5-Year Estimates, 2018.



### 4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

In Pico Rivera, half of the housing stock was built in nine years between 1950 and 1959 (Figure 2-8). The City was incorporated in 1958, which may be a contributing factor to this development boom. Since 1959 development has dramatically slowed and only 2.5 percent, or 431 units, of the housing stock was added after 2000.

Figure 2-8: Housing Stock Age



Source: American Community Survey, 5-Year Estimates, 2018.

### 5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to the City of Pico Rivera residents. The median cost of housing in Pico Rivera is \$415,100, as provided in Table 2-30. This is the lowest housing value of the nearby cities and \$119,300 below the County median. Of the neighboring cities, Whittier has the largest median home value at \$528,400, followed by Downey with \$525,500.

Jurisdiction	Median Home Value
Whittier	\$528,400
<b>Pico Rivera</b>	<b>\$415,100</b>
Downey	\$525,500
Montebello	\$466,700
Los Angeles County	\$534,400

Source: American Community Survey, 5-Year Estimates, 2018.





Table 2-31 outlines the average monthly price of rent in Pico Rivera and how it has changed between 2017 and 2020 depending on the number of bedrooms per unit. This data is provided by the Zillow Rent Index Report for Pico Rivera – the report does not include data on 1-bedroom units. However, data for 2-bedroom and 3-bedroom units shows a consistent increase in price between 2017 and 2020. The 2-bedroom units experienced a rent increase of 10.1 percent and the price of 3-bedroom units rose by 8.2 percent.

Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	--	--	--	--	--
2 bedrooms	\$2,019	\$2,058	\$2,150	\$2,223	10.1%
3 Bedrooms	\$2,342	\$2,374	\$2,419	\$2,534	8.2%

Source: Zillow Rent Index Report 2020

Housing affordability can be determined by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Together, the information can determine who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and/or overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Family Income (AMFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Los Angeles County are shown in Table 2-32 and Table 2-33.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table 2-30) and market rental rates (Table 2-31) to determine what types of housing opportunities a household can afford.

**Extremely Low-Income Households**

Extremely low-income households earn less than 30 percent of the County AMFI – up to \$23,700 for a one-person household and up to \$36,550 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Pico Rivera without assuming a substantial cost burden.

**Very Low-Income Households**

Very low-income households earn between 31 percent and 50 percent of the County AMFI – up to \$39,450 for a one-person household and up to \$60,850 for a five-person household in 2020. A very low-income household can generally afford homes priced between \$149,600 and \$218,300, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$986 to



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\$1,521 in monthly rent, depending on household size. Given the higher cost of housing in Pico Rivera, persons or households of very low-income could not afford to rent or purchase a home in the City.

### Low-Income Households

Low-income households earn between 51 percent and 80 percent of the County's AMFI - up to \$63,100 for a one-person household and up to \$97,350 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$260,000 to \$388,500. Based on the asking prices of homes for sale in 2020 (**Table 2-30**), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$1,578 in rent per month and a five-person low-income household could afford to pay as much as \$2,434. Low-income households in Pico Rivera would not be able to find adequately sized affordable apartment units (**Table 2-31**).

### Moderate Income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMFI – up to \$100,150, depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$268,300 for a one-person household and \$401,500 for a five-person family. Moderate income households in Pico Rivera would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between \$1,623 and \$2,504 per month. Moderate income households would not be able to afford rent in the City.



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Table 2-32: Affordable Housing Costs in Los Angeles County (2020)

Annual Income	Mortgage	Utilities <sup>1</sup>	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
<b>Extremely Low-income (30% of AMFI)</b>						
1-Person	\$23,700	\$349	\$155	\$89	\$593	\$76,500
2-Person	\$27,050	\$402	\$173	\$101	\$676	\$88,000
3-Person	\$30,450	\$437	\$210	\$114	\$761	\$95,800
4-Person	\$33,800	\$461	\$257	\$127	\$845	\$101,000
5-Person	\$36,550	\$480	\$297	\$137	\$914	\$105,200
<b>Very Low-Income (50% of AMFI)</b>						
1-Person	\$39,450	\$683	\$155	\$148	\$986	\$149,600
2-Person	\$45,050	\$784	\$173	\$169	\$1,126	\$171,800
3-Person	\$50,700	\$867	\$210	\$190	\$1,268	\$190,000
4-Person	\$56,300	\$939	\$257	\$211	\$1,408	\$205,800
5-Person	\$60,850	\$996	\$297	\$228	\$1,521	\$218,300
<b>Low-income (80% AMFI)</b>						
1-Person	\$63,100	\$1,186	\$155	\$237	\$1,578	\$260,000
2-Person	\$72,100	\$1,359	\$173	\$270	\$1,803	\$297,800
3-Person	\$81,100	\$1,513	\$210	\$304	\$2,028	\$331,700
4-Person	\$90,100	\$1,658	\$257	\$338	\$2,253	\$363,500
5-Person	\$97,350	\$1,772	\$297	\$365	\$2,434	\$388,500
<b>Moderate Income (120% AMFI)</b>						
1-Person	\$64,900	\$1,224	\$155	\$243	\$1,623	\$268,300
2-Person	\$74,200	\$1,404	\$173	\$278	\$1,855	\$307,800
3-Person	\$83,500	\$1,564	\$210	\$313	\$2,088	\$342,900
4-Person	\$92,750	\$1,714	\$257	\$348	\$2,319	\$375,800
5-Person	\$100,150	\$1,831	\$297	\$376	\$2,504	\$401,500

Source: 2020 LACDA Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Development Authority Utility Allowance.

1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.



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Table 2-33: Affordable Monthly Housing Cost for Renters in Los Angeles County (2020)				
Annual Income		Rent	Utilities <sup>1</sup>	Total Affordable Monthly Housing Cost
<b>Extremely Low-income (30% of AMFI)</b>				
1-Person	\$23,700	\$438	\$155	\$593
2-Person	\$27,050	\$503	\$173	\$676
3-Person	\$30,450	\$551	\$210	\$761
4-Person	\$33,800	\$588	\$257	\$845
5-Person	\$36,550	\$617	\$297	\$914
<b>Very Low-income (50% of AMFI)</b>				
1-Person	\$39,450	\$831	\$155	\$986
2-Person	\$45,050	\$953	\$173	\$1,126
3-Person	\$50,700	\$1,058	\$210	\$1,268
4-Person	\$56,300	\$1,151	\$257	\$1,408
5-Person	\$60,850	\$1,224	\$297	\$1,521
<b>Low-income (80% AMFI)</b>				
1-Person	\$63,100	\$1,423	\$155	\$1,578
2-Person	\$72,100	\$1,630	\$173	\$1,803
3-Person	\$81,100	\$1,818	\$210	\$2,028
4-Person	\$90,100	\$1,996	\$257	\$2,253
5-Person	\$97,350	\$2,137	\$297	\$2,434
<b>Moderate Income (120% AMFI)</b>				
1-Person	\$64,900	\$1,468	\$155	\$1,623
2-Person	\$74,200	\$1,682	\$173	\$1,855
3-Person	\$83,500	\$1,878	\$210	\$2,088
4-Person	\$92,750	\$2,062	\$257	\$2,319
5-Person	\$100,150	\$2,207	\$297	\$2,504
<p>Source: 2020 LACDA Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Development Authority Utility Allowance.</p> <p>1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.</p>				





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







# Housing Constraints

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

## A. Non-Governmental Constraints

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

### 1. Land and Construction Costs

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

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



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

## 2. Availability of Financing

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

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

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



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

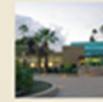
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.

### 3. Economic Constraints

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

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





## B. Governmental Constraints

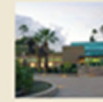
In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to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

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

### 1. Land Use Controls

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

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



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

### **Overlay Districts**

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

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

## **2. Residential Development Standards**

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

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



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**Table 3-2: Residential Development Standards**

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

Source: City of Pico Rivera Zoning Code, 2020.

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

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



### **Yard Requirements**

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

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

### **Lot Coverage and FAR**

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

### **Maximum Building Height**

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

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

### **Usable Open Space**

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

### **Parking Standards**

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





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

**Table 3-3: Parking Requirements**

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

Source: City of Pico Rivera Zoning Code 2020

### 3. Various Types of Housing Permitted

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



## 6th Cycle Housing Element (2021-2029)



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

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

**Notes:**

Source: City of Pico Rivera Municipal Code

X = Permitted

C = Conditional

P = Prohibited

NA = Not Available

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

**Additional Notes:**

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



### 6th Cycle Housing Element (2021-2029)



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

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

Source: City of Pico Rivera Municipal Code

#### **Single-Family Dwelling**

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

#### **Multi-Family Dwelling**

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



## 6th Cycle Housing Element (2021-2029)



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

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

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

### **Two-Family Dwelling**

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

### **Boardinghouses**

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

### **Guest Houses, limited to one only**

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

### **Senior Citizen Housing**

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

### **Planned Residential Unit Developments**

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

### **SRO (efficiency units)**

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





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

**Supportive/Transitional Housing**

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

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

**Accessory Dwelling Unit (ADU)**

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

**Emergency Shelters**

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

**Community Care Facilities**

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

**Farmworker Housing**

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



### **Low Barrier Navigation Center**

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

## **4. Planned Unit Development**

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

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

## **5. Growth Management Measures**

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

## **6. Specific Plans**

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



**Specific Plan 301**

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

Specific Plan 301 provides for four distinct development components:

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

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

Specific Plan 400.4 provides four land use sub-area components

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

**7. State Density Bonus Law**

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

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



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

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

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

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

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





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

## 8. Housing for Persons with Disabilities

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

### **Land Use Controls**

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

### **Definition of Family**

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

### **Reasonable Accommodation**

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

### **Purpose and Intent**

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

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

### **Application Requirements**

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

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



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

### **Approval Process**

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

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

### **Findings and Decision**

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

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



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

**Appeal to Findings**

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

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

**9. Development and Planning Fees**

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

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

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



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





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

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

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



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

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

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

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



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

## 10. On- and Off-Site Improvements

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

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

### **Subdivision Improvements**

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

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

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



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

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





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

### 11. Building Codes and Enforcement

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

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

### 12. Local Permits and Processing Times

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

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



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

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

**Senate Bill 35**

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

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

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



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

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

## C. Infrastructure Constraints

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

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

### 1. Water Supply

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

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

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

<sup>2</sup> City of Pico Rivera, Urban Water Management Plan, 2015.



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

**Water Demand**

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

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

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

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

**Water Quality**

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

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

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

**Wastewater**

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

<sup>3</sup> Ibid.





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

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

**Stormwater Management**

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

**2. Fire and Emergency Services**

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

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

**3. Police Services**

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

**D. Environmental Constraints**

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

**1. Geologic and Seismic Hazards**

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

<sup>4</sup> City of Pico Rivera, Urban Water Management Plan, 2015.



## 6th Cycle Housing Element (2021-2029)

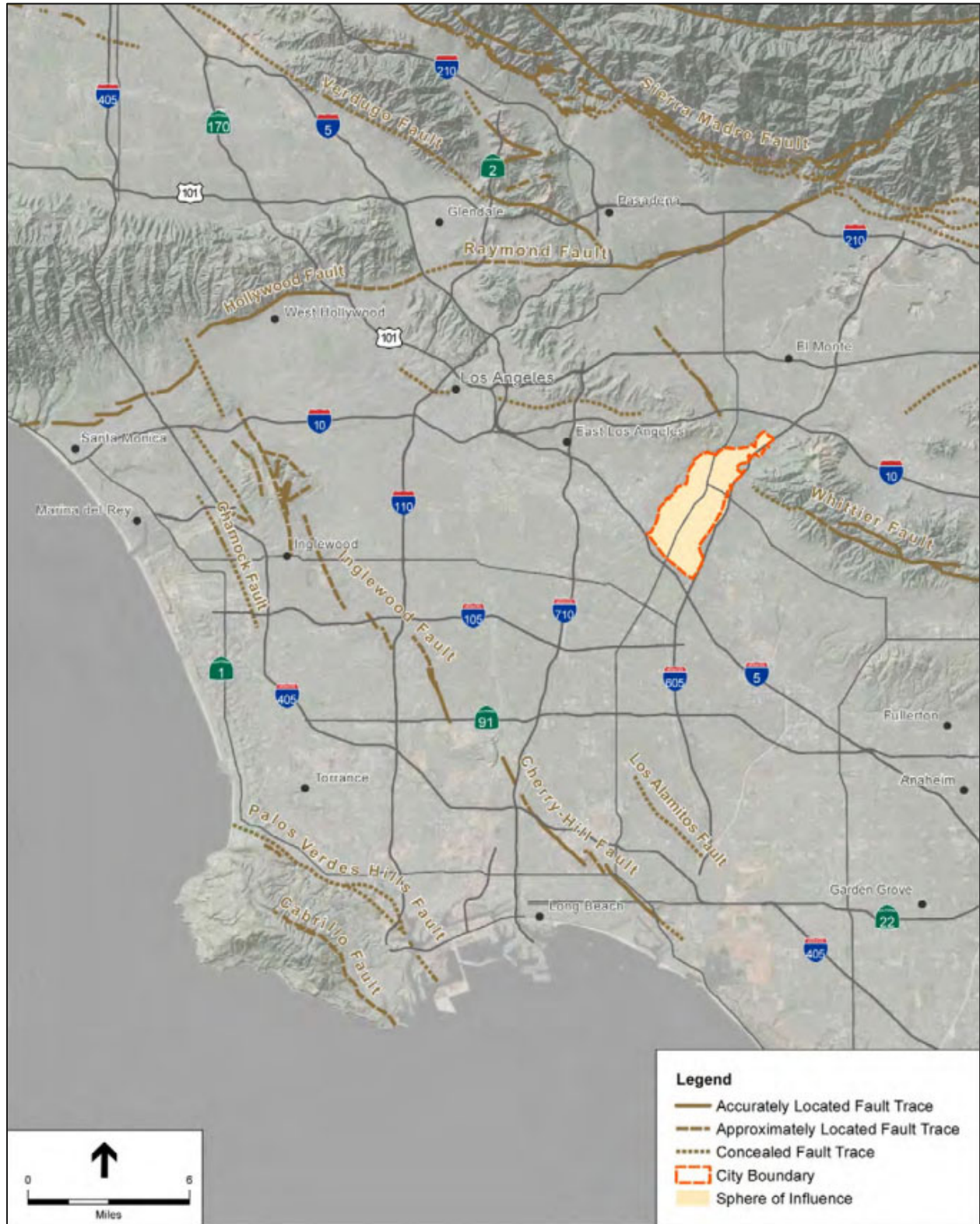


Those faults most likely to impact the City as a result of seismic activity include the San Andreas, the Sierra Madre, and the Raymond Hill faults. Known faults in the region are shown in **Figure 3-1**.

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



Figure 3-1: Regional Faults



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



## 2. Flooding

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

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

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

### **Whittier Narrows Dam**

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

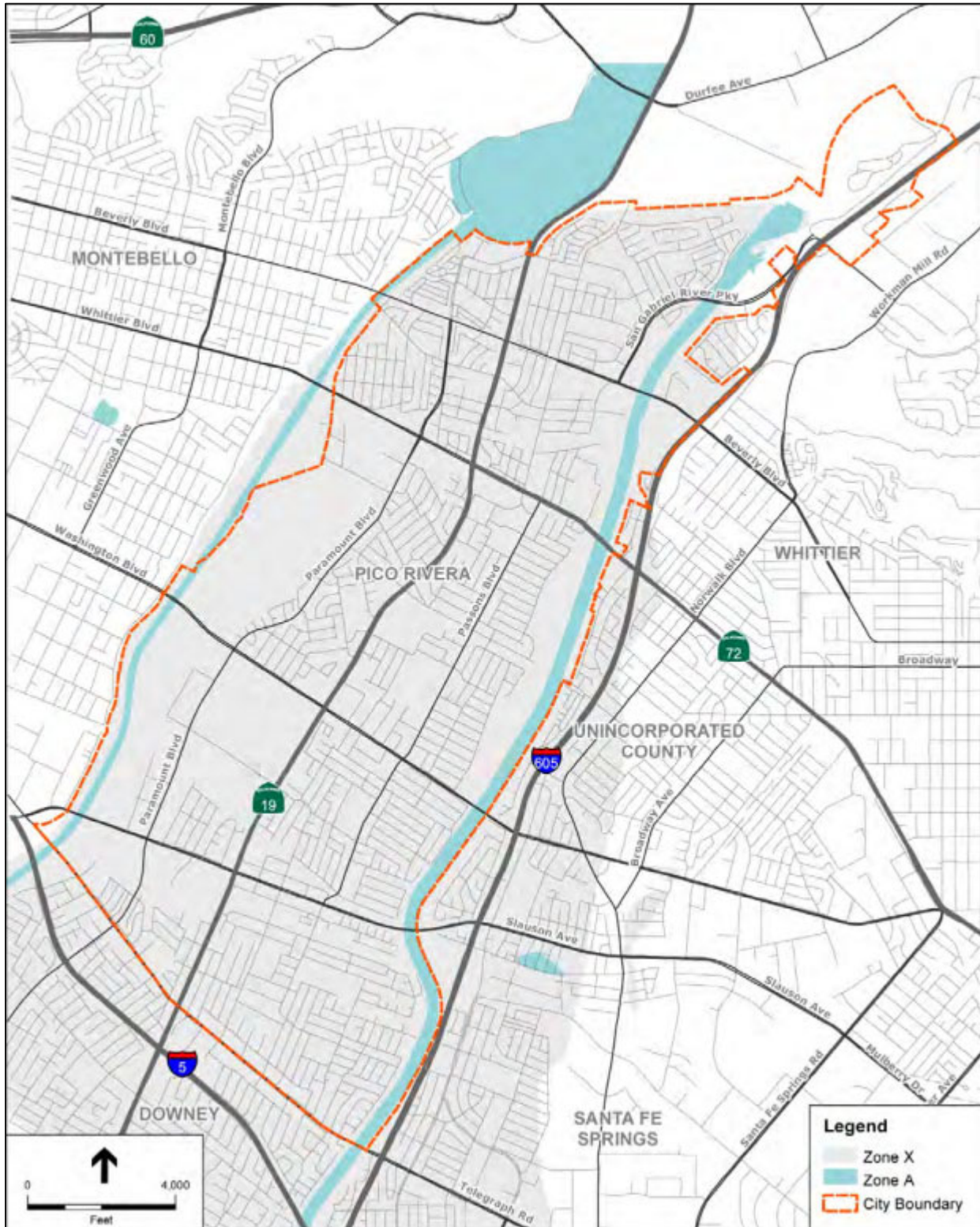
## 3. Fire Hazards

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





Figure 3-2: FEMA Flood Zones

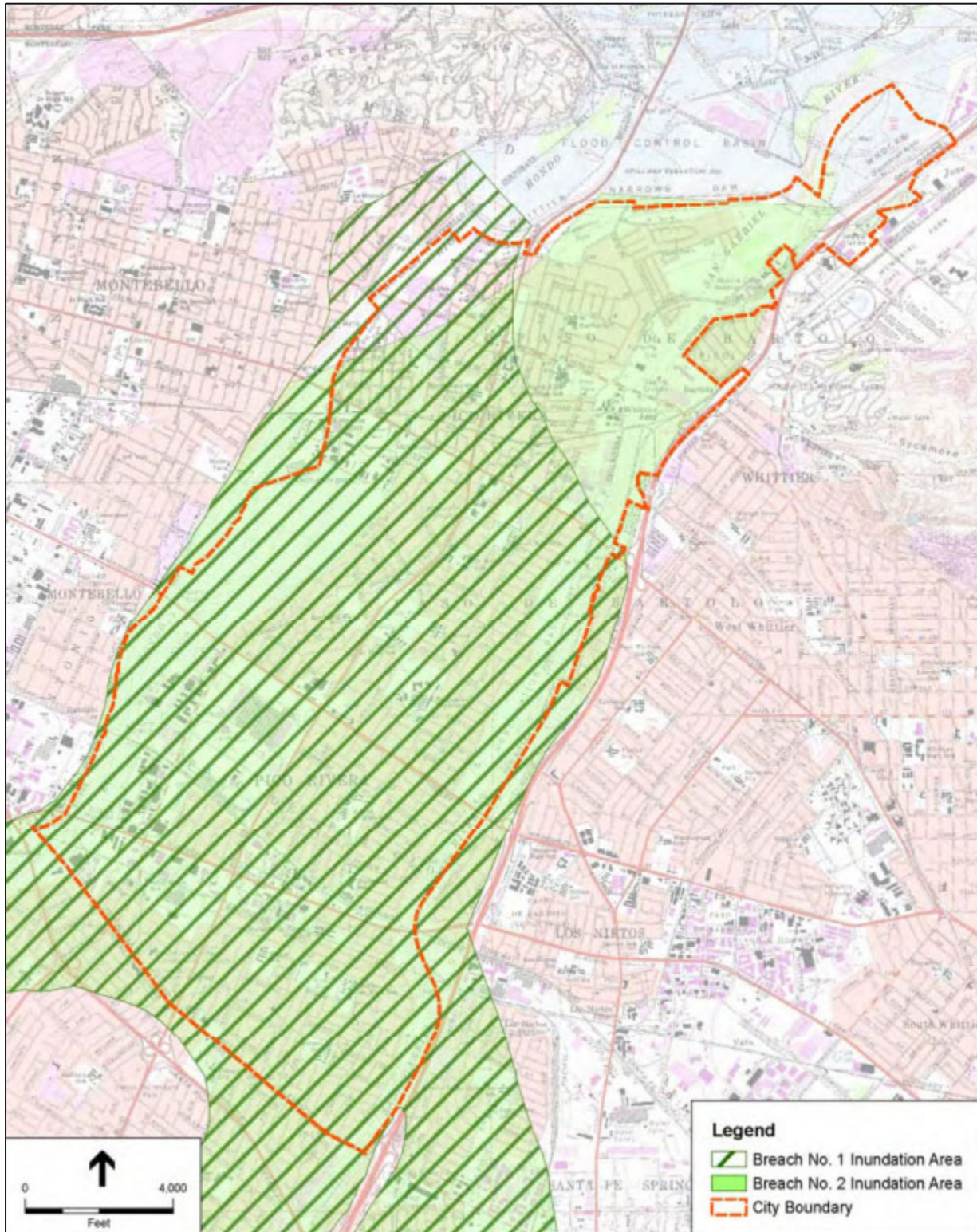


Source: City of Pico Rivera General Plan – Chapter 9 Safety Element, 2014





Figure 3-3: Whittier Narrows Dam Inundation



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



# Housing Resources

## E. Regional Housing Needs Allocation

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

### 1. Residential Sites Inventory

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

#### **Regional Housing Needs Allocation**

##### Future Housing Needs

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

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

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

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





## 6th Cycle Housing Element (2021-2029)



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

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

### **Adequacy of Sites for RHNA**

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

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

## 2. Above Moderate- and Moderate-Income Sites

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

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

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





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

### 3. Sites Suitable for Lower Income Housing

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

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

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

#### **Development of Non-Residentially Zoned Sites for Affordable Housing**

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

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

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

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

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



## 6th Cycle Housing Element (2021-2029)



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

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

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

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

State law requires that the City analyze:

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

#### **Past Experience Developing Non-Vacant Sites for Residential Uses**

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



### 6th Cycle Housing Element (2021-2029)



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

#### Existing Uses on Candidate Sites

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



### **Lease Analysis**

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

### **Regulatory Incentives**

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

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

### **Current Market Demand for Existing Uses**

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

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

### **Development Trends**

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

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





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

## 5. Accessory Dwelling Unit Production

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

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

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

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

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

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



## F. Financial Resources

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

### 1. Section 8 Housing Choice Voucher

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

### 2. Community Development Block Grants (CDBG)

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

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

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

### 3. HOME Investment Partnership Program (HOME)

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

## G. Opportunities for Energy Conservation

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

### 1. Title 24 and Pico Rivera

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



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

## 2. Energy Conservation

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

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

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



# Affirmatively Furthering Fair Housing (AFFH)

## H. Affirmatively Furthering Fair Housing (AFFH)

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

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

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

The purpose of the Analysis of Impediments to Fair Housing Choice (AI) and Assessment of Fair Housing (AFH) is to maintain the City’s compliance with the AFFH certification, and it’s three key purposes include:

- To provide an analysis of the extent to which certain fair housing issues exist in Pico Rivera
- To identify factors that contribute to the issues as well as impediments to fair housing choice
- To describe actions to eliminate or ameliorate the negative consequences of the contributing factors and impediments to fair housing issues and choice

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

### 1. Needs Assessment

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

#### **2020 AI Outreach**

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





## 6th Cycle Housing Element (2021-2029)



- Residents who responded to the Analysis of Impediments to Fair Housing Choice Survey
- Stakeholder interviews
- Housing Rights Center (HRC)
- Great Schools
- Los Angeles County Department of Public Social Services
- Los Angeles County Department of Public Health
- California Tax Credit Allocation Committee (CTCAC)
- California Department of Housing and Community Development (HCD)
- U.S. Department of Housing and Urban Development – Fair Housing and Equal Opportunity (FHEO), San Francisco Regional Office
- U.S. Department of Housing and Urban Development, HUD Exchange, Washington, D.C. Headquarters

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

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

The City also hosted stakeholder interviews which identified a need for affordable housing with an emphasis on different housing types for both owners and renters. The interviews also focused attention on the need for economic development and creating economic incentives for the development of affordable housing.<sup>6</sup>

### **Fair Housing Enforcement and Outreach Capacity**

The City partners with the Housing Rights Center (HRC) to provide fair housing services throughout Pico Rivera. HRC is a 501c3 nonprofit agency whose mission is to actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, familial status, marital status, disability, genetic information, ancestry, age, source of income or other characteristics protected by law.

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

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

Additionally, HUD awards grants to help fight housing discrimination, which is referred to as the Fair Housing Initiative Program (FHIP). FHIP organizations partner with HUD to help people identify government

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



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

- The Fair Housing Organizations Initiative (FHOI) provides funding that builds the capacity and effectiveness of non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively.
- The Private Enforcement Initiative (PEI) offers a range of assistance to the nationwide network of fair housing groups. This initiative funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.
- The Education and Outreach Initiative (EOI) offers a comprehensive range of support for fair housing activities, providing funding to State and local government agencies and nonprofit organizations for initiatives that educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

According to the 2020-25 AI, between 2014 and 2019, HRC obtained various Fair Housing Initiative Grants. In 2014 and 2018 HRC was awarded Multi-Year (3-year) Private Enforcement Initiatives (PEI) Grants in the amount of \$300,000 per year, then in 2015 HRC obtained a Fair Housing Organization Initiative (FHOI) grant in the amount \$467,747 for an 18-month period.

**Fair Housing Issues**

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

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

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

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

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



**Lending Patterns**

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

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



**Hate Crimes**

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

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

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

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

**1. Integration and Segregation Patterns and Trends**

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

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

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

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





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

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

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



Source: Census Scope, Social Science Data Analysis Network

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

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.



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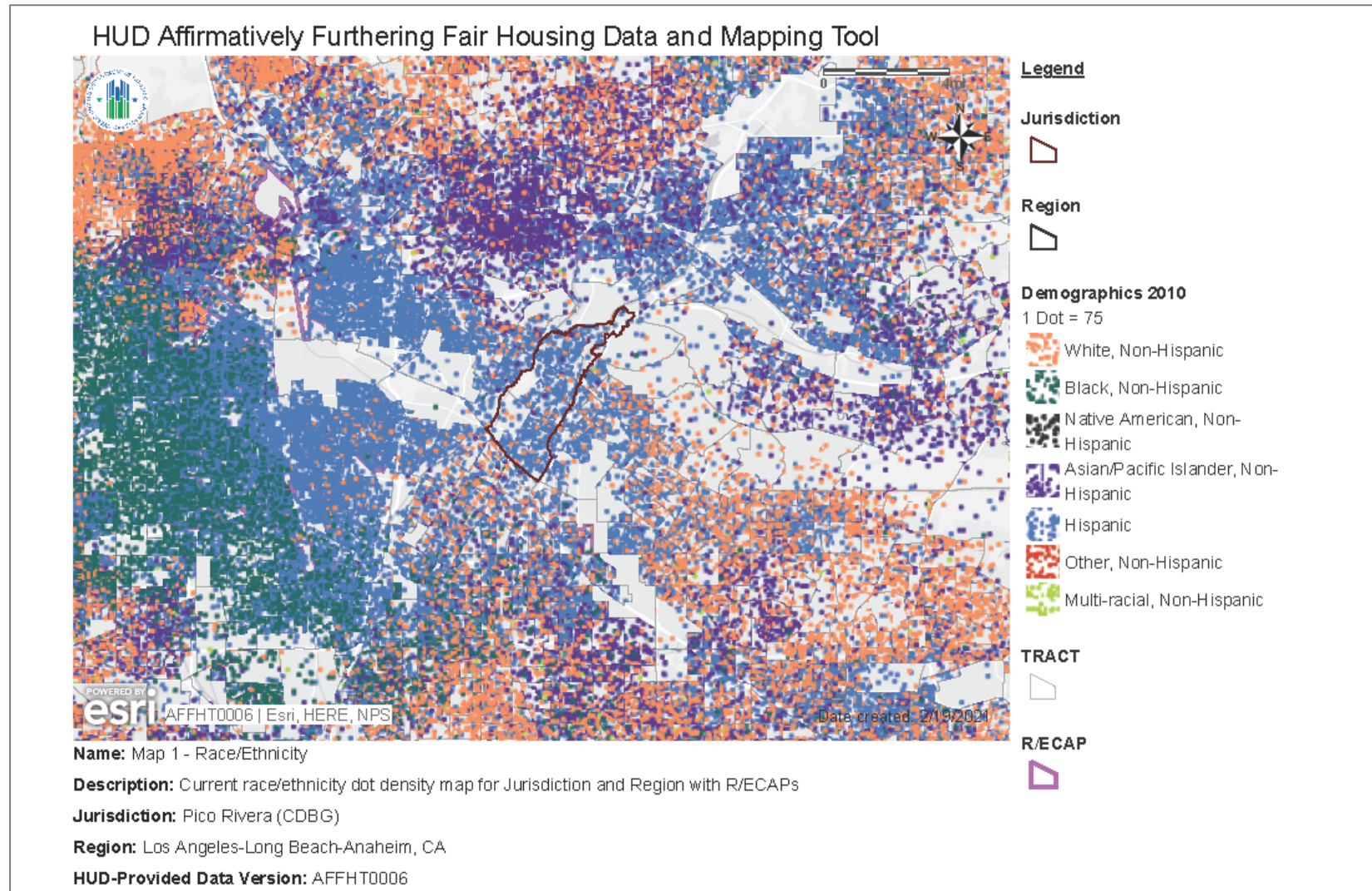
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that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



# 6th Cycle Housing Element (2021-2029)



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



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



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

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

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

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

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

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

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

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

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

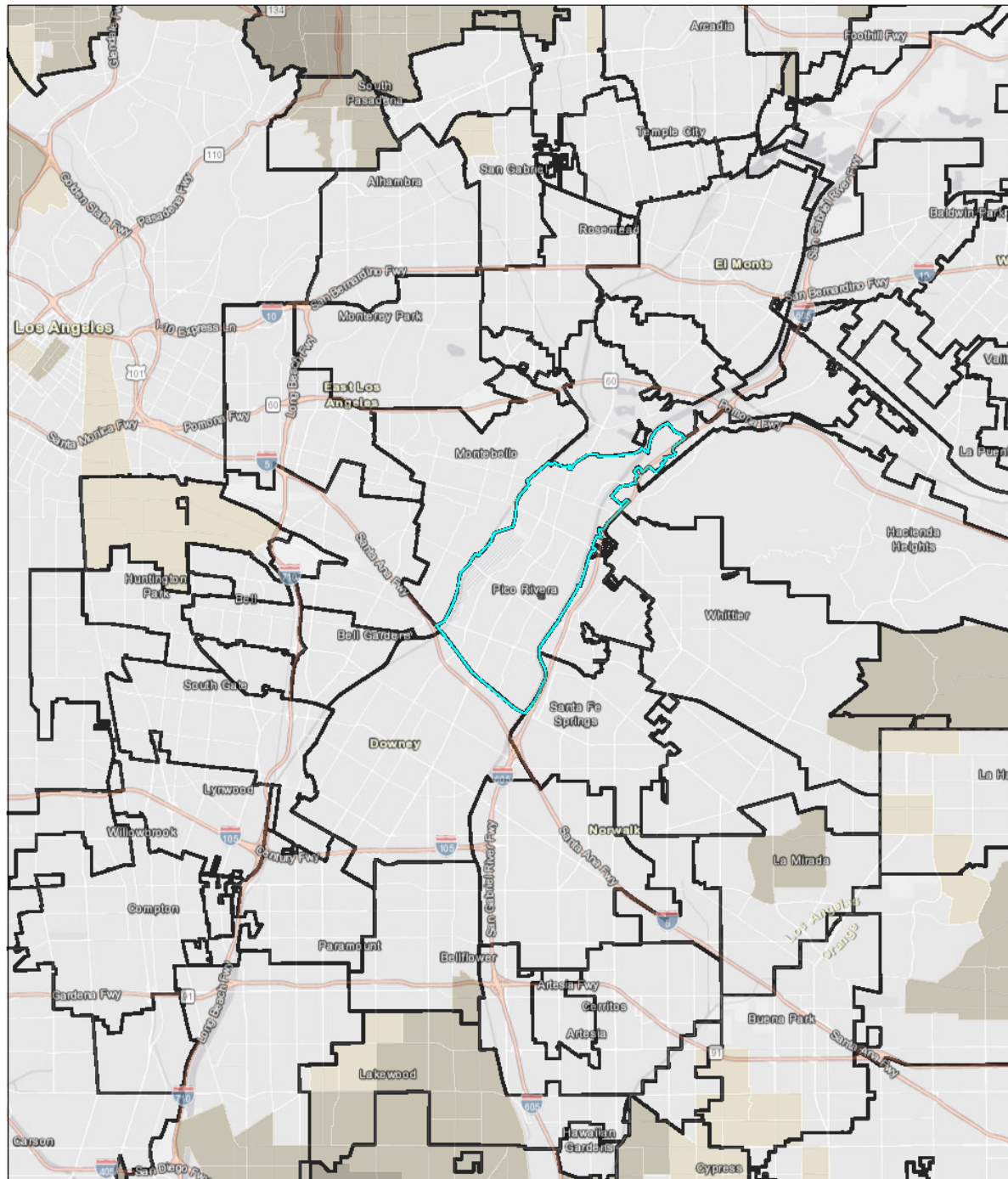
<sup>8</sup> Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

<sup>9</sup> IBID.





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



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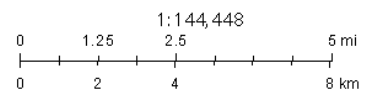
City/Town Boundaries

(R) Predominant Population - White Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

Predominant (gap > 50%)



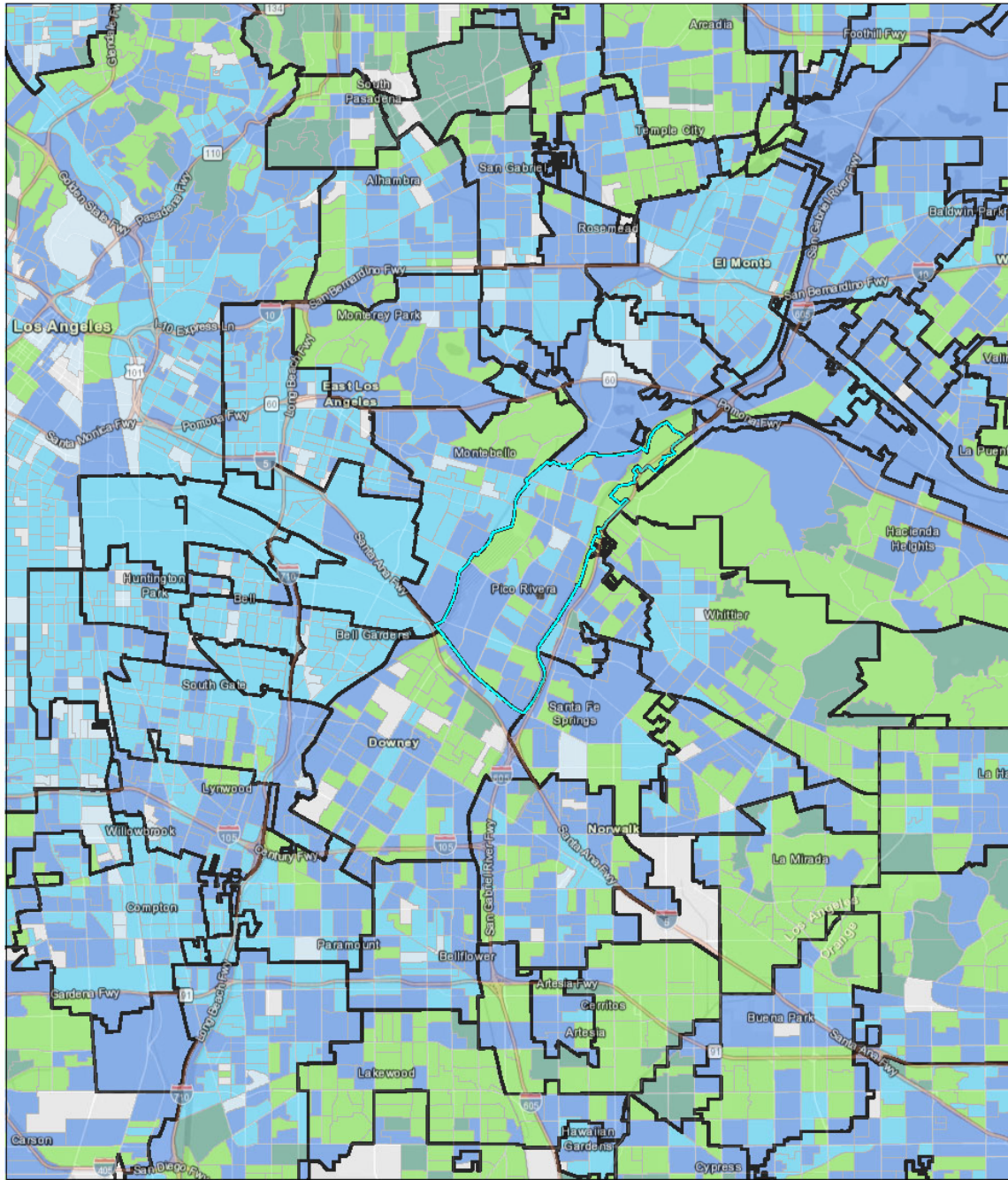
Source: California Department of Housing and Community Development – AFFH Data Viewer



6th Cycle Housing Element (2021-2029)



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



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City/Town Boundaries

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

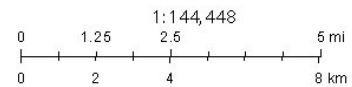
< \$30,000

< \$55,000

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

< \$125,000

Greater than \$125,000



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





#### 4. Disparities in Access to Opportunity

##### **Regional Opportunity Index (ROI)**

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

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

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

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

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

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



## 6th Cycle Housing Element (2021-2029)



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

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

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

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

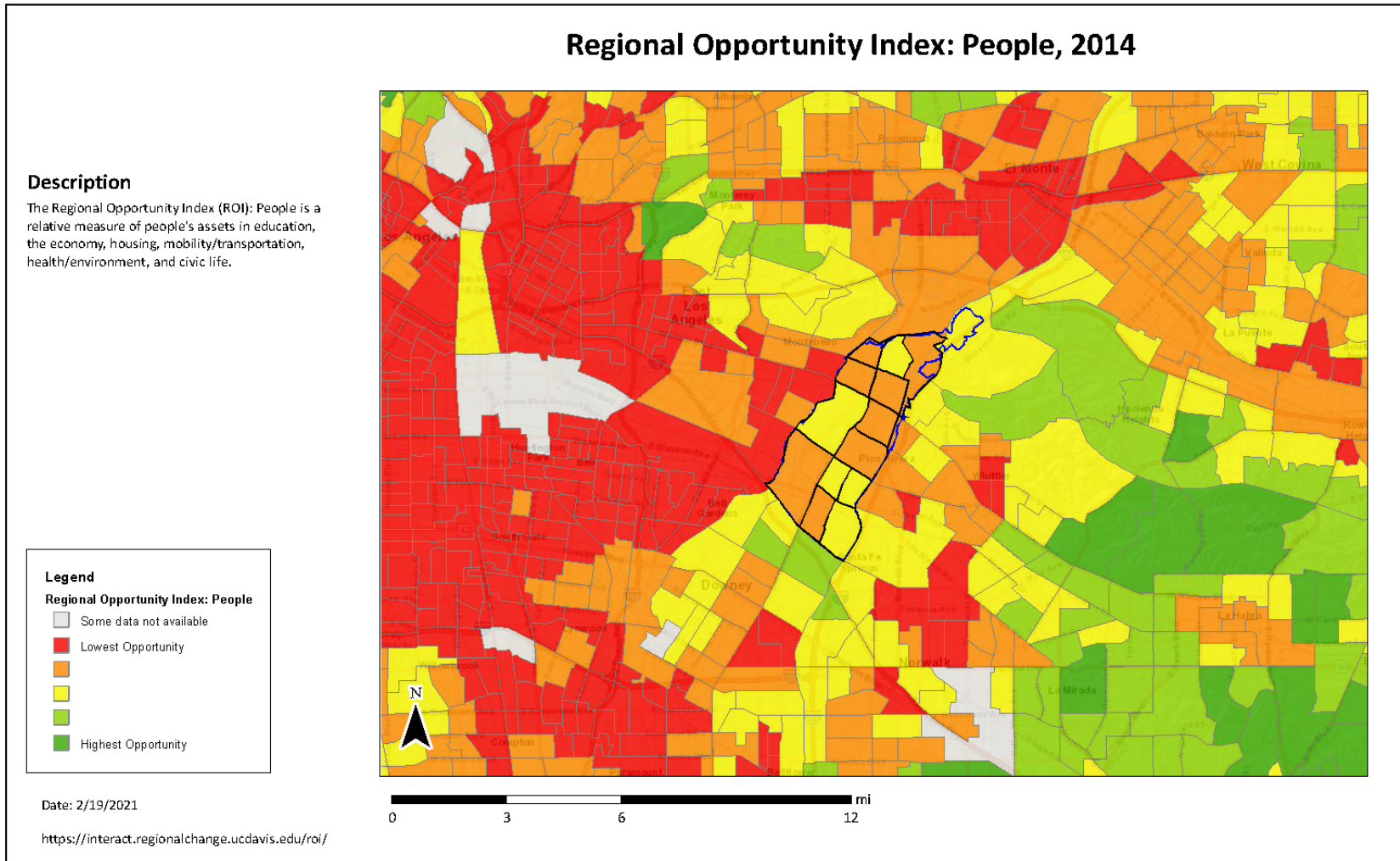




# 6th Cycle Housing Element (2021-2029)



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



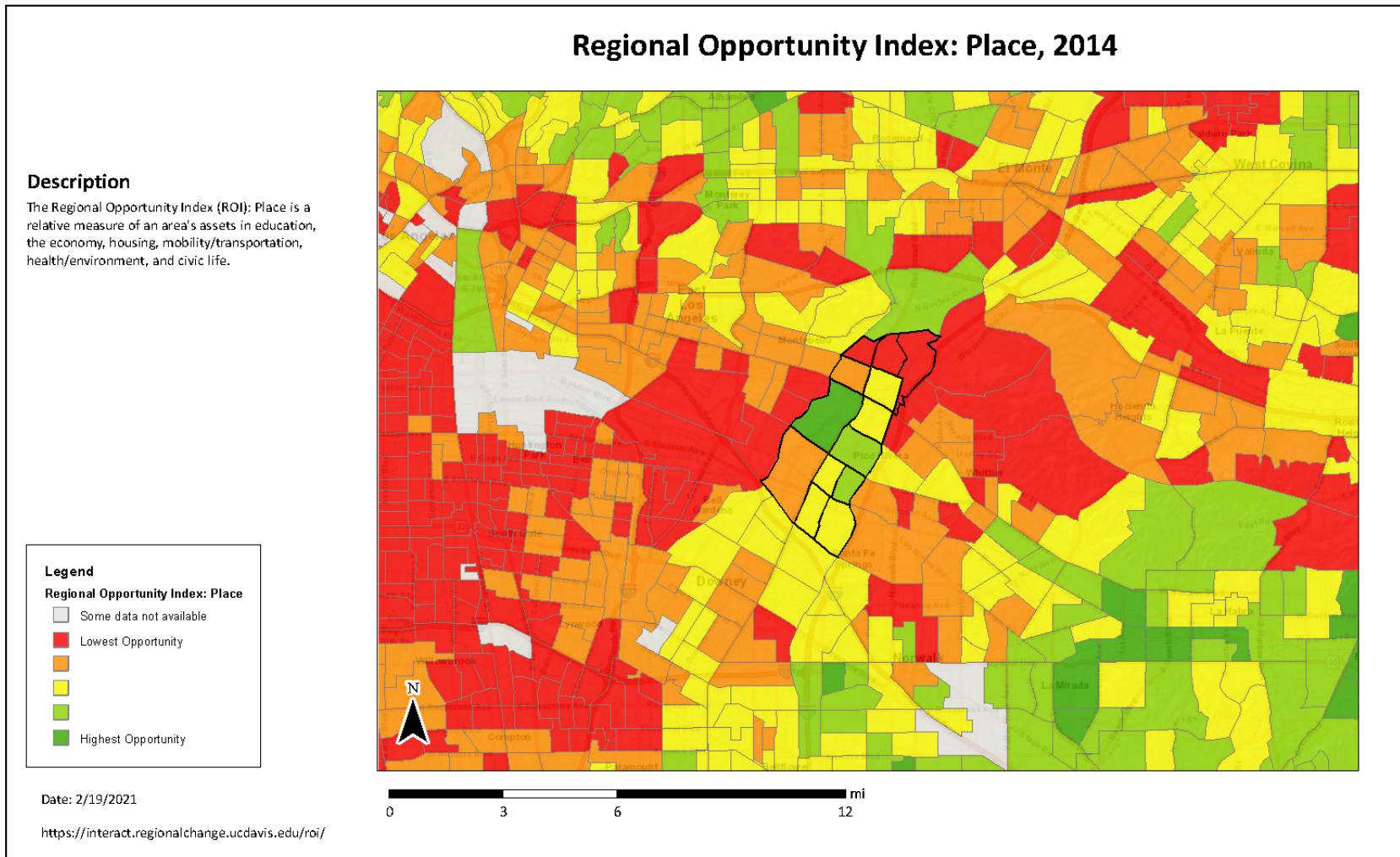
Source: UC Davis Center for Regional Change and Rabobank, 2014



# 6th Cycle Housing Element (2021-2029)



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



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





### 6th Cycle Housing Element (2021-2029)



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

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

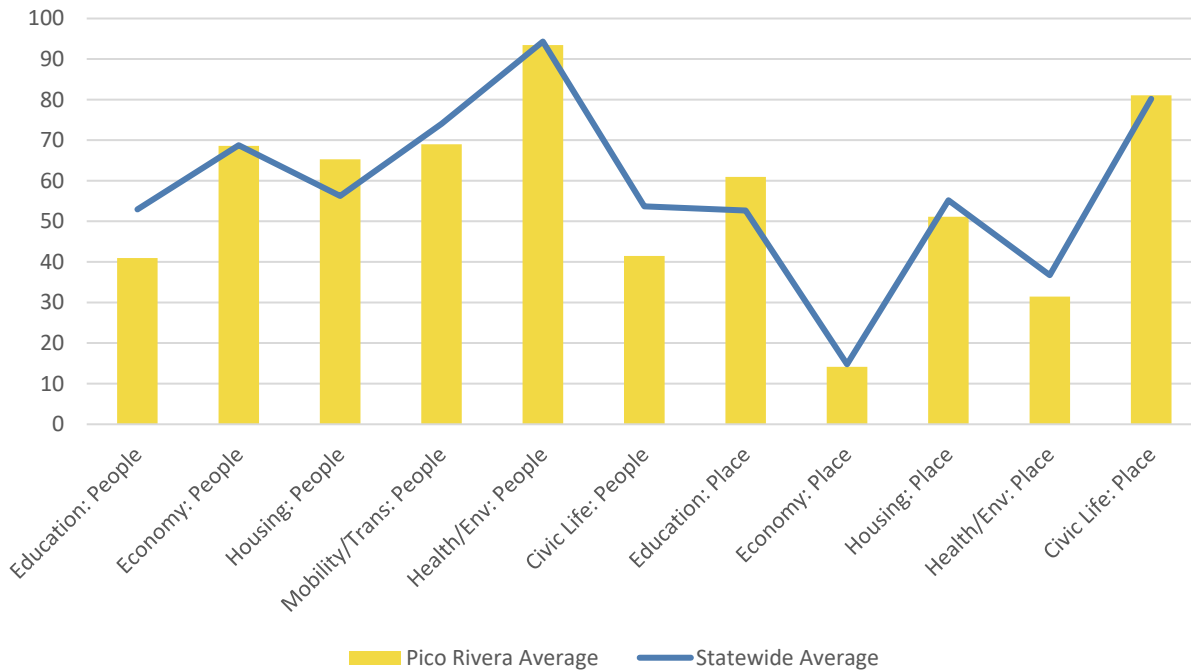


### 6th Cycle Housing Element (2021-2029)



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

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



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

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





### 6th Cycle Housing Element (2021-2029)



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

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

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

Source: HUD AFFH Mapping tool, Accessed February 19, 2021.  
 Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

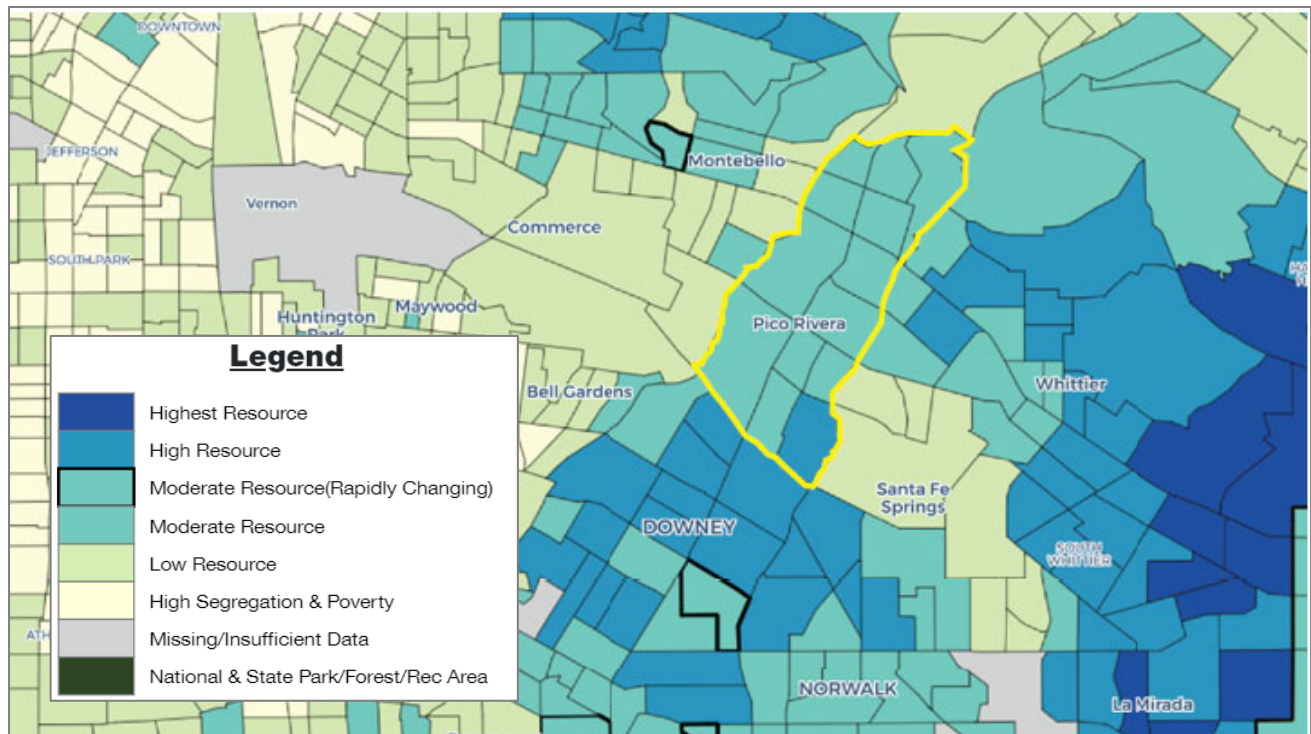


**TCAC/HCD Distribution of Resources**

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

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

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



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



## 5. Discussion of Disproportionate Housing Needs

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

### **Existing Need**

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

### **Housing Needs in Pico Rivera**

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

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

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

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

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



### 6th Cycle Housing Element (2021-2029)



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

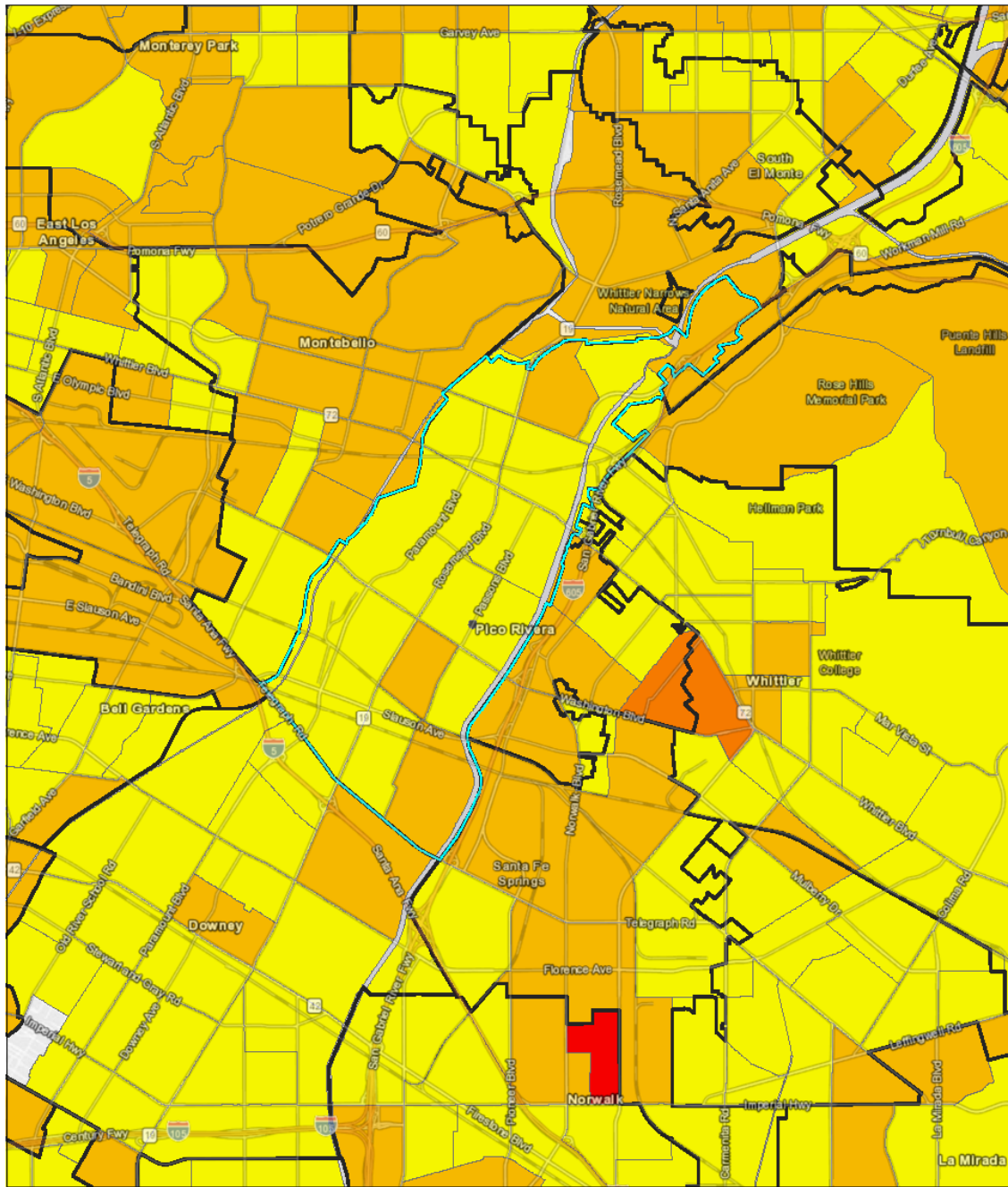
Source: American Community Survey, 5-Year Estimates. 2019

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





Figure 3-12: Pico Rivera Population with a Disability



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City/Town Boundaries

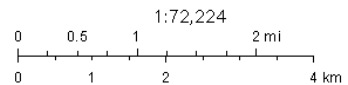
(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

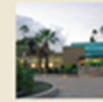
> 40%



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



### 6th Cycle Housing Element (2021-2029)



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

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

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

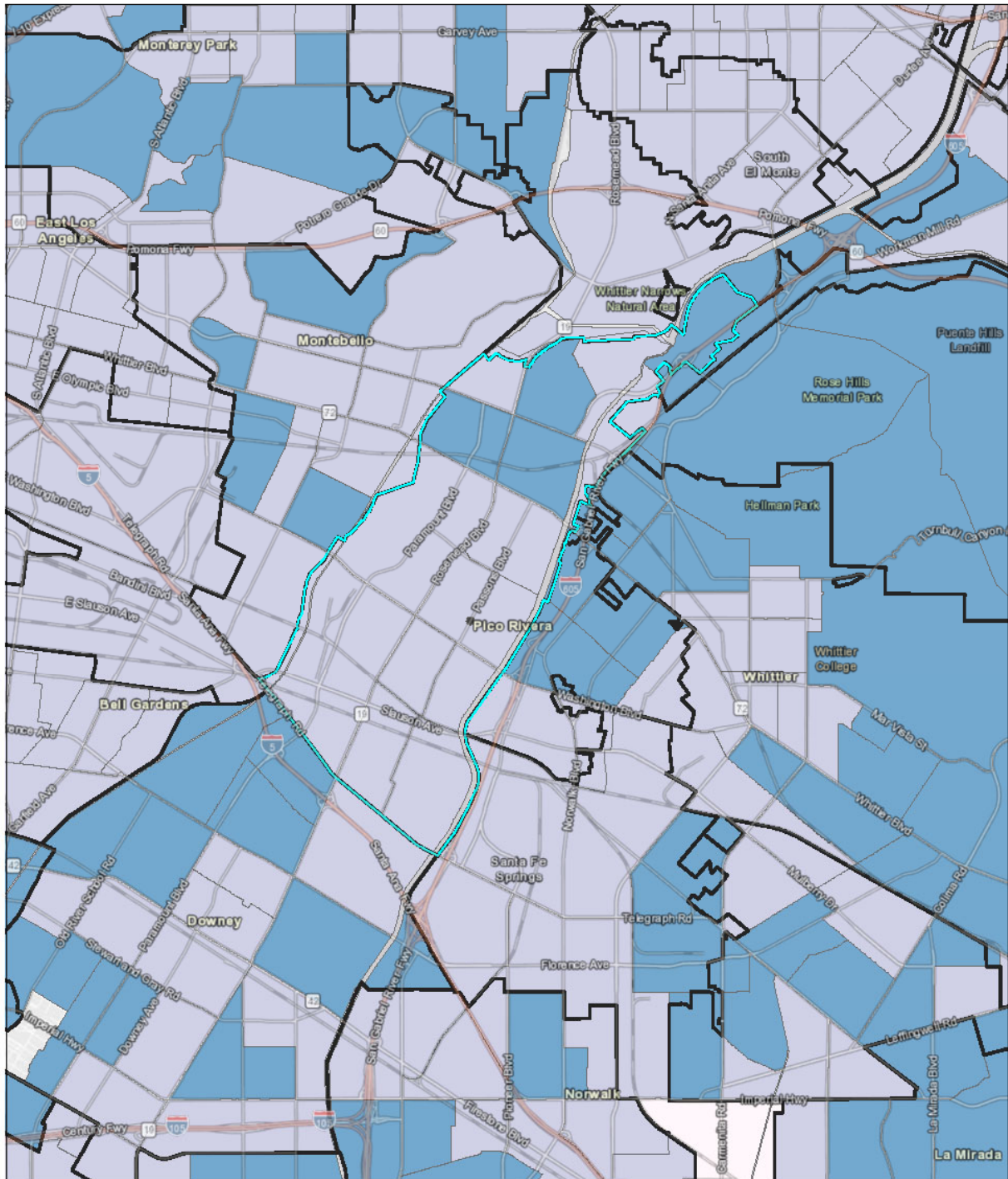
**Figure 3-13** below shows that a large portion of census tracts are comprised of 20 to 40 percent married-couple households with a couple census tracts in the northern part of the City comprising of 40 to 60 percent married-couple households. Census tracts with the City’s lowest percentage of married-couple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

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

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



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

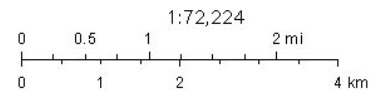


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City/Town Boundaries

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

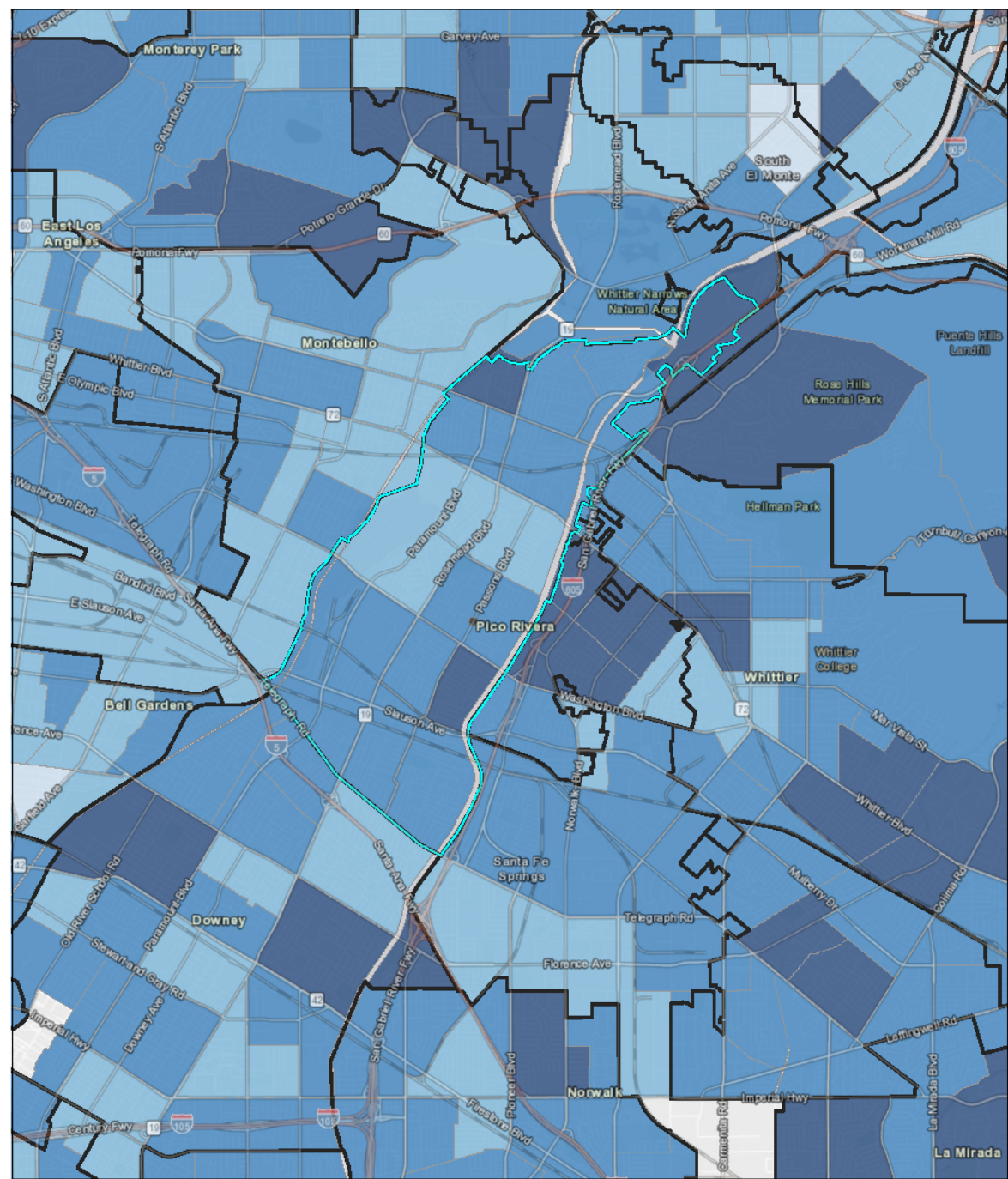
- < 20%
- 20% - 40%
- 40% - 60%



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



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

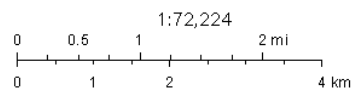


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City/Town Boundaries

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

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

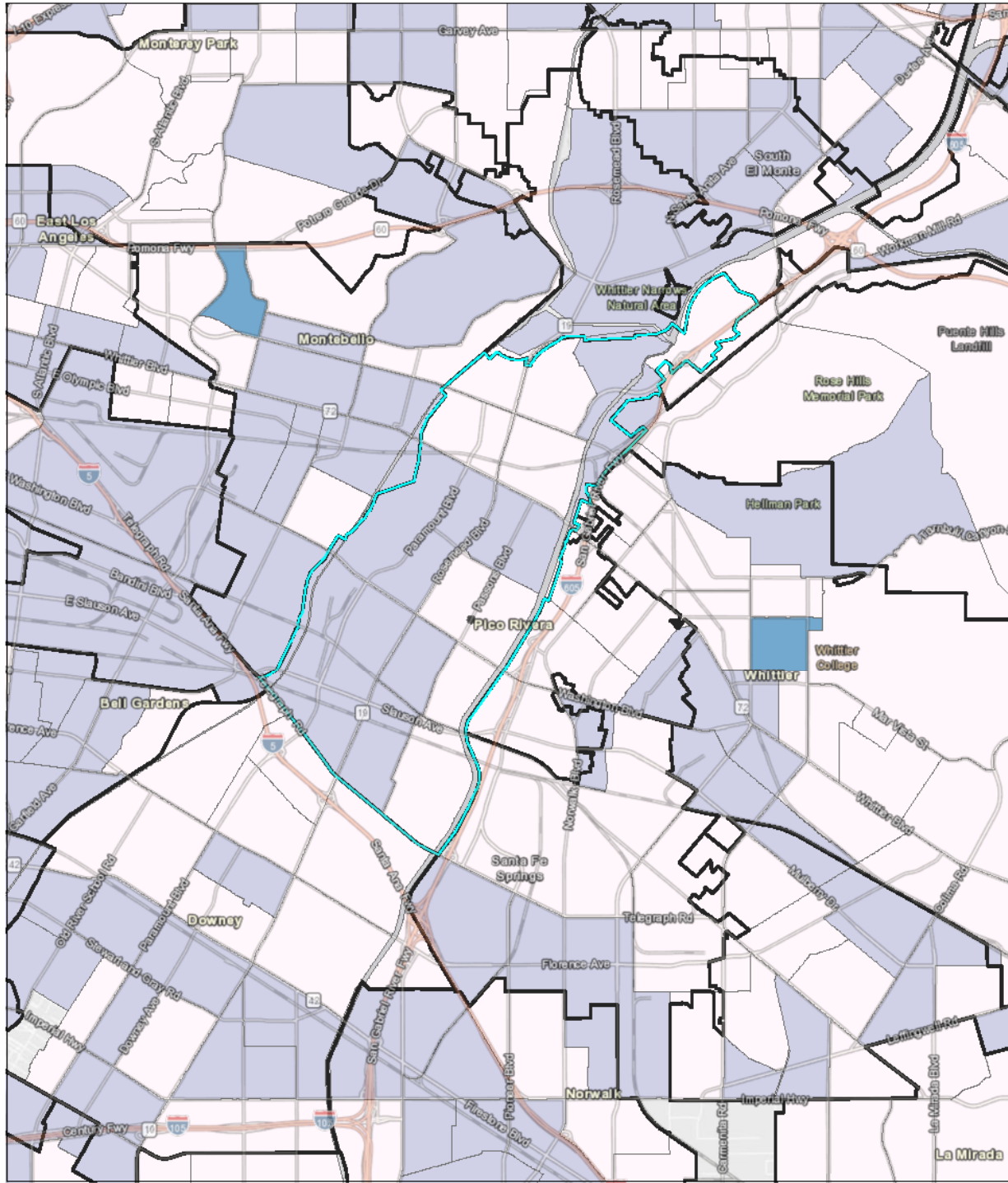


Source: California Department of Housing and Community Development – AFFH Data Viewer





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



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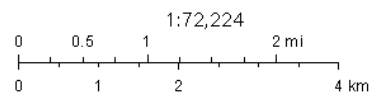
City/Town Boundaries

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

≤ 20%

20% - 40%

40% - 60%



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



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



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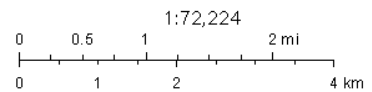
City/Town Boundaries

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

< 20%

20% - 40%

> 80%



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



### 6th Cycle Housing Element (2021-2029)



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

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

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

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

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

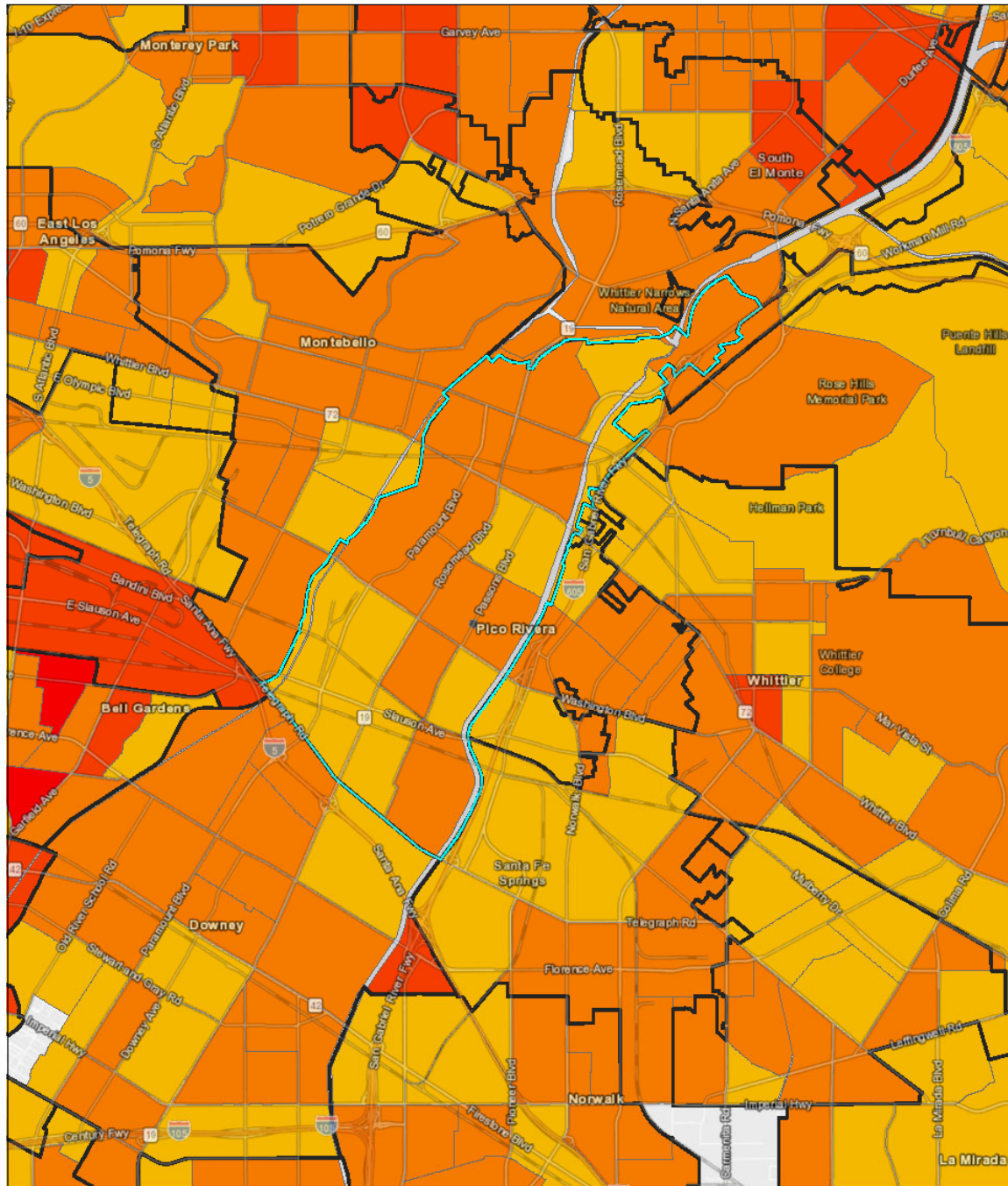




6th Cycle Housing Element (2021-2029)



Figure 3-17: Pico Rivera- Overpayment by Homeowners



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City/Town Boundaries

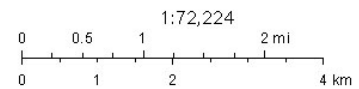
(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

20% - 40%

40% - 60%

60% - 80%

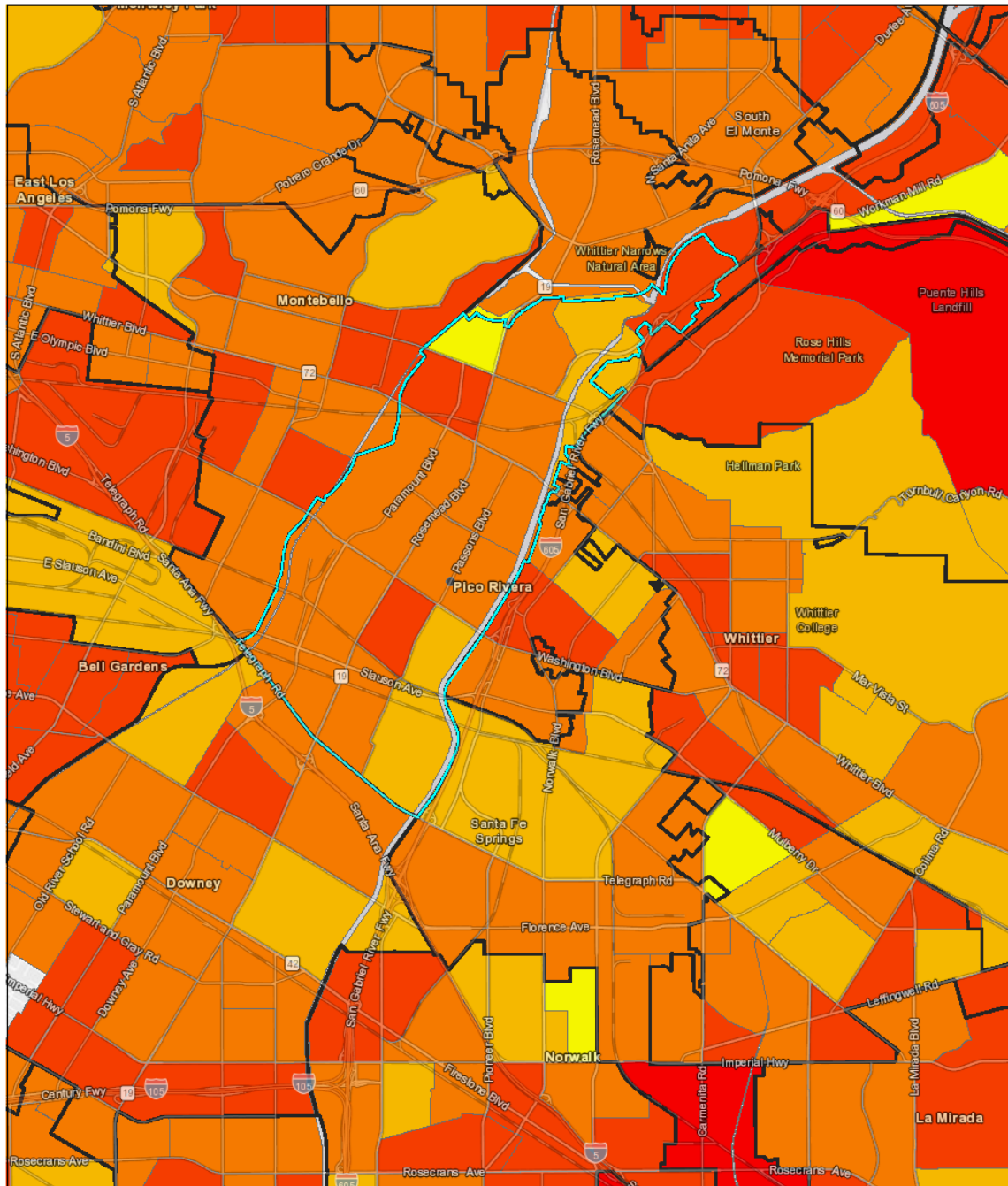
> 80%



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



Figure 3-18: Pico Rivera- Overpayment by Renters

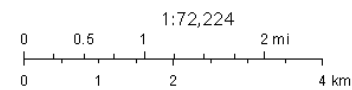


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City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

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



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



### 6th Cycle Housing Element (2021-2029)



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

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

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

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

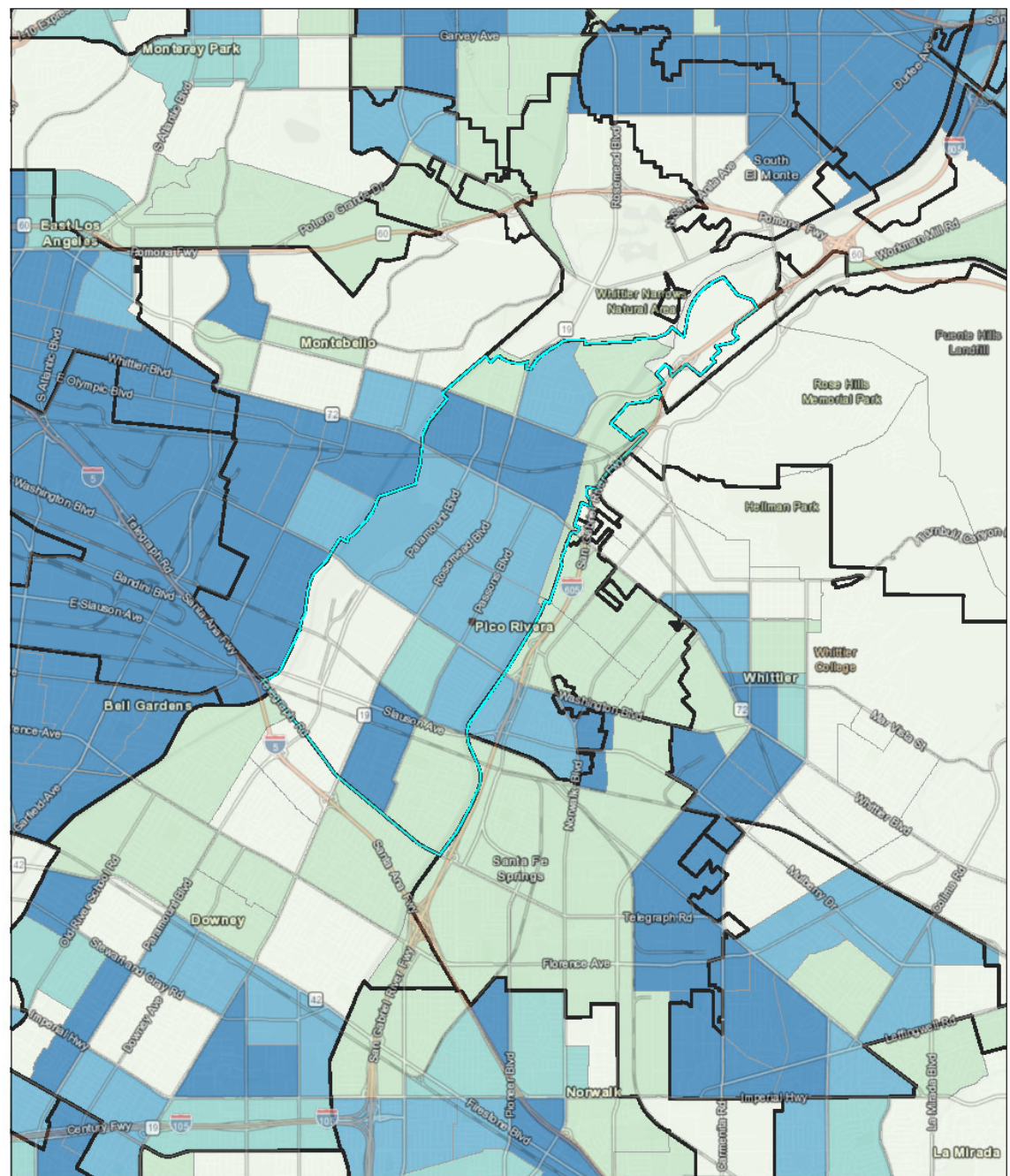
Overcrowding and Tenure	City of Pico Rivera	County of Los Angeles	California
<b>Owner Households</b>			
Overcrowded	6.9%	2.3%	1.6%
Severely Overcrowded	0.3%	0.2%	0.6%
<b>Renter Households</b>			
Overcrowded	6.8%	7.6%	3.6%
Severely Overcrowded	0.4%	1.2%	2.4%
<b>Total Overcrowding</b>	<b>14.4%</b>	<b>11.3%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

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

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



Figure 3-19: Pico Rivera- Overcrowded Households



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City/Town Boundaries

(R) Overcrowded Households (CHHS) - Tract

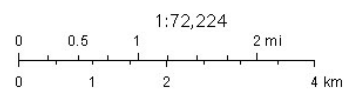
≤ 8.2% (Statewide Average)

8.3% - 12%

12.01% - 15%

15.01% - 20%

> 20%



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





**Housing Stock in Pico Rivera**

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

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

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

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

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

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

**Future Growth Need**

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





## 6. Displacement Risk

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

### Urban Displacement

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

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



6th Cycle Housing Element (2021-2029)



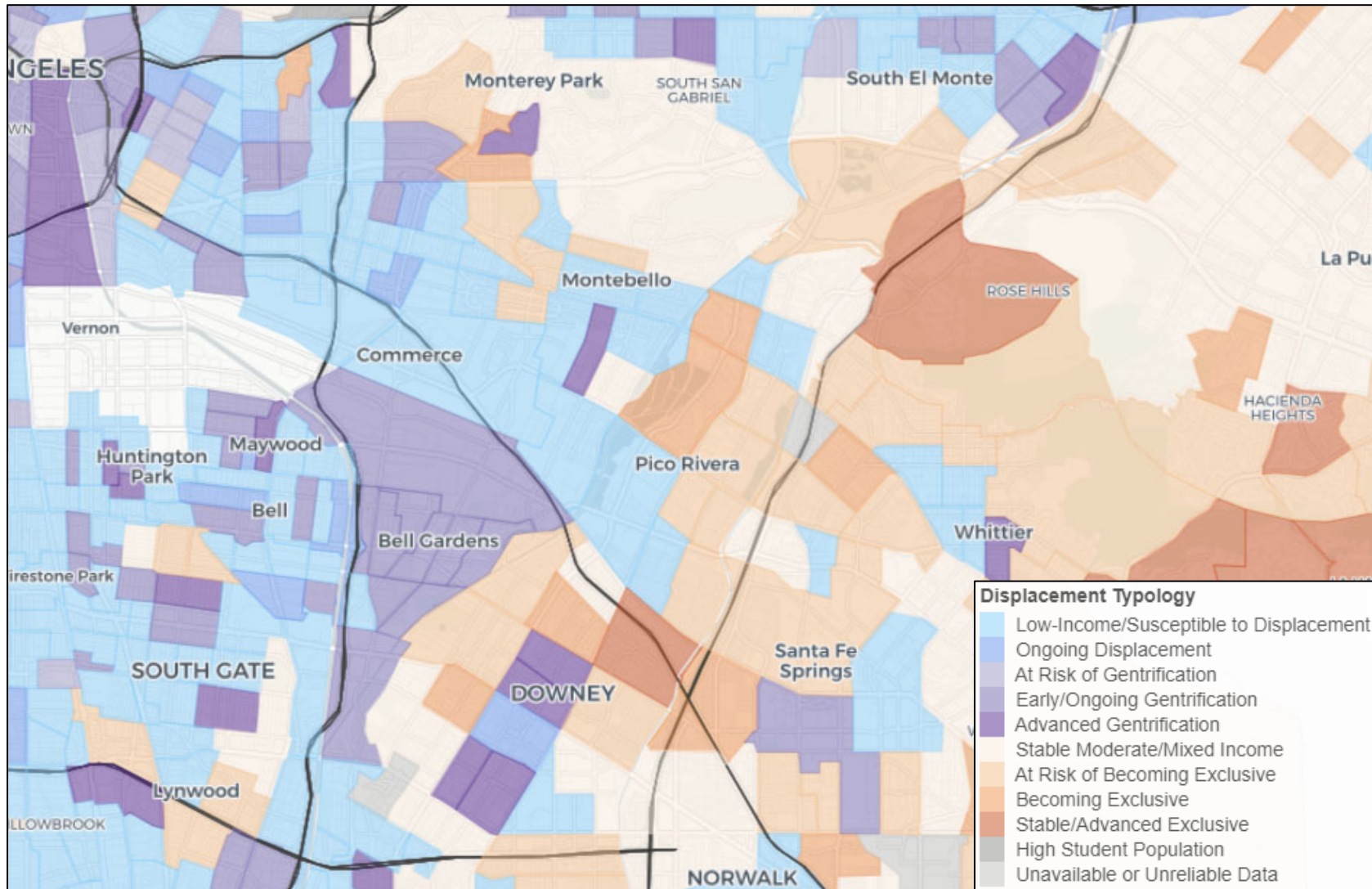
Table 3-26: Displacement Typology Criteria and Pico Rivera Census Tracts	
Modified Types and Criteria	Census Tracts
Stable Moderate/Mixed Income <ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018.</li> </ul>	6037500403 6037500404
At Risk of Becoming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

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

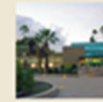
Table 3-26 and Figure 3-20 both show that the City has a few census tracts that are susceptible to displacement and that are at risk of becoming exclusive/actively becoming exclusive. The other census tracts are categorized as stable. As part of the Candidate Sites Analysis, potential housing sites have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



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



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



**Assisted Affordable Housing and Preservation of At-Risk Units**

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

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

**Cost of Preservation of Units**

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

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

**Cost of Replacement Analysis**

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





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

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

### **Resources to Preserve At-Risk Units**

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

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



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

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

### **Qualified Entities to Preserve At-Risk Units**

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

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

### **Quantified Objectives**

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

### **Senate Bill 330**

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

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



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

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

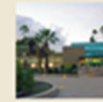
- There are no racially or ethnically concentrated census tracts (R/ECAPs) within Pico Rivera as identified by HUD. This indicates that there are no census tracts within Pico Rivera with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent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

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

- Create healthy neighborhoods
- Improve school proficiency
- Meet the housing needs of people with disabilities
- Reduce disproportionate housing needs
- Increase and accelerate housing production
- Locate new housing in neighborhoods with the best resources

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

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



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

## 8. Analysis of Sites Pursuant to AB 686

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

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

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

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

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

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





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



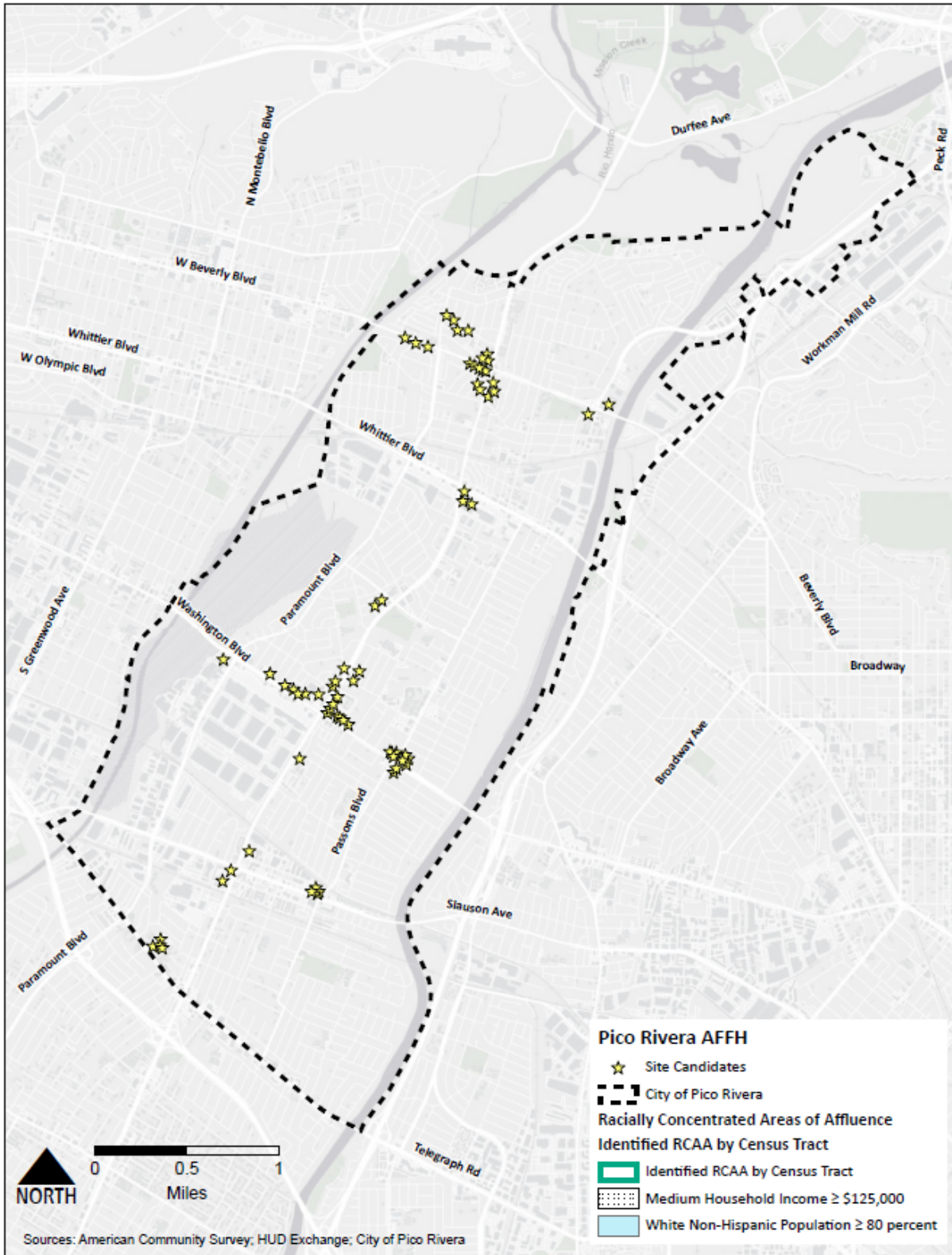
Source: American Community Survey, 5-year estimates, 2019.



### 6th Cycle Housing Element (2021-2029)



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



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

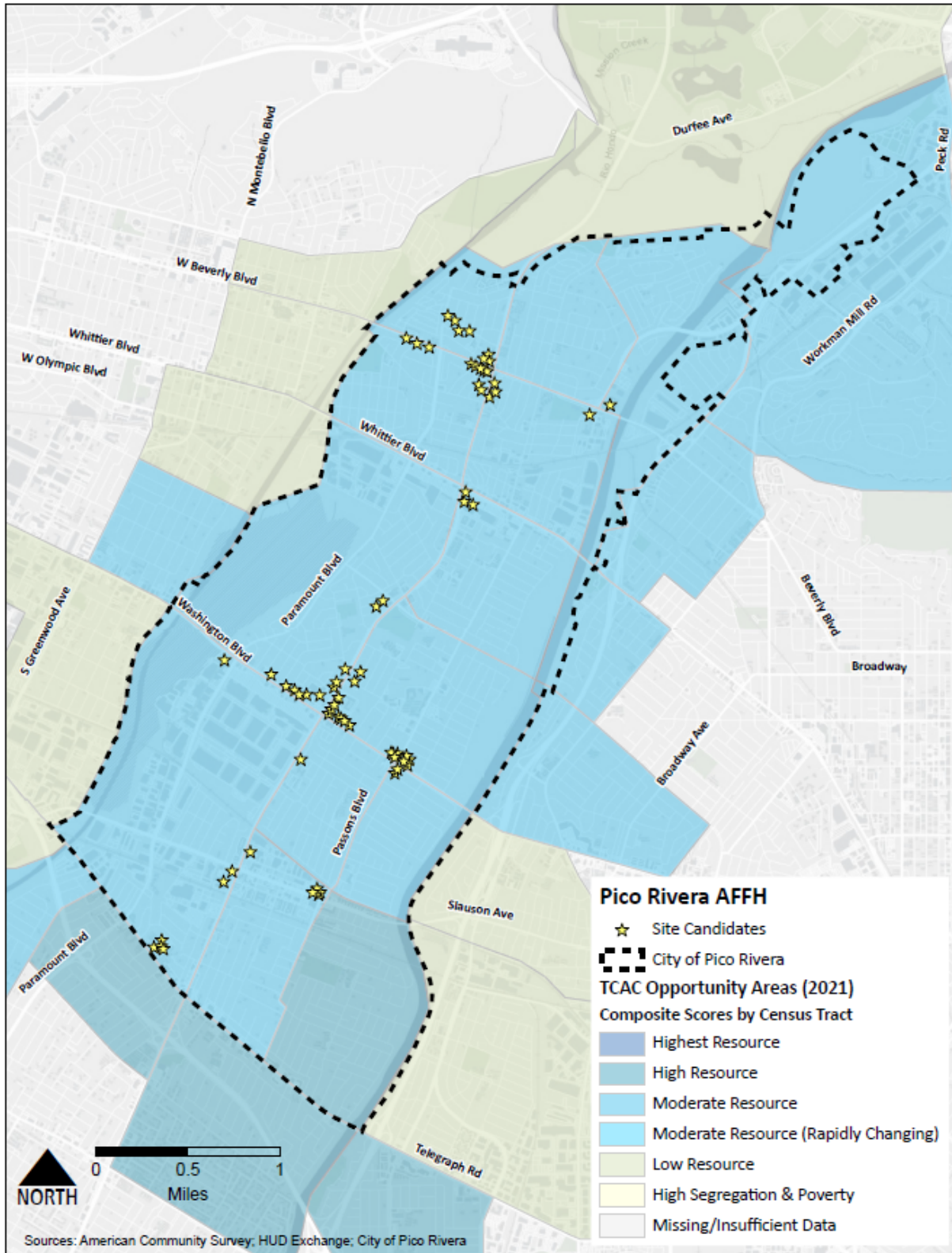




### 6th Cycle Housing Element (2021-2029)



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



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



## 6th Cycle Housing Element (2021-2029)



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

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

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

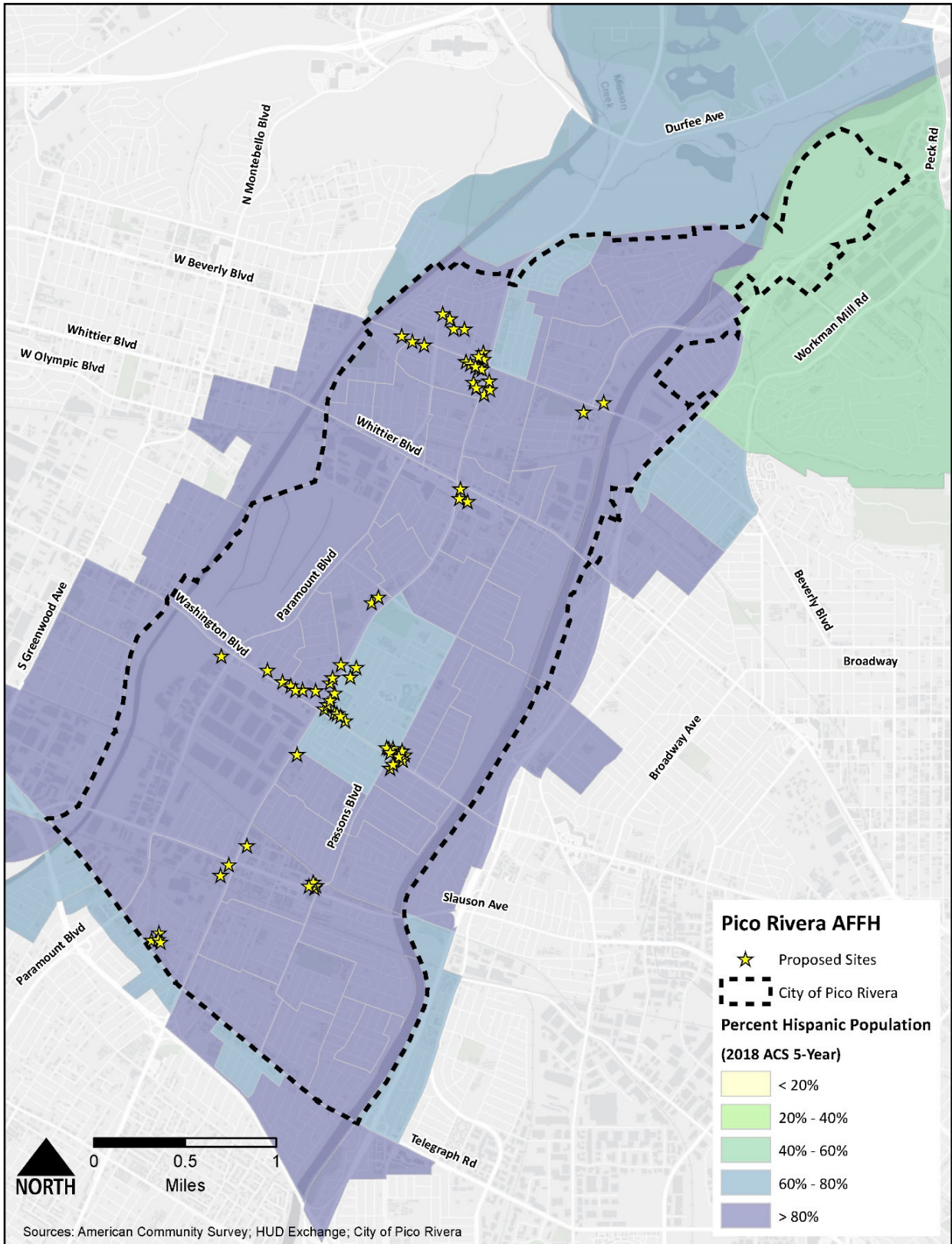




6th Cycle Housing Element (2021-2029)



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



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



## 6th Cycle Housing Element (2021-2029)



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

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

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

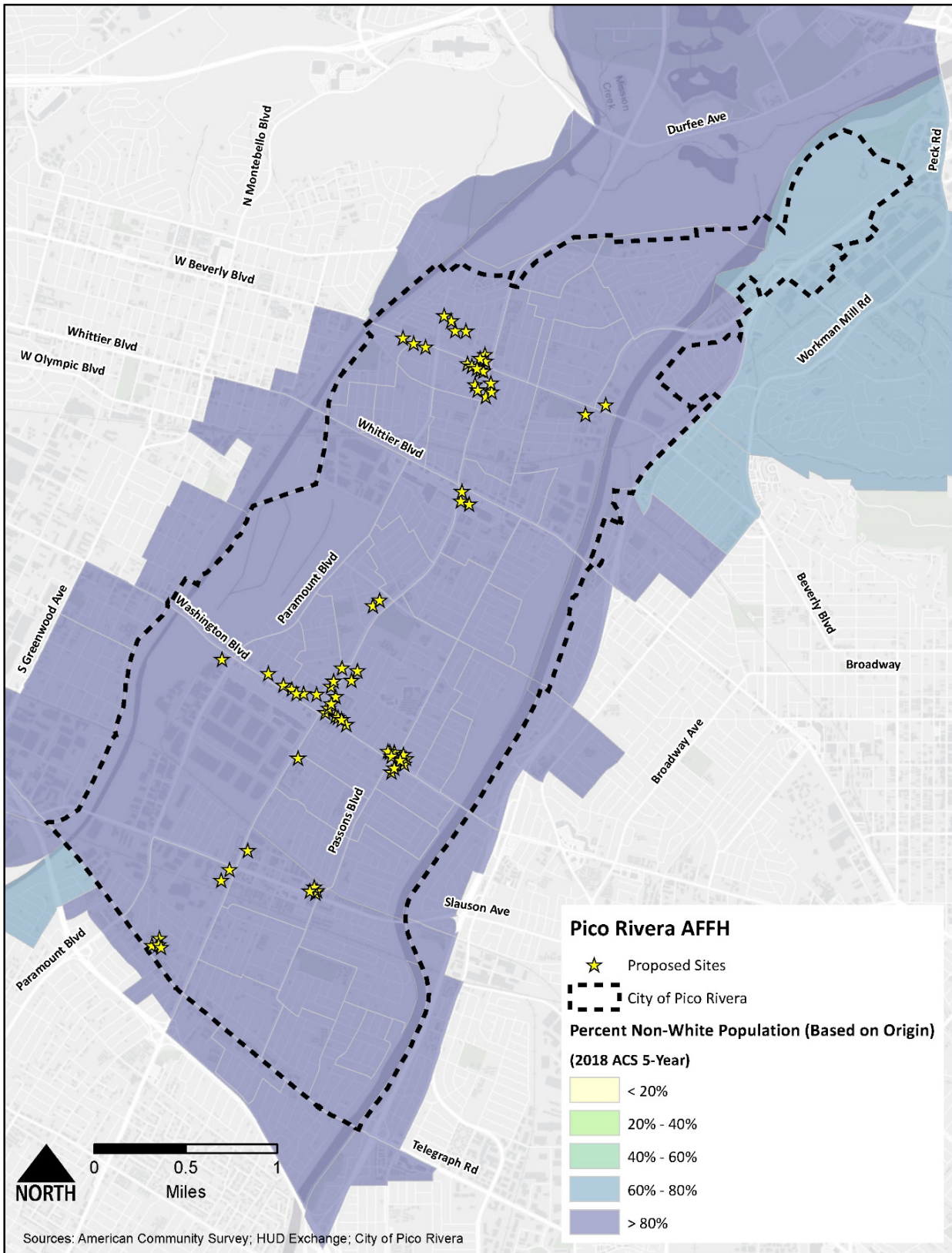




6th Cycle Housing Element (2021-2029)



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



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



## 6th Cycle Housing Element (2021-2029)



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

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

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

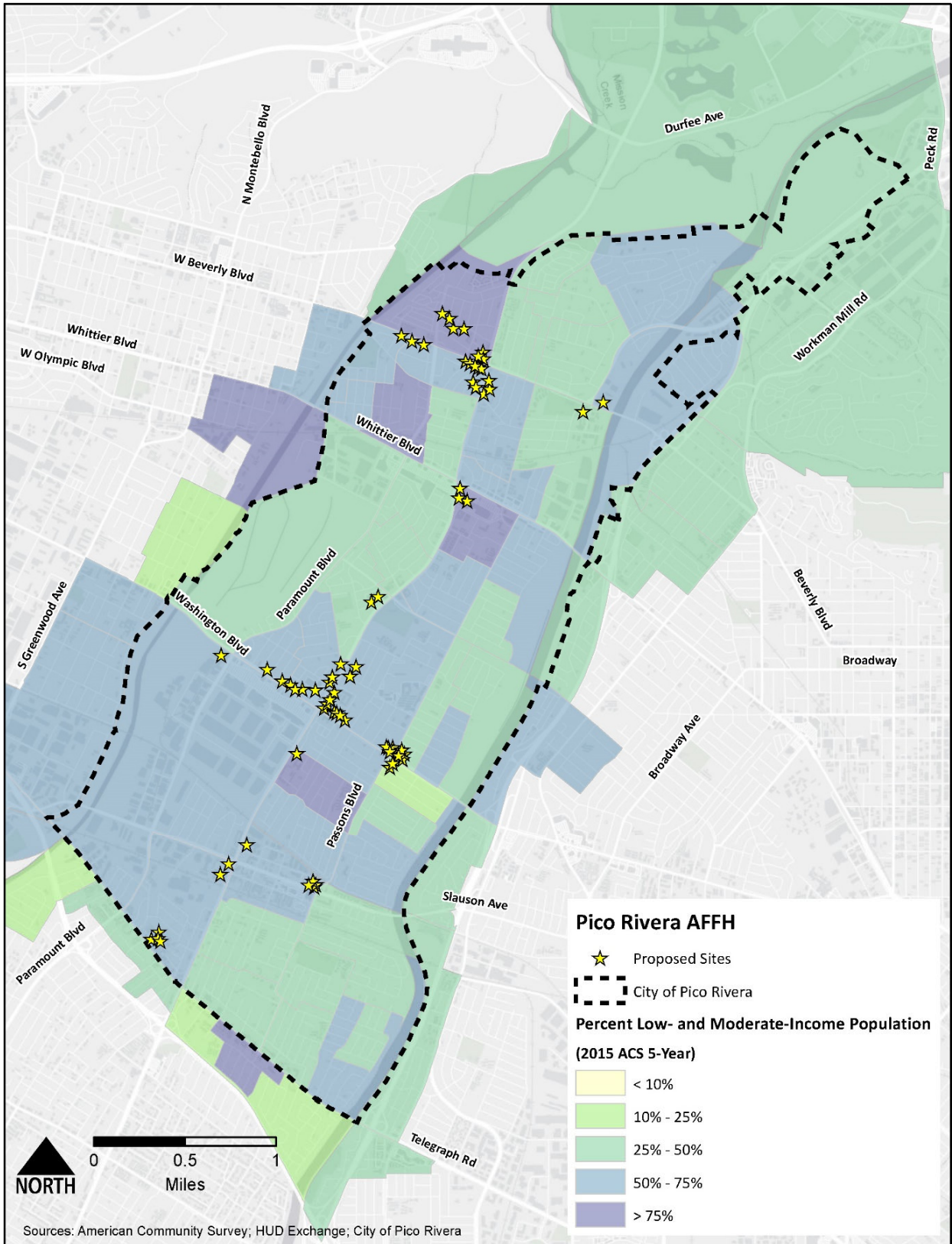




6th Cycle Housing Element (2021-2029)



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



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



## 9. Analysis of Fair Housing Priorities and Goals

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

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





## SECTION 4: HOUSING PLAN







# Housing Plan

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

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

## Regional Housing Needs Assessment

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

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

## A. Housing Goals

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

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

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

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

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

**Housing Goal #5:** Evaluation of Governmental Constraints.

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

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





## B. Housing Policies and Programs

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

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

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

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

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

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

### Housing Goal 1 – Implementing Programs

#### **Housing Program 1A:** Owner Occupied Housing Rehabilitation Program

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

<p><b>Timeframe:</b> Reviewed annually</p> <p><b>Responsible Agency:</b> City of Pico Rivera Community Development</p> <p><b>Funding Source:</b> Federal and State Funds</p>
--

#### **Housing Program 1B:** Neighborhood Improvement Program

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

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



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

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

**Housing Program 1C:** Monitor and Preserve Affordable Housing

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

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

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

**Housing Program 1D:** Replacement Housing

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

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



## 6th Cycle Housing Element (2021-2029)



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

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Sources:** General Fund

### Housing Program 1E: Energy Efficient Design

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

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

**Timeframe:** Reviewed annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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

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

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

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

### Goal 2 – Implementing Programs

#### Housing Program 2A: Developer Consultation

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



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

**Timeframe:** Reviewed annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Sources:** General Fund

**Housing Program 2B:** Partnerships for Affordable Housing Programs

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

**Timeframe:** Reviewed annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Sources:** General Fund

**Housing Program 2C:** Section 8 Rental Assistance

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

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

**Timeframe:** Reviewed annually

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

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

**Housing Program 2D:** Federal and State Funding Programs

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





## 6th Cycle Housing Element (2021-2029)



**Timeframe:** Reviewed annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

### **Housing Program 2E:** Farmworker and Employee Housing Act Compliance

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

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

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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

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

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

**Timeframe:** Evaluated annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund/In Kind

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

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

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

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

### **Goal 3 – Implementing Programs**

#### **Housing Program 3A:** Persons with Physical and Developmental Disabilities

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



## 6th Cycle Housing Element (2021-2029)



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

**Timeframe:** Review Annually and Address as Requested

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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

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

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

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

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

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

### **Housing Program 3C:** Development of Housing for Large Households

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

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

**Timeframe:** Reviewed annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund



## 6th Cycle Housing Element (2021-2029)



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

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

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

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

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

### **Goal 4 – Implementing Programs**

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

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

**Timeframe:** Within 36 months of adoption of the 6<sup>th</sup> cycle Housing Element

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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

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

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

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



## 6th Cycle Housing Element (2021-2029)



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

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

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund, In Kind

### **Housing Program 4C:** Create ADU Monitoring Program

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

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

**Timeframe:** Within 12 months of adoption of the 6<sup>th</sup> cycle Housing Element

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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

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

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

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





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

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

**Housing Goal #5: Evaluation of Governmental Constraints**

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

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

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

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

**Goal 5 – Implementing Programs**

**Housing Program 5A:** Remove Development Constraints

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

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

**Housing Program 5B:** Density Bonus

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



## 6th Cycle Housing Element (2021-2029)



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

### Housing Program 5C: Streamline Processing

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

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

### Housing Program 5D: Planning and Development Fees

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

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

### Housing Program 5E: Water & Sewer Service Providers

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

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



## 6th Cycle Housing Element (2021-2029)



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

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

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

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

### **Housing Program 5G:** Senate Bill 35 Streamlining

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

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

### **Housing Program 5H:** Parking Standards for Residential Developments

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

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



**Housing Goal #6: Promote Equal Housing Opportunities**

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

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

**Goal 6 – Implementing Programs**

**Housing Program 6A:** Reasonable Accommodation for Persons with Disabilities

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

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

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

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

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

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

**Housing Program 6C:** Fair Housing

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





## 6th Cycle Housing Element (2021-2029)



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

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

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

- Create healthy neighborhoods
- Improve school proficiency
- Meet the housing needs of people with disabilities
- Reduce disproportionate housing needs
- Increase and accelerate housing production
- Locate new housing in neighborhoods with the best resources

**Timeframe:** Reviewed annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

### **Housing Program 6D:** Community Outreach

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

**Timeframe:** A minimum of one meeting held annually

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund



### C. Summary of Quantified Objectives

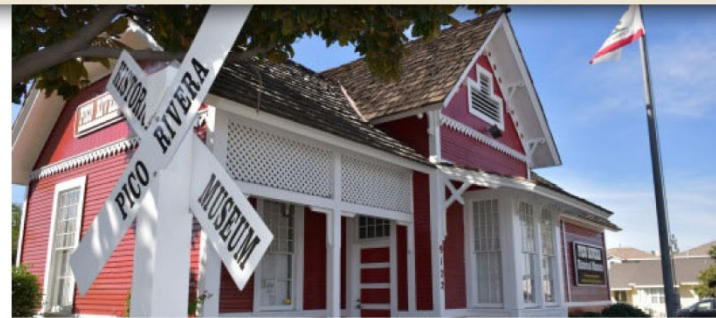
Income Group	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)		239		371	722	1,332
Accessory Units		272		8	120	400
Conservation and 'At-Risk'		75		0	0	75
Rental Subsidy (Section 8)		378		0	0	378
Rehabilitation**		50		0	0	50

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





## APPENDIX A: REVIEW OF PAST PERFORMANCE







## 6th Cycle Housing Element (2021-2029)



# Review of Past Performance

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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 5<sup>th</sup> 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 6<sup>th</sup> 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.





## 6th Cycle Housing Element (2021-2029)



### 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.



## 6th Cycle Housing Element (2021-2029)



- 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)

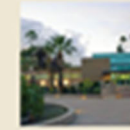
Pico Rivera and its surrounding cities have very low and similar counts of persons experiencing homelessness as part of the County's total. A total of 170 persons experience homelessness in Pico Rivera in 2020. All of homeless individuals in Pico Rivera are identified as unsheltered. The City of Pico 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.



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>HOUSING GOAL-1: Preservation and Improve Existing Housing</b>            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><b>Program 1 – Owner-Occupied Housing Rehabilitation Programs</b>            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 30<sup>th</sup> 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 5<sup>th</sup> cycle. The City is in the process of contracting with a non-profit to continue the Loan \$60,000 Loan program.</p>	<p><b>Ongoing.</b> 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 6<sup>th</sup> cycle.</p>
<p><b>Program 2 – Neighborhood Improvement Program</b>            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><b>Ongoing.</b> 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 <sup>th</sup> 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.  <a href="http://www.pico-rivera.org/depts/ced/neighborhood/default.asp">http://www.pico-rivera.org/depts/ced/neighborhood/default.asp</a></p> <p>During the 5<sup>th</sup> cycle, code enforcement handled 611 complaints related to housing.</p>	<p>complaint basis in the 5<sup>th</sup> cycle and will continue to perform inspections based on complaint basis during the 6<sup>th</sup> cycle.</p>
<p><b>Program 3 – Monitor and Preserve Affordable Housing</b>            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:  <a href="http://www.pico-rivera.org/depts/ced/housing/resources.asp">http://www.pico-rivera.org/depts/ced/housing/resources.asp</a></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><b>Ongoing.</b> The City of Pico Rivera will continue to partner with non-profits to preserve and expand affordable housing as opportunities through the 5<sup>th</sup> 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 6<sup>th</sup> cycle.</p>





## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> 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><b>Program 4 – Energy Efficient Design</b>            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 5<sup>th</sup> 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><b>Ongoing.</b> The City of Pico Rivera will continue to encourage energy conservation devices when possible and provide information on energy efficiency within the 6<sup>th</sup> cycle.</p>



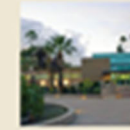
### 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> 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><b>Goal 2: Encourage access to opportunities for affordable housing</b>            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><b>Program 5 – Developer Consultation</b>            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><b>Ongoing.</b> The City of Pico Rivera will continue to support and promote early consultation with</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> Cycle.</p>	<p>developers to aid in housing expansion opportunities during the 6<sup>th</sup> cycle.</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program 6 – Partnerships for Affordable Housing Programs</b></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"> <li>• Los Angeles County- Mortgage Credit Certificate (MCC) Program</li> <li>• Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program</li> </ul> <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"> <li>• Pico Rivera Housing Assistance Agency</li> <li>• Habitat for Humanity</li> <li>• California Low Income Housing Tax Credit Allocation Committee</li> <li>• California Department of Housing and Community Development</li> <li>• California Housing Partnership</li> <li>• Southern California Association of Governments</li> </ul> <p>Housing information is provided on the City’s webpage:  <a href="http://www.pico-rivera.org/depts/ced/housing/resources.asp">http://www.pico-rivera.org/depts/ced/housing/resources.asp</a></p>	<p><b>Ongoing.</b> The City of Pico Rivera continuously updated the City’s website to increase awareness of housing programs for residents as needed within the 5<sup>th</sup> 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 6<sup>th</sup> cycle.</p>





## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program 7 - Section 8 Rental Assistance</b>            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: <a href="http://www.pico-rivera.org/depts/ced/housing/sec8/default.asp">http://www.pico-rivera.org/depts/ced/housing/sec8/default.asp</a></p> <p>The City was successful in provided aid to 370 households annually during the 5<sup>th</sup> cycle. The Pico Rivera Housing Authority has identified the following accomplishments for the 5<sup>th</sup> 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><b>Ongoing.</b> The City of Pico Rivera shall continue to provide rent subsidies for very low-income households during the 6<sup>th</sup> cycle.</p>



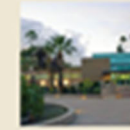
### 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Goal 3: Ensure an adequate supply of housing for households with special needs</b>            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><b>Program 8 – Senior Housing</b>            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: <a href="http://www.pico-rivera.org/depts/ced/housing/resources.asp">http://www.pico-rivera.org/depts/ced/housing/resources.asp</a></p>	<p><b>Ongoing.</b> The City of Pico Rivera will continue to work with potential senior housing developers to create affordable senior housing within the 6<sup>th</sup> Cycle.</p>
<p><b>Program 9 – Community Based Transitional Housing Program</b>            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><b>Completed.</b> The City was successful in assisting organizations fund community based transitional housing during the 5<sup>th</sup> Cycle.</p>



### 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> 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><b>Program 10 – Women’s and Children’s Crisis Shelter Program</b>            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><b>Completed.</b> The City of Pico Rivera was successful in assisting the Women’s and Children’s Crisis Shelter Program during the 5<sup>th</sup> Cycle.</p>
<p><b>Program 11 – Emergency Shelters, Transitional and Supportive Housing Program</b>            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><b>Ongoing.</b> As required by state law, the City shall continue to provide opportunities for transitional and supportive housing, emergency shelters, and SRO units during the 6<sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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><b>Program 12 – Development of Housing for Large Households</b>            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><b>Ongoing.</b> The City has continued to seek development opportunities for large households through various incentives listed in this table during the 5<sup>th</sup> 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><b>Program 13 – Development of Second Units</b>            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><b>Ongoing.</b> The City of Pico Rivera continued to encourage the development of second units in the 5<sup>th</sup> cycle. The City will continue to</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> 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 6<sup>th</sup> cycle.</p>
<p><b>Program 14 – Housing for Persons with Developmental Disabilities</b>            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 5<sup>th</sup> Cycle period.</p>	<p><b>Ongoing.</b> As required by state law, the City of Pico Rivera shall continue to accommodate persons with developmental disabilities in the 6<sup>th</sup> cycle.</p>



### 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> 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><b>Goal 4: Provide adequate sites to meet the existing and future housing needs of the City</b>            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><b>Program 15 – Provision of Adequate Sites for Housing Development</b>            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 5<sup>th</sup> Cycle RHNA Allocation. The mixed-use overlay permits a variety of housing types without discretionary review, as listed in <b>Section 3’s</b> 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><b>Ongoing.</b> 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 5<sup>th</sup> 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>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<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"> <li>• Regulatory concessions/waivers</li> <li>• Fee waivers/financial assistance</li> <li>• Streamlined entitlement review/approvals</li> <li>• Technical assistance for financing/funding of development projects.</li> </ul> <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>





## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program 16 - Lot Consolidation</b></p> <p>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 5<sup>th</sup> 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 5<sup>th</sup> Planning Cycle.</p>	<p><b>Ongoing.</b> The City of Pico Rivera will continue to encourage lot consolidations as an opportunity for housing development during the 6<sup>th</sup> cycle.</p> <p>The City will also promote information on lot consolidation online and at City Hall.</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Goal 5: Remove Governmental Constraints</b>            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><b>Program 17 – Remove Development Constraints</b>            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><b>Ongoing.</b> The City will continue to review development standards on a bi-annual basis to create affordable units with developers during the 6<sup>th</sup> cycle.</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.</p>			
<p><b>Program 18 - Density Bonus</b> 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><b>Ongoing.</b> 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 6<sup>th</sup> cycle.</p>
<p><b>Program 19 - Streamline Processing</b> 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><b>Ongoing.</b> The City will continue to streamline processing as shown in the table during the 6<sup>th</sup> cycle.</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>use map using enhanced geographic information systems technology.</p>			
<p><b>Program 20 – Prioritize Housing Program Activities</b>            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: <a href="http://www.pico-rivera.org/depts/ced/housing/default.asp">http://www.pico-rivera.org/depts/ced/housing/default.asp</a></p>	<p><b>Ongoing.</b> 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 6<sup>th</sup> cycle.</p>
<p><b>Program 21 - Planning and Development Fees</b>            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><b>Ongoing.</b> The City will continue to have annual reviews planning and development fees to reduce development costs in the 6<sup>th</sup> cycle.</p>





### 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<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><b>Program 22 - Water &amp; Sewer Service Providers</b> 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><b>Ongoing.</b> 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 6<sup>th</sup> cycle.</p>
<p><b>Goal 6: Promote Equal Housing Opportunities</b> 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><b>Program 23 – Reasonable Accommodation for Persons with Disabilities</b> 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><b>Ongoing.</b> The City of Pico Rivera will continue to provide reasonable accommodation where and when necessary to persons</p>



## 6th Cycle Housing Element (2021-2029)



5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<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 5<sup>th</sup> 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><b>Program 24 – Fair Housing</b> 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><b>Ongoing.</b> 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 6<sup>th</sup> cycle.</p>



### 6th Cycle Housing Element (2021-2029)

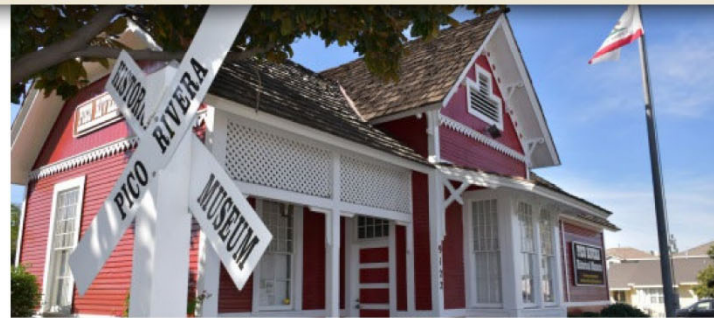


5 <sup>th</sup> Cycle Program	Program Objective	Program Accomplishments	Status for Sixth Cycle
<p>applicable laws, and also offers free fair housing law workshops for landlords, tenants, nonprofit organizations, and city employees. The City will refer fair housing complaints to the Housing Rights Center 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>	





## APPENDIX B: CANDIDATE SITES ANALYSIS







# Appendix B: Candidate Sites Analysis

## A. Candidate Sites Analysis Overview

The Housing Element is required to identify sites by income category to meet the City’s RHNA Allocation. The sites identified within the Housing Element represent the City of Pico Rivera’s ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned or within a commercial zone that permits residential uses at 30 du/ac.

The State Department of Housing and Community Development (HCD) is currently preparing a standardized sites analysis inventory matrix for jurisdictions to complete. This matrix is anticipated to include detailed information on the sites identified to meet the City’s RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Net Acres as defined by the City and in Appendix D)
- Zoning
- Description of Existing Use
- Ownership
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section (**Section 3**) of Pico Rivera’s 2021-2029 Housing Element.

**Table B-1** shows the City’s 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Pico Rivera has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of sites that will accommodate the development of housing at up to 40 dwelling units per acre once the City completes the identified program to establish an overlay over identified parcels
- Future development of accessory dwelling units (ADUs)

### 1. Water, Sewer, And Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

### 2. Accessory Dwelling Units (ADUs)

As a result of this legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications since 2018. The City has approved 44 ADUs for development in 2019, 46 in 2020, and 56 in 2021. In accordance with State law, ADUs are allowed in all residential zoning districts, including single-family and multi-family.

The City of Pico Rivera has determined based on past performance and HCDs approved methodology that it is appropriate to anticipate the development of 50 accessory dwelling units per year from 2021 to 2029



for a total of 400 ADUs. This is a conservative estimate based on the City’s past experience with developing ADUs. In accordance with the programs established in Section 4, the City will monitor development of ADUs at each income level. The affordability assumptions made regarding ADUs are in compliance with SCAG and HCD’s guidance based on surveys of existing ADUs in the region.

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

## B. Very Low- and Low-Income Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City of Pico Rivera’s very low and low income RHNA need. A full list of these sites is presented in **Table B-4**.

The City of Pico Rivera has identified sites with capacity to accommodate the City’s 2021-2029 RHNA. This capacity is based on existing zoning and does not require the City to complete rezones in order to add capacity to what currently exists. The City has identified 69 parcels within the General Commercial, Public Facilities, Single-Family Residential, Limited Industrial, and Industrial Planned Development zones which can accommodate the 2021-2029 RHNA allocation. In order to accommodate residential uses at the required densities, the City is creating a Mixed-Use Overlay to permit residential uses up to 40 dwelling units per acre and applying the overlay to the identified sites.

The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. The City does not have access to lease structures as these are private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period.

As shown below, the City has a past history of developing residential uses within non-residential zones that have existing uses. In most instances, redevelopment of sites zoned for non-residential uses under the existing mixed-use overlay have resulted in primarily residential projects. The City also has significant interest in several sites and continues to have discussions with property owners and developers as to the likelihood and timing of redevelopment of these sites.



### 1. Redevelopment of Non-Vacant Sites for Residential Uses

The City does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at those income levels, the City has identified candidate housing sites within the General Commercial, Public Facilities, Single-Family Residential, Limited Industrial, and Industrial Planned Development zones. The City has also evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table B-2**. The City’s analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-4**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in **Table B-4**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed within non-residential zones within Pico Rivera:

Table B-2: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
8421 Telegraph Blvd	12	C-G	Small commercial building with surface parking spaces	The project is a fully residential project consisting of 12 apartment units on a 6,240 square foot lot. The project received approval for rezoning to allow the construction of 12 units. The project is in construction and estimated to be completed in Spring 2021. The project is located on a commercial corridor and illustrates recent development of residential uses within existing commercial areas.
4139 Rosemead Blvd	6	C-G	Single-family residence with large vacant lot on a commercially zoned parcel.	The project consists of three duplexes on three separate lots approximately 3,000 square foot in size each for a total of 6 dwelling units. With a zoning of C-G, a maximum of 6 dwelling units are permitted. The corridor is primarily commercial in nature, many of which are outdated or have not been renovated recently.



Table B-2: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
8825 Washington Blvd	255	PF (MU Overlay)	Nightclub and restaurant on a commercially zoned property.	<p>The proposed project is a mixed-use, six-story building consisting of 255 rental dwelling units on a 2.8-acre site. This equates to a density of approximately 91 du/ac. This demonstrates that properties within Pico Rivera can achieve the maximum allowable density (and higher pending a Specific Plan or Density Bonus) while maintaining commercial uses.</p> <p>During the 5th Cycle Housing Element, the properties were zoned with the City's existing mixed use overlay which allowed for standalone residential development.</p>

While these projects do not contain affordable units, they show that the City has a past performance of developing residential units within non-residentially zoned areas. To accommodate the potential that the identified candidate housing sites do not redevelop as anticipated, the City has made the following conservative assumptions which serve to create a realistic framework which accommodates the City's RHNA allocation:

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

In making conservative assumptions and providing appropriate research into candidate housing sites, the City of Pico Rivera has demonstrated a sites strategy with flexibility to accommodate future growth with maintaining a balance of uses. Additionally, the **Housing Plan** section outlines actions the City will take to promote the development of affordable units during the planning period.





Sites were selected based on their realistic viability to accommodate lower income housing within the 2021-2029 planning period. The City of Pico Rivera identified a strategy to locate housing along major corridors within its RHNA appeal which was approved by the Southern California Association of Governments (SCAG). The appeal was successful based on the City’s adjacency to the Whittier Narrows Dam and a recent U.S. Army Corps of Engineer report indicating the potential impact to the City should potential failure or maximum capacity occur. SCAG agreed that the City should plan for future housing by identifying sites along or near major evacuation corridors to expedite evacuation of residents in the event of an emergency. The City’s full appeal can be found on SCAG’s website under “6<sup>th</sup> Cycle RHNA Appeals Filed.”

Pico Rivera is almost entirely built out, with much of the land dedicated to public facilities, including major drainage ways and other critical regional infrastructure. The majority of sites identified within the housing element are on non-vacant parcels. As shown in the previous section, the City has a history of developing residential units on non-vacant parcels.

Figure B-1 shows the locations of all parcels identified to meet the City’s lower income RHNA need.

## 2. Redevelopment of Small Sites

The City’s inventory contains some sites which are smaller than 0.5 acres in size.

APN	Unique ID	Address	Proposed Zoning	Size (ac)	Use Description
5272-023-024	12	8914 Beverly Blvd	R40-OV	0.43	This property is the site of an auto repair shop with a surface parking lot for vehicle storage. The property is anticipated to be consolidated with the larger shopping center at the corner of Beverly Boulevard and Rosemead Boulevard. This includes APNs 5272-023-017 and 5272-023-027 (Site ID 11 and 13). Sites 11 and 13 share common ownership which may increase the likelihood of redevelopment of this grouping of parcels.
5272-023-030	14	4425 Rosemead Blvd	R40-OV	0.26	Anticipated to be consolidated with APN 5272-023-031 (Site ID 15 and 0.62 acres in size) which is directly adjacent and shares common ownership and an existing commercial use.
6378-029-802	47	N/A	R40-OV	0.12	Anticipated to be consolidated with APN 6378-029-801 (Site ID 46 and



					0.58 acres in size) which is directly adjacent and shares common ownership and an existing commercial use and large parking lot.
6379-034-024	49	9437 Washington Blvd	R40-OV	0.43	The inventory assumes potential consolidation of adjacent parcels within the existing shopping center separate from the existing gas station. These are APNs 6379-034-024, 6379-034-025, 6379-034-026 (Sites 49, 50, and 51). Onsite signage and an internet desktop review indicates that some of these building are largely vacant.
6379-034-025	50	6750 Passons Blvd	R40-OV	0.30	
6382-021-038	56	9335 Slauson Ave	R40-OV	0.45	The inventory assumes potential consolidation of adjacent parcels within the existing shopping center. These are APNs 6382-021-036, 6382-021-038, 6382-021-040, 6382-021-041 (Sites 55 through 58). This is one existing shopping center with one ownership and shared parking uses This grouping of sites excludes the separate parcel containing McDonalds which is unlikely to redevelop.
6382-021-041	58	9335 Slauson Ave	R40-OV	0.08	

### 3. Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Pico Rivera.

### 4. Market Trends and Demand Analysis

In addition to an on-the-ground existing use analysis, the City of Pico Rivera has market conditions to facilitate the redevelopment of non-vacant sites for residential. A California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Los Angeles County is just 18.9 days in the last four years (2017-2021) and just 13.6 days in the last two years. Additionally, according to the CAR Current Sales and Price Statistical Survey, the average cost of a home for sale in Los Angeles County increased by 22 percent from 2020-2021 (\$624,811 in 2020 to \$726,306 in 2021). Both indicators signify an increased market demand for new housing.



As **Table B-3** shows, the median cost of land per square foot in the City of Pico Rivera is lower than neighboring jurisdictions. A market analysis of vacant land sold between 2019 and 2022 shows that the cost per square footage of land in Pico Rivera is lower than neighboring jurisdictions. As Pico Rivera is mostly built out, these lower figures also represent a lower number of vacant lots sold over the past three years.

Jurisdiction	Median Lot Size (SF)	Median Land Cost	Median Cost per SF
<b>Pico Rivera</b>	<b>7,567</b>	<b>\$240,000</b>	<b>\$40.2</b>
Whittier	23,229	\$830,000	\$45.5
Downey	16,988	\$867,500	\$49.2
Montebello	9,700	\$470,000	\$45.7

*Source: Zillow.com market search, Accessed January 7, 2022.  
Kimley-Horn estimates of vacant properties sold between 2019 and 2022 in each jurisdiction.*

### 5. Redevelopment Opportunity by Site Type

There is a total of 59 nonvacant sites identified to accommodate low and very low income housing. The City of Pico Rivera cannot accommodate 50 percent of lower income housing on vacant sites and therefore provides the additional analysis below to display the feasibility of residential development of the nonvacant sites identified.

#### **Existing Commercial Uses**

There are 50 parcels with existing commercial uses. The commercial uses on these sites include strip malls, office buildings, single-use retail and dining, as well as multi-use business and commercial offices. Each of the sites has been evaluated on an individual basis to show existing use, potential for buildout based on floor-area-ratio or density, and remaining capacity (**Table B-4**). Most of the sites identified include aging strips malls with vacant buildings or expiring leases and small single retail spaces with majority surface parking on the lot. Market trends show that consumers have generally shifted online commercial uses and business have vacated in office leases to continue working from home due to the COVID-19 Pandemic. A Forbes Report of a Business insider study notes that in the United States over 12,000 stores closed in 2020 not including small businesses like restaurants which may amount to many times this number. This follows record store closings in 2019 of more than 9,300, which follows previous record closures about 8,000 in 2017, long before COVID-19 as on-line retail progressed over the last five years. The changing demographics of commercial retail and business uses in cities create ripe opportunity for development for housing, which is highly needed and in high development demand in Southern California.

Additionally, projects shown in **Table B-2** are the most recent example of redevelopment of commercial retail sites. The project analysis shows that through the use of city programs redevelopment for residential on previously nonresidential sites is feasible and there are multiple avenues to pursue this type of redevelopment.

#### **Public Facilities**

There are 3 parcels with existing public facilities uses. These parcels make up the long-closed Pio Pico Elementary School which consists of 9 permanent structures, open play areas, large areas of grass, and large surface parking lot. The school has been closed for many years and is a prime site for redevelopment



for residential uses. Adjacent uses to the site include single-family residential neighborhoods and a house of worship.

**Existing Industrial Uses**

There are 6 parcels with existing industrial uses. The industrial uses on these sites include auto repair shops, vehicle storage lots, and public storage facilities. Each of the sites has been evaluated on an individual basis to show existing use, potential for buildout based on floor-area-ratio or density, and remaining capacity (Table B-4). Industrial uses require few on or off-site improvements and are generally connected to the City’s transportation grid.

**Existing Surface Parking**

There are 2 parcels with existing surface parking uses. Each of the sites has been evaluated on an individual basis to show existing use, potential for buildout based on floor-area-ratio or density, and remaining capacity (Table B-4). Surface parking in commercial districts where retail demands are slowing are prime opportunities for redevelopment. Additionally, as the City continues to invest in smart growth practice, investment into various types on transportation will lessen the reliance on cars. Additionally, through redevelopment, parking can be replaced in varying forms to create more efficient and practical use on existing sites.

**6. Replacement Analysis**

Of all the nonvacant sites (identified to accommodate the lower income RHNA), none have existing residential units. Table B-4 contains a detailed description of their uses. Therefore, there are no existing residential units that would not be displaced by the City’s capacity assumptions and no replacement program or analysis is required.

**7. Infrastructure Availability**

As discussed in Section 3, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

**C. Moderate and Above Moderate Sites Inventory**

This section contains a description and listing of the candidate sites identified to meet Pico Rivera’s moderate and above moderate income RHNA need.

**1. Selection of Sites**

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





## 6th Cycle Housing Element (2021-2029)



Approximately 128 units towards the City's moderate and above moderate-income RHNA need are anticipated to be accommodated through the development of ADUs throughout the community. This is based on the methodology described within **Section 3** and incorporates guidance from HCD's Housing Element Site Inventory Guidebook and the Southern California Association of Governments (SCAG) affordability studies.

Sites to meet the City's moderate and above moderate-income RHNA need were identified based on an analysis of each site's potential, once overlays are put in place per **Program 4A**, to accommodate future housing growth. When identifying sites, the City considered existing on-site uses, proximity to major arterials and evacuation routes, owner and developer interest, and known on-site constraints.



Figure B-1: Map of Identified Sites (All Income Levels)







# 6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)







# 6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)







# 6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





# 6th Cycle Housing Element (2021-2029)



**Table B-5: Sites to Accommodate RHNA**

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.  
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
1	5272-004-035	C-C	C - Commercial	R40-OV	0.62	0.62	8540 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0	7	1	2	4	-	-	The corner property is the site of a paved vacant lot. Adjacent uses include single-family residences.
2	5272-005-012	C-C	C - Commercial	R40-OV	0.68	0.68	8642 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0	8	1	2	5	2,396.0	27,126.7	The property is the site of a paved vacant lot with 2 structures. Adjacent uses include a 7-Eleven and surface parking, single-family residences, and a large vacant lot.
3	5272-005-045	C-C	C - Commercial	R40-OV	0.43	0.43	8554 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0	5	1	1	3	5,278.7	13,247.0	The corner property is the site of 2 vacant structures and a large surface parking lot. Adjacent uses include a large vacant lot and single-family residences.
4	5272-017-019 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.90	0.90	4335 ROSEMEAD BLVD	DUS SAMARTHA REAL ESTATE LLC	35	0.35	0	10	2	3	5	13,055.5	25,940.1	The property is the site of the Epic Hotel, an older hotel with some recent improvements and large surface parking lot. Adjacent uses include single- and multi-family residences, a gas station, a dry cleaning business, and small restaurant.
5	5272-018-900	P-F	PF - Public Facility	R40-OV	5.51	5.51	IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0	192	38	57	97	35,989.6	203,826.8	The property is the site of Pio Pico Elementary School which has been closed for many years. Property consists of 9 permanent structures, open play areas, large areas of grass, and a large surface parking lot. Adjacent uses include single-family residences and St. Francis Xavier Catholic Church.
6	5272-018-901	S-F	PF - Public Facility	R40-OV	0.12	0.12	IBSEN ST	PICO RIVERA CITY	35	1	0	4	0	1	3	-	-	See 5272-018-900.
7	5272-018-902	S-F	PF - Public Facility	R40-OV	1.03	1.03	8736 IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0	36	7	10	19	-	-	See 5272-018-900.
8	5272-018-903	S-F	PF - Public Facility	R40-OV	1.03	1.03	8804 IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0	36	7	10	19	-	-	See 5272-018-900.





## 6th Cycle Housing Element (2021-2029)



**Table B-5: Sites to Accommodate RHNA**

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.  
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ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
9	5272-022-024 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.98	0.98	8923 BEVERLY BLVD	DOERGES MARY E VICTOR L SLOAN DECD TRUST	35	0.35	0	12	2	3	7	-	-	The property is the site of a dry-cleaning business and a restaurant with a large surface parking lot. Adjacent uses include single-family residences, smaller commercial businesses, the Epic Hotel, and a gas station.
10	5272-022-025 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.61	0.61	8957 BEVERLY BLVD	TOGOOD JOYCE A COSTRUSTEE ET AL JOYCE A TOGOOD TRUST	35	0.35	0	7	1	2	4	-	-	The corner property is the site of a Mobile gas station. Adjacent uses include the Epic Hotel, a dry-cleaning business, and a small restaurant.
11	5272-023-017 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.57	0.57	8922 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC	35	0.35	0	6	1	1	4	12,836.6	12,018.4	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot. Adjacent uses include a strip mall, auto repair shop, and single-family residences.
12	5272-023-024 <sup>(1)</sup> <sub>(2)</sub>	C-G	C - Commercial	R40-OV	0.43	0.43	8914 BEVERLY BLVD	ALMAGOR FREDERIC D ALMAGOR TRUST	35	0.35	0	5	1	1	3	2,543.4	15,959.3	This property is the site of an auto repair shop with a surface parking lot for vehicle storage. Adjacent uses include a grocery store and single-family residences.
13	5272-023-027 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.64	0.64	8924 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC	35	0.35	0	7	1	2	4	10,295.4	17,652.2	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot. Adjacent uses include a grocery store, a U-Haul rental business, and single-family residences.
14	5272-023-030 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.26	0.26	4425 ROSEMEAD BLVD	U HAUL REAL ESTATE CO	35	0.35	0	3	0	0	3	-	-	The corner property is the site of a U Haul, a truck rental business. Adjacent uses include a strip mall and single-family residences.
15	5272-023-031 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.66	0.66	4425 ROSEMEAD BLVD	U HAUL REAL ESTATE CO	35	0.35	0	8	1	2	5	-	-	See 5272-023-030.
16	5272-029-011 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.72	0.72	4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD LLC	35	0.35	0	8	1	2	5	-	-	The property serves as the parking lot for the auto repair business located at 4525 Rosemead Boulevard. Adjacent uses include single-family residences and a medical office.
17	5272-030-028 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.72	0.72	4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD LLC	35	0.35	0	8	1	2	5	17,965.4	13,282.9	The property is the site of an auto body repair business with a large surface parking lot (5272-029-011). Adjacent uses include single-family residences and a small restaurant with a drive-thru and surface parking lot.



## 6th Cycle Housing Element (2021-2029)



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18	6368-005-028	I-G	I - General Industrial	R40-OV	0.56	0.56	7801 ROSEMEAD BLVD	7925 ROSEMEAD BLVD PICO	35	0.35	0	6	1	1	4	2,311.1	22,099.2	The corner property is the site of a tire and auto body repair business, Capital Tire Center, with a large surface parking lot. Adjacent uses include a large truck yard/lot.
19	6368-005-042	I-G	I - General Industrial	R40-OV	5.43	5.43	7925 ROSEMEAD BLVD	7925 ROSEMEAD BLVD PICO RIVERA	35	0.35	0	66	13	19	34	26,146.6	210,142.1	The property is the site of a large truck yard/lot. Adjacent uses include Capital Tire Center, An El Rancho Unified School District Building and large surface parking lot, and train tracks. Multi-Family residences are located across the street on Rosemead Blvd.
20	6369-002-012	I-G	I - General Industrial	R40-OV	3.61	3.61	8340 WASHINGTON BLVD	PUBLIC STORAGE INC	35	0.35	0	44	8	13	23	80,542.6	76,590.1	The property is the site of Public Storage, a large storage facility with large surface parking lot areas surrounding the two main storage buildings. Adjacent uses include distribution warehouses and undeveloped open space. Multi-family residences and a gas station are located directly across the street on Washington Blvd.
21	6370-013-014 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.64	0.64	6605 ROSEMEAD BLVD	PATEL RAJESH & ANJANA PEMA NILESH & RADHA	35	0.35	0	7	1	2	4	-	-	The property is the site of a large vacant lot in between a motel and residential care facility. Other adjacent uses include single-family residences.
22	6370-013-021 <sup>(1)</sup>	C-C	C - Commercial	R40-OV	0.77	0.77	6623 ROSEMEAD BLVD	PATEL HARISH D AND SARDA H TRS F C AND M K TOMLINSON LLC	35	0.35	0	9	1	2	6	9,788.6	23,735.3	The property is the location of a motel built in 1961. Adjacent uses include a large vacant lot, single-family residences, and a commercial strip mall center with a large surface parking lot.
23	6370-013-032	C-C	C - Commercial	R40-OV	0.72	0.72	6505 ROSEMEAD BLVD	PICO RIVERA VILLAS LLC	35	0.35	0	8	1	2	5	6,721.7	24,779.1	This corner property serves as a location for an office building. Adjacent uses include single-family residences and an Adult Residential Facility.
24	6370-022-025	C-C	C - Commercial	R40-OV	1.16	1.16	8605 WASHINGTON BLVD	LAGUNA PROPERTIES LLC	35	0.35	0	14	2	4	8	14,308.5	36,047.4	The property is the site of a retail shoe store with a large surface parking lot. The site is surrounded by Phaeton Ave. and Bollenbacher Dr. and a small access road connecting the two. Nearby uses include single-family residences and a small strip mall with a surface parking lot.





# 6th Cycle Housing Element (2021-2029)



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25	6370-024-033 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.63	0.63	8701 WASHINGTON BLVD	HOULE DIANE N JASIN CO TR R AND D HOULE TRUST	35	0.35	0	7	1	2	4	11,987.5	15,427.3	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot. Adjacent uses include multi- and single-family residences, and a Wells Fargo with a drive-thru.
26	6370-025-009 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.87	0.87	8737 WASHINGTON BLVD	UNITED CALIF BK REALTY CORP	35	0.35	0	10	2	3	5	8,131.1	29,846.2	The property is the site of a Wells Fargo Bank with a drive-thru and large surface parking lot. Adjacent uses include a small strip mall with a surface parking lot, multi- and single-family residences, and surface parking for El Rodeo De Pico Rivera restaurant and nightclub.
27	6370-027-014 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.58	0.58	8809 WASHINGTON BLVD	UNITED CALIF BK REALTY CORP	35	0.35	0	7	1	2	4	-	-	The property is the site of a large surface parking lot for Wells Fargo Bank. See 6370-025-009.
28	6370-027-018 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	2.85	2.85	8825 WASHINGTON BLVD	MERCURY BOWL LLC AND GREEN RIVERA LLC	35	0.35	0	34	6	10	18	35,456.1	88,562.6	The property is the site of El Rodeo De Pico Rivera restaurant/nightclub and large surface parking lot space. Adjacent uses include LA Fitness gym, surface parking for Pico Rivera Marketplace, parking for Wells Fargo Bank, and single-family residences.
29	6370-027-021	C-G	C - Commercial	R40-OV	8.22	8.22	8913 WASHINGTON BLVD	PICO RIVERA HOLDINGS LVT LLC FRESH AND EASY MARKET LESSEE	35	0.35	0	100	20	30	50	89,357.7	268,696.0	Pico Rivera Marketplace. The property is the site of an LA Fitness gym, retail stores, and restaurants with a large surface parking lot. The property has 6 separate structures. Adjacent uses include a Wienerschnitzel fast food restaurant, El Rodeo De Pico Rivera and its surface parking, as well as single-family residences.
30	6371-001-026 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	2.65	2.65	6101 ROSEMEAD BLVD	6003 DE LLC ET AL PARK PLAZA SHOPPING CENTRE DE LL	35	0.35	0	32	6	9	17	31,297.6	84,009.6	The property is the site of a small shopping center consisting of various restaurants, a gym, and a large "Chuck E. Cheese's" restaurant with a large surface parking lot. See 6371-001-027. Adjacent uses include single-family residences, DD's Discounts, a commercial strip mall.
31	6371-001-027 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	2.53	2.53	6003 ROSEMEAD BLVD	6003 DE LLC ET AL PARK PLAZA SHOPPING CENTRE DE LL	35	0.35	0	30	6	9	15	29,126.1	80,871.1	The property is the site of a small shopping center consisting of a restaurant and a "DD's Discounts" store with large surface parking lot. See 6371-001-026. Adjacent uses include



# 6th Cycle Housing Element (2021-2029)



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																		single-family residences, the continued strip mall, and surface parking.
32	6377-003-032	CPD	C - Commercial	R40-OV	4.99	4.99	9100 WHITTIER BLVD	BRIDGES AMERICA FOUNDATION L P	35	0.35	0	61	12	18	31	62,220.6	155,081.4	The property is the site of a large Superior Grocers, a grocery store with large surface parking lot. Located within a larger shopping center. Adjacent uses include fast food restaurants, strip mall commercial uses, a Dollar Tree store, and large surfacing parking lot.
33	6377-003-033	CPD	C - Commercial	R40-OV	1.20	1.20	9050 WHITTIER BLVD	CROSSROADS PLAZA LP	35	0.35	0	14	2	4	8	18,546.8	33,875.6	The property is the site of a small strip consisting of restaurants and a mix of businesses with large surface parking lot. See 6377-003-032.
34	6377-003-036	CPD	C - Commercial	R40-OV	0.80	0.80	5006 ROSEMEAD BLVD	MINTZ MARK M MARK AND LAUREN MINTZ TRUST	35	0.35	0	9	1	2	6	9,605.2	25,349.9	The property is the site of a small strip mall consisting of restaurants and a mix of businesses with large surface parking lot. See 6377-003-032.
35	6378-017-001 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	1.96	1.96	6508 ROSEMEAD BLVD	UNION BUILDING CORP	35	0.35	0	24	4	7	13	14,524.3	70,795.0	The property is the site of a United Auto Workers, a labor union building with a large surface parking lot. Adjacent uses include Knights Inn Pico Rivera and single-family residences.
36	6378-017-004 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	4.43	4.43	6540 ROSEMEAD BLVD	LIN AND SONS INVESTMENT INC	35	0.35	0	54	10	16	28	36,187.2	156,529.9	The property is the site of the Knights Inn, a hotel with a large surface parking lot. Adjacent uses include a Water District building, single-family residences, and a labor union building.
37	6378-019-019 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	0.62	0.62	6750 ROSEMEAD BLVD	BRADLEY PAUL E JR & STEVE S	35	0.35	0	7	1	2	4	4,189.0	22,979.1	The corner property is the site of Jack in the Box, a drive through restaurant with a large surface parking lot. Adjacent uses include restaurants and surface parking lots.
38	6378-019-037 <sup>(1)</sup>	C-G	C - Commercial	R40-OV	1.25	1.25	9055 WASHINGTON BLVD	NAZIRI JACOB CO TR ET AL TERMECHI K	35	0.35	0	15	3	4	8	9,729.5	44,655.1	The corner property is the site of a small strip mall consisting of a laundromat, dental office, and liquor store with large surface parking lot and vacant area in rear. Adjacent uses include commercial offices and a large surface parking lot, and multi-family residences and surface parking.



# 6th Cycle Housing Element (2021-2029)



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39	6378-019-052 <sup>(1)</sup>	C-G	C-Commercial	R40-OV	0.54	0.54	9033 WASHINGTON BLVD	MACKEL LAWRENCE O	35	0.35	0	6	1	1	4	6,658.8	16,681.2	The property is the site of a vacant 2-story office building with a large surface parking lot. Previous tenants were health related. Adjacent uses include a restaurant with a large surface parking lot, a small strip mall, and multi-family residences.
40	6378-019-053 <sup>(1)</sup>	C-G	C-Commercial	R40-OV	0.55	0.55	9049 WASHINGTON BLVD	TERMECHI KAMROUZ CO TR NAZIRI PEYMAN	35	0.35	0	6	1	1	4	6,502.9	17,426.4	The property is the site of a large building with health-related tenants and a large surface parking lot. Adjacent uses include another 2-story office building with a large surface parking lot, a small strip mall, and multi-family residences.
41	6378-019-058 <sup>(1)</sup>	C-G	C-Commercial	R40-OV	0.72	0.72	6730 ROSEMEAD BLVD	PICO RIVERA LLC	35	0.35	0	8	1	2	5	4,769.2	26,572.5	The property is the site of a vacant building with a large surface parking lot. Previous tenant was a Sizzler's restaurant. Adjacent uses include restaurants with surface parking lots.
42	6378-019-071 <sup>(1)</sup>	C-G	C-Commercial	R40-OV	0.69	0.69	6722 ROSEMEAD BLVD	KING TACO RESTAURANT INC	35	0.35	0	8	1	2	5	5,702.7	24,286.4	The property is the site of King Taco, a restaurant with a large surface parking lot. Adjacent uses include a strip mall, restaurant, and multi-family residences with surface parking lots.
43	6378-019-072 <sup>(1)</sup>	C-G	C-Commercial	R40-OV	1.40	1.40	6620 ROSEMEAD BLVD	MKC PROPERTIES INC	35	0.35	0	17	3	5	9	23,479.9	37,673.8	The property is the site of a small strip mall consisting of restaurants and a mix of businesses with large surface parking lot. Two separate structures. Adjacent uses include multi-family residences with surface parking and a restaurant with surface parking.
44	6378-020-026	C-C	C-Commercial	R40-OV	0.75	0.75	9107 WASHINGTON BLVD	SCI CALIFORNIA FUNERAL SERVICES	35	0.35	0	9	1	2	6	11,370.3	21,421.1	The property is the site of a funeral home with large surface parking lot. Adjacent uses include single-family residences and a small strip mall with surface parking across the street along Bequette Ave.
45	6378-029-022 <sup>(2)</sup>	C-G	C-Commercial	R40-OV	0.52	0.52	9337 WASHINGTON BLVD	WEST INVESTMENTS LLC	35	0.35	0	6	1	1	4	6,584.7	16,012.2	The corner property is the site of a retail store with a surface parking lot. Adjacent uses include the City of Pico Rivera Parks & Recreation Department and a communications utilities building.
46	6378-029-801 <sup>(2)</sup>	C-G	C-Commercial	R40-OV	0.58	0.58	9317 WASHINGTON BLVD	GTE CALIF INC	35	0.35	0	7	1	2	4	11,559.5	13,754.4	The property is the site of Frontier Communications, a telecommunications provider with large surface parking lot. Adjacent uses include a convenience store,





# 6th Cycle Housing Element (2021-2029)



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																		the City of Pico Rivera Parks & Recreation Department, and single-family residences across the street.
47	6378-029-802 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.12	0.12		GTE CALIF INC	35	0.35	0	1	0	0	1	2,868.3	2,289.8	The property is the site of a utility easement for Frontier Communications, a telecommunications provider. See 6378-029-801.
48	6378-029-900 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.62	0.62	6767 PASSONS BLVD	PICO RIVERA CITY	35	0.35	0	7	1	2	4	7,430.8	19,538.2	The property is the site of The City of Pico Rivera Parks and Recreation Department with large surface parking lot. Adjacent uses include a convenience store, communications utilities building, surface parking, and single-family residences.
49	6379-034-024 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.43	0.43	9437 WASHINGTON BLVD	MORIARTY THADDEUS J JR CO TR STEWARD DALE	35	0.35	0	5	1	1	3	2,871.1	15,982.3	The property is the site of a drive through liquor/convenience store with a large surface parking lot. Adjacent uses include a strip mall with commercial retail uses, single-family residences, and a Shell gas station and car wash.
50	6379-034-025 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.30	0.30	6750 PASSONS BLVD	FIRST HOLDINGS LLC	35	0.35	0	3	0	0	3	6,171.6	7,028.7	The property is the site of a small strip consisting of restaurants and a mix of businesses with a surface parking lot in front. Adjacent uses include a Shell gas station and car wash, single-family residences, and a liquor/convenience store with surface parking.
51	6379-034-026 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.69	0.69	6758 PASSONS BLVD	D AND L PROPERTIES INC	35	0.35	0	8	1	2	5	11,461.2	18,586.8	The property is the site of a small strip consisting of restaurants and a mix of businesses with a surface parking lot in front. See 6379-034-025.
52	6379-034-027 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.84	0.84	9411 WASHINGTON BLVD	TESORO SOUTH COAST COMPANY LLC	35	0.35	0	10	2	3	5	5,249.7	31,386.7	The corner property is the site of Shell, a gas station with a convenience store, a car wash, and a large surface parking lot. Adjacent uses include a strip mall with commercial retail uses, a convenience/liquor store, and surface parking.
53	6381-014-007	C-C	C - Commercial	R40-OV	0.92	0.92	7226 ROSEMEAD BLVD	BHAKTA GOKAL M & URMILA	35	0.35	0	11	2	3	6	13,978.3	26,045.9	The corner property is the site of America's Best Value Inn, a hotel with a large surface parking lot. Adjacent uses include Colonial





# 6th Cycle Housing Element (2021-2029)



**Table B-5: Sites to Accommodate RHNA**

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.  
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
																		Gardens Nursing Home and single-family residential.
54	6382-018-029	I-L	LI - Light Industrial	R40-OV	1.96	1.96	9011 BERMUDEZ ST	STORAGE EQUITIES PS PARTNERS	35	0.35	0	24	4	7	13	38,443.0	46,869.4	The corner property is the site of Public Storage, a large storage facility with large surface parking lot areas surrounding the five storage buildings. Adjacent uses include an office building and distribution warehouses. Multi-family residences are located directly across the street on Rosemead Blvd.
55	6382-021-036 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.62	0.62	9315 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	7	1	2	4	2,360.5	24,841.0	See 6382-021-040.
56	6382-021-038 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.45	0.45	9335 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	5	1	1	3	3,637.7	16,001.5	See 6382-021-040.
57	6382-021-040 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	1.28	1.28	9311 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	15	3	4	8	24,479.2	29,435.9	The property is the site of a strip mall consisting of restaurants and a mix of businesses with large surface parking lot. 3 structures. Adjacent uses include fast food restaurants and surface parking.
58	6382-021-041 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.08	0.08	9335 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	0	0	0	0	-	-	See 6382-021-040.
59	6383-001-025 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	1.08	1.08	9414 WASHINGTON BLVD	SOLANKI PROPERTIES LLC	35	0.35	0	13	2	3	8	24,845.0	22,179.8	The property is the site of Big Saver Foods, a grocery store with large surface parking lot. Adjacent uses include single-family residences.
60	6383-001-026 <sup>(2)</sup>	C-G	C - Commercial	R40-OV	0.8	0.80	9414 WASHINGTON BLVD	SOLANKI PROPERTIES LLC	35	0.35	0	9	1	2	6	2,205.0	32,673.6	See 6383-001-025.
61	8121-025-017	C-G	C - Commercial	R40-OV	0.87	0.87	4502 ROSEMEAD BLVD	CHOW CECILIA L J M AND C L CHOW TRUST	35	0.35	0	10	2	3	5	12,742.4	25,169.7	The corner property is the site of a small strip mall with recent improvements, consisting of restaurants and a mix of businesses with a large surface parking lot in front. Adjacent



## 6th Cycle Housing Element (2021-2029)



**Table B-5: Sites to Accommodate RHNA**

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.  
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
																		uses included a large vacant site and a Norms restaurant with a large surface parking lot.
62	8121-026-017	C-G	C - Commercial	R40-OV	1.11	1.11	4518 ROSEMEAD BLVD	GONZALEZ LUDIVINA LUDIVINA GONZALEZ TRUST	35	0.35	0	13	2	3	8	19,966.6	28,466.1	The property is the site of a small strip mall, consisting of restaurants and a mix of businesses with a large surface parking lot. Adjacent uses include a Drive-thru dairy business, multi-family residences, and a utilities site.
63	8121-026-020	C-G	C - Commercial	R40-OV	0.51	0.51	9001 BEVERLY RD	KIM TAE K AND MYUNG H TRS KIM FAMILY TRUST	35	0.35	0	6	1	1	4	2,830.5	19,499.0	The corner property is the site of a drive through liquor/convenience store with a large surface parking lot. Adjacent uses include multi-family residences and a commercial strip mall with surface parking.
64	8122-005-039	IPD	LI - Light Industrial	R40-OV	2.90	2.90	4334 SAN GABRIEL RIVER PKWY	EXTRA SPACE PROPERTIES 103 LLC	35	0.35	0	35	7	10	18	57,064.6	69,121.2	The corner property is the site of Extra Space Storage, a large storage facility with large surface parking lot areas surrounding the eight storage buildings. Adjacent uses include the Albert Robles Center for water recycling and environmental learning and the San Gabriel River.
65	8122-011-027	IPD	LI - Light Industrial	R40-OV	2.74	2.74	9612 BEVERLY BLVD	EXTRA SPACE OF PICO RIVERA LLC	35	0.35	0	33	6	9	18	58,778.9	60,110.9	The property is the site of Extra Space Storage, a large storage facility with large surface parking lot areas surrounding the eight storage buildings. Adjacent structures include the Pico Rivera Community Center and industrial uses.
66	6368-017-002 <sup>(1)</sup>	P-A	C - Commercial	R40-OV	0.91	0.91	8345 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0	22	4	6	12	-	39,595.8	Rio Hondo Medical Plaza. The property contains large surface parking lot areas, including vehicle storage and several one and two story dated medical office buildings. The property is adjacent to existing multi-family residential uses along Telegraph Rd.
67	6368-017-003 <sup>(1)</sup>	P-A	C - Commercial	R40-OV	1.87	1.87	8359 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0	46	9	13	24	-	-	See 6368-017-002.



# 6th Cycle Housing Element (2021-2029)



**Table B-5: Sites to Accommodate RHNA**

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.  
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
68	6368-017-005 <sup>(1)</sup>	P-A	C - Commercial	R40-OV	1.36	1.36	8432 BIRCHBARK AVE	RIO HONDO MEDICAL PLAZA LLC	25	1	0	34	6	10	18	16,950.3	42,313.1	See 6368-017-002.
69	6368-017-006 <sup>(1)</sup>	P-A	C - Commercial	R40-OV	1.14	1.14	8337 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0	28	5	8	15	22,718.3	26,909.0	See 6368-017-002.





## APPENDIX C: SUMMARY OF COMMUNITY ENGAGEMENT







# Summary of Community Engagement

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Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Pico Rivera has conducted extensive public outreach activities beginning in winter 2020. These recent outreach efforts included two Virtual Community Workshops, City Council and Planning Commission Study Sessions, and an Online Community Survey. Project materials, including recordings from townhall and public meetings, notices, and draft public review documents are available on the City's website:

[www.Pico-rivera.org/depts/ced/planning/housing\\_element](http://www.Pico-rivera.org/depts/ced/planning/housing_element)

Outreach for the 6<sup>th</sup> Cycle Housing Element to the Pico Rivera community includes the following actions:

- **Planning Commission Study Session** – On November 16, 2020, the City held a Planning Commission Study Session to provide the Commission with information regarding the status of the RHNA appeal process, the Housing Element Update schedule and process, and upcoming engagement opportunities. Community members had the opportunity to provide public comments verbally or in the chat.
- **Virtual Community Workshop #1** – The City conducted a virtual community workshop on December 3, 2020 for community members to come and learn about the Housing Element Update process and provide initial feedback and guidance. The workshop was hosted in English and Spanish translation services were made available. Advertising for the workshop included handouts and flyers, posts on the City's website, advertising in the local paper, and outreach to community organizations. Community members had the opportunity to provide public comments verbally or in the chat.
- **Online Community Survey** – The City launched an online community survey to gather feedback and input regarding the Housing Element Update. There was a total of 90 survey participants. The survey was available in Spanish and English. Participants were asked to consider existing housing and community needs and provide recommendations on the locations and types of housing that would best assist the City.
- **City Council Study Session** – On February 9, 2021, the City held a City Council Study Session to provide the Council with information regarding the Housing Element Update process, sample densities under considerations in the sites analysis, and planned outreach opportunities. Community members had the opportunity to provide public comments verbally or in the chat.
- **Virtual Community Workshop #2** – The City conducted a second virtual community workshop on June 17, 2021 for community members to learn about the Public Review Draft of the Housing Element. The workshop provided an introduction to each part of the draft document and ways for the public to provide feedback. The workshop was hosted in English and Spanish translation



## 6th Cycle Housing Element (2021-2029)



services were made available. Advertising for the workshop included handouts and flyers, posts on the City's website, advertising in the local paper, and outreach to community organizations. Community members had the opportunity to provide public comments verbally or in the chat.

- **Property Owner Engagement** – Throughout the update process, the City contacted a number of community stakeholders and property owners in an effort to receive feedback on City processes and the Housing Element Update strategies. The City held phone call meetings with local developers and landowners, as well as sent letters to landowners whose properties have been identified as part of the sites analysis.

This Appendix contains all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have been provided to each member of the City Council.



## C.1 Planning Commission Study Session

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The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the November 16, 2020, study session. Public comments were received verbally and in written form through the Zoom chat. A video recording is available on the City's website.

CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

**Planning Commission  
Study Session**

Date: November 16, 2020  
Time: 6 PM  
Location: Virtual - Zoom




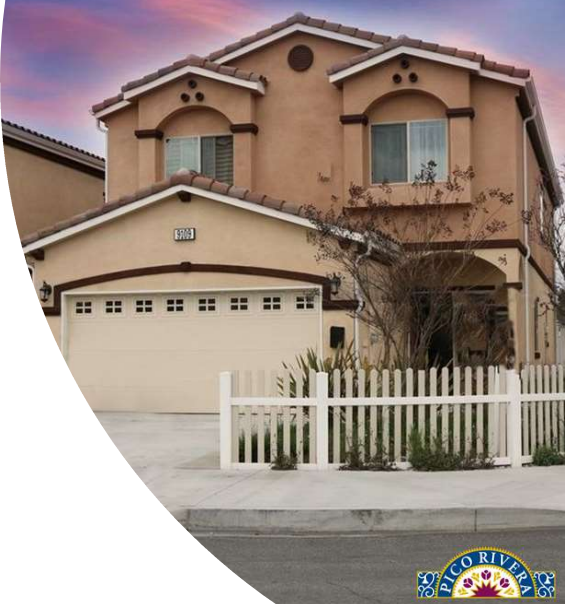
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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Agenda

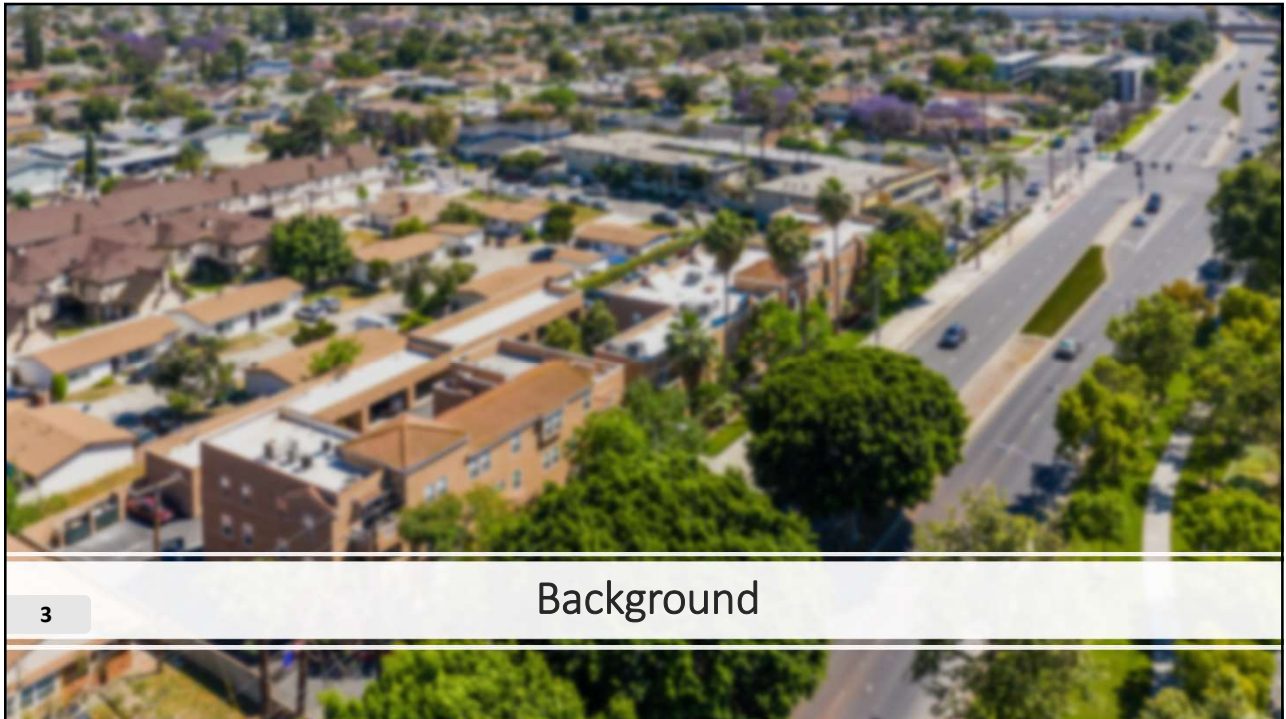
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- I. Background
- II. Housing Legislation
- III. Regional Housing Needs Assessment (RHNA)
- IV. RHNA Appeal Process
- V. Sample Densities
- VI. Update Process and Outreach
- VII. Next Steps



2









3


## Background

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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

### What is a Housing Element

-  Required Chapter of the Pico Rivera General Plan
-  Provides goals, policies, programs, and objectives to guide future housing growth to meet the needs of residents of all income levels in Pico Rivera
-  Identifies projected housing needs by income category
-  Requires certification by the state department of housing and community development (HCD) for compliance with state housing laws



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## Housing Element Features

- Population and housing profile of Pico Rivera
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Identification of sites appropriate to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's housing goals

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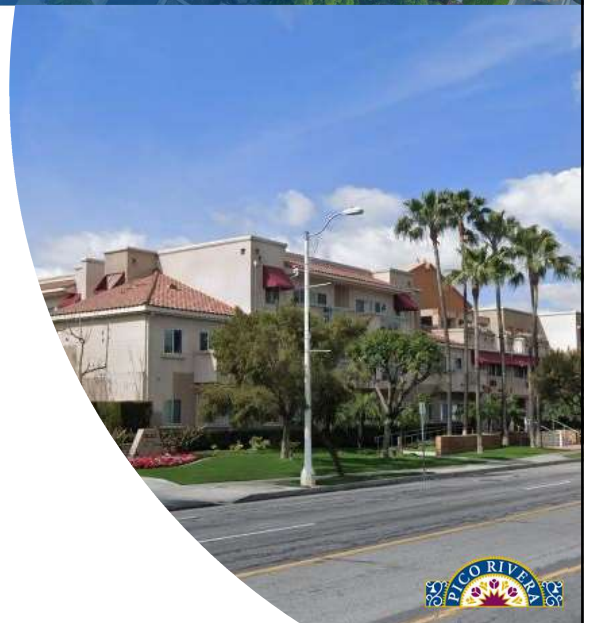


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## Housing Element Benefits

- Demonstrates Pico Rivera's ability to meet current and future growth and housing needs
- Further engages the community in the planning process
- Ensures the City is in compliance with state laws
- Creates opportunity for state grants and funding sources

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## Housing Legislation

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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

### Important Measures

- SB 35
  - Allows developers to request streamlining provided certain criteria are met. This means the City will need to evaluate the entitlement procedures to permit and track the adherence to the law. In an SB 35 City, approval of a qualifying housing development on a qualifying site is a ministerial act, without CEQA review or Public Hearings.
- SB 166
  - Requires that jurisdictions “at all times” maintain the Housing Element Land Use Inventory and Site Identification Program that can accommodate the City’s unmet need.



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## Important Measures

- AB 1397
  - Further defines the obligations in Housing Element Law that housing elements identify and zone sufficient sites to address a community's share of need for lower income housing. Focuses on:
    - availability of sites,
    - "by right" requirement for sites previously used,
    - size requirements for adequate sites, and
    - limitations on assigning unit capacity.
- AB 72
  - New HCD review of Housing Elements permitting HCD to engage in enforcement activities mid-cycle. If found out of compliance, HCD may revoke its prior approval of a jurisdiction's Housing Element until actions are taken to bring the jurisdiction back into substantial compliance with the law



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## Important Measures

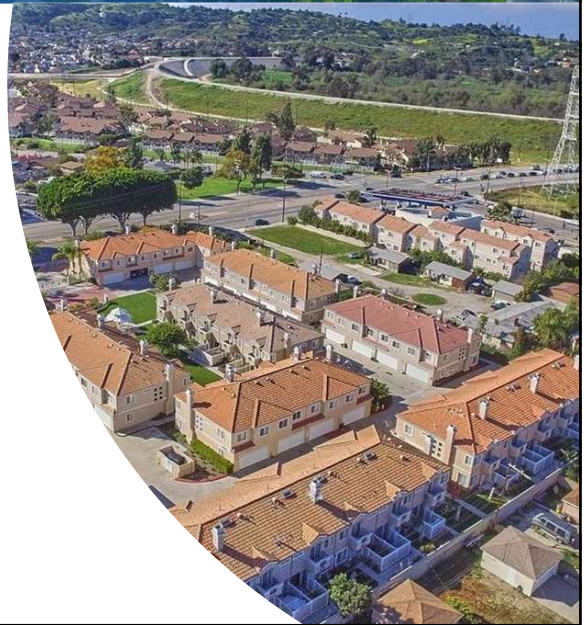
- AB 686
  - Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. "Affirmatively furthering fair housing" means, among other things, "taking meaningful actions... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." Additionally, an assessment of fair housing practices must now be included in upcoming Housing Elements.

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## HCD Definition of “By Right”

- By right means the jurisdiction shall not require:
  - A conditional use permit
  - A planned unit development permit
  - Other discretionary, local-government review or approval that would constitute a “project” as defined by CEQA



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## Senate and Assembly Bill List

- Funding Measures
  - SB 2
  - SB 3
- Streamlining Measures
  - SB 540
  - AB 73
  - AB 2753
  - SB 765
  - SB 330
  - AB 1485
  - SB 744
- Accountability Measures
  - SB 167
  - AB 678
  - AB 1515
  - AB 1255
- ADU Measures
  - AB 68
  - AB 881
  - SB 13
  - AB 587
  - AB 670
  - AB 671
- Other Measures
  - AB 2372
  - SB 1227
  - AB 3194
  - AB 2263
  - AB 2162
  - AB 829
  - AB 2913
  - AB 1763
  - AB 1483
  - AB 101

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## Regional Housing Needs Assessment (RHNA)

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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

### What is RHNA?

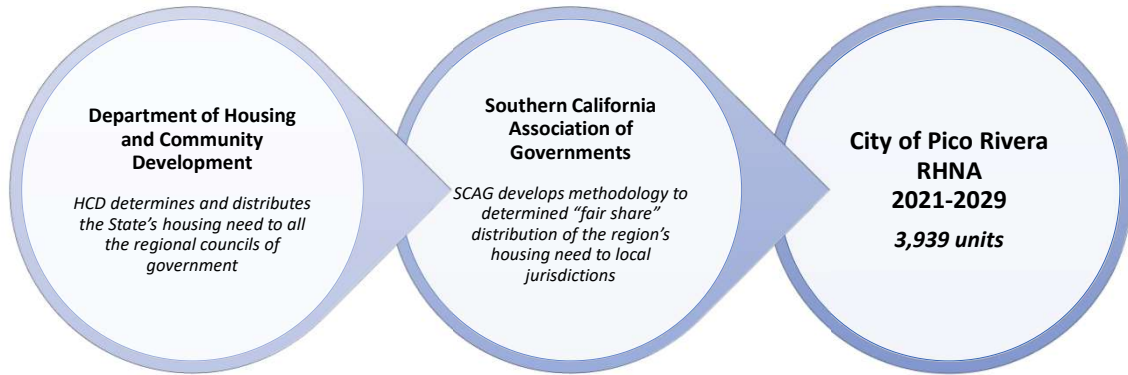
- Regional Housing Needs Assessment
- Initiates the Housing Element Update Process
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



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## What is RHNA?



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## Pico Rivera's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units) <sup>2</sup>
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$38,650	1,149 units
Low Income	51 – 80% AMI	\$39,423	\$61,840	562 units
Moderate Income	81 – 120% AMI	\$62,613	\$92,760	572 units
Above Moderate Income	>120% AMI	\$92,760	>\$92,761	1,656 units
<b>TOTAL:</b>				<b>3,939 units</b>

1. Income range is based on the 2020 HUD Median Family Income (MFI) for Los Angeles County of \$77,300.  
 2. RHNA Allocation is in draft form and subject to change pending final approval by SCAG (9/3/2020).

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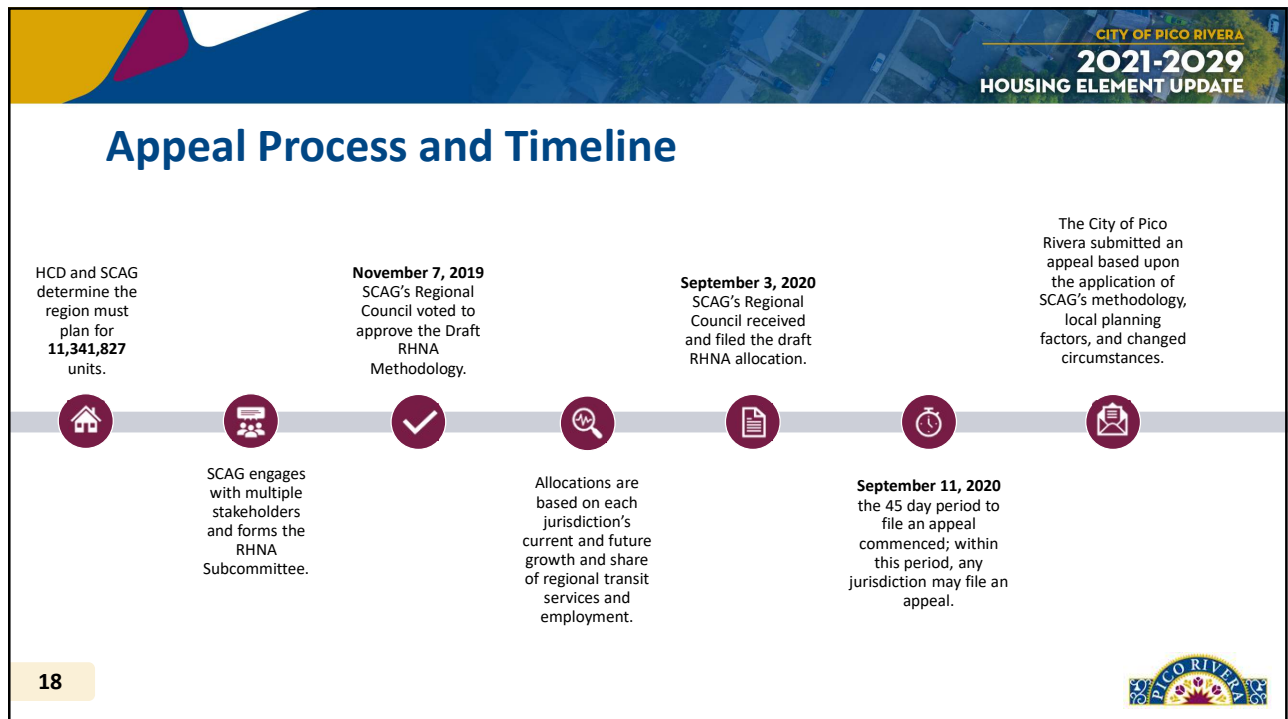




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## RHNA Appeal Process

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## City of Pico Rivera Appeal

- Consistent with defined SCAG methodology, the City appealed its RHNA based on the following factors.
  - SCAG’s proposed methodology is inconsistent with the household growth projections determined in the Connect SoCal Plan
  - The City does not have adequate water supply capacity to accommodate development of the RHNA
  - The City lacks available vacant land to accommodate their RHNA
  - COVID-19 has altered the housing landscape and development need within Pico Rivera



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## Local Jurisdiction Coordination

- Early November – General consensus of SCAG RHNA Litigation Committee not to pursue any litigation actions against HCD related to RHNA methodology
- Orange County jurisdictions discussing coordinated written response to SCAG Regional Council to hold a closed session to discuss to further discuss Litigation Committee recommendation
- Draft Orange County Letter consistent with Pico Rivera’s appeal
- Gateway Cities COG outreach
  - 7 Cities submitted appeals to SCAG’s RHNA Committee



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## Sample Densities

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CITY OF PICO RIVERA  
**2021-2029**  
 HOUSING ELEMENT UPDATE

## Density Examples – Single-Family

Single-Family Residential (2-8 dwelling units/acre)	Condos/Duplex (8 – 15 dwelling units/acre)
	

Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>



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## Density Examples – Multi-Family

Apartments (3-4 stories)  
(25 - 35 dwelling units/acre)



Mid-Rise Apartments (5+ stories)  
(50 – 100+ dwelling units/acre)



Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>

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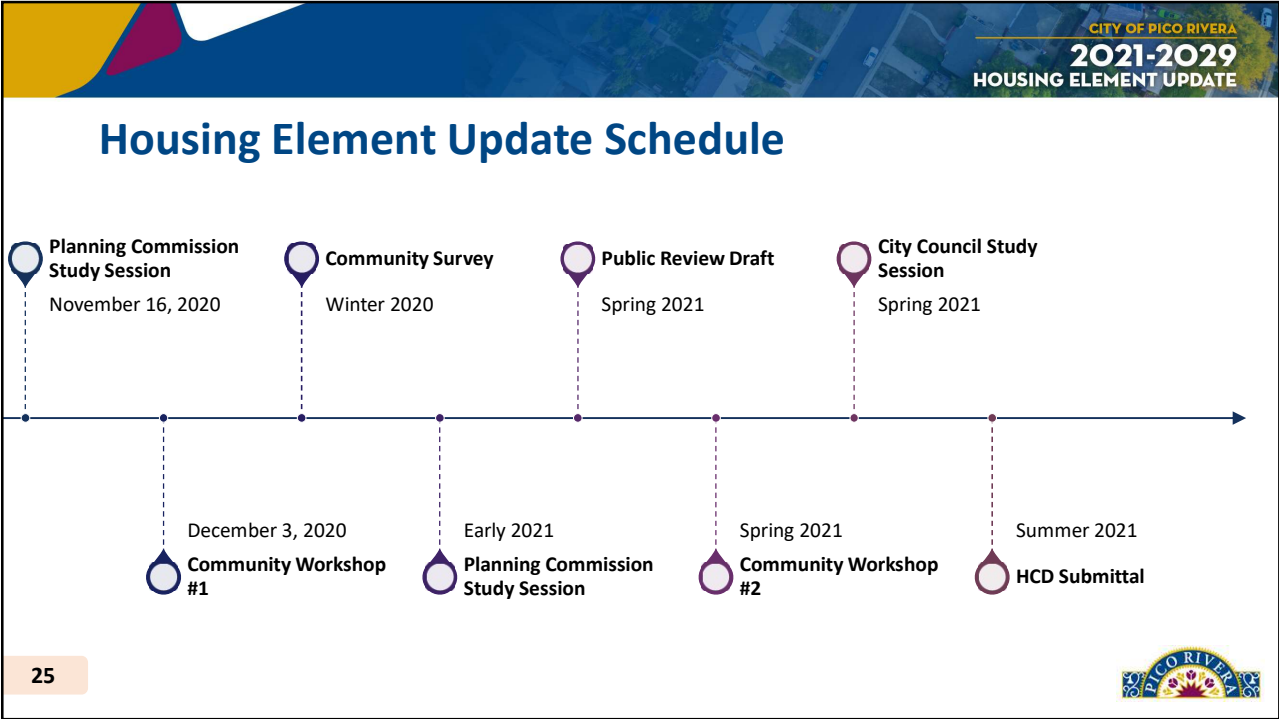


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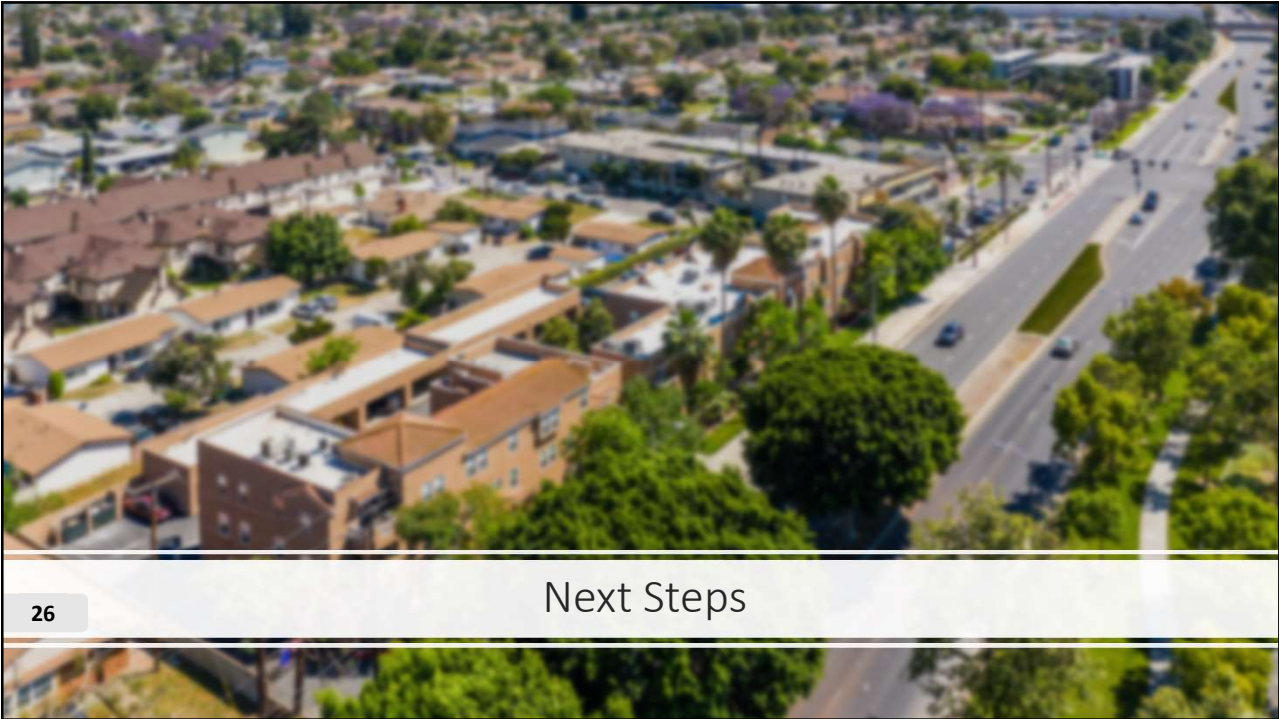
Update Process and Outreach

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## Next Steps

- First Community Workshop on December 3<sup>rd</sup>
- Release of the Community Survey on the website for 4 weeks
- Second Community Workshop – Late Winter 2021
- City Council Study Session – Spring 2021



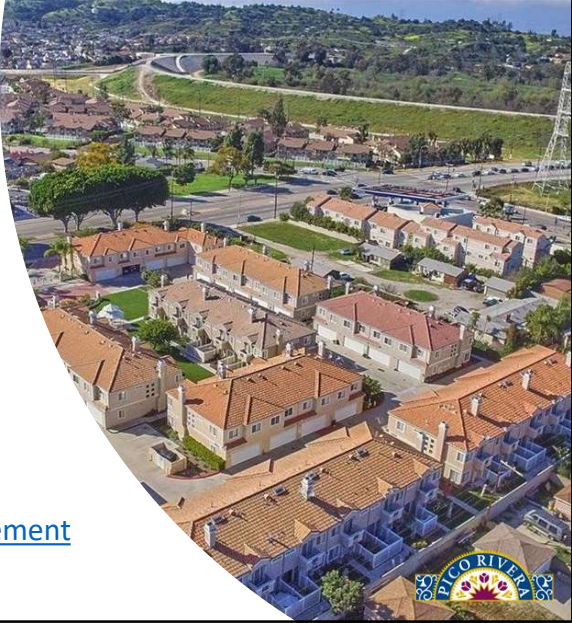
## Thank You!

### Questions?

**Luis Rodriguez**, Principal Planner  
 Phone: 562.801.2163  
 Email: [lrodriguez@pico-rivera.org](mailto:lrodriguez@pico-rivera.org)

**Julia Gonzalez**, Deputy Director  
 Phone: 562.801.4447  
 Email: [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

Or visit:  
[Pico-rivera.org/depts/ced/planning/housing\\_element](http://Pico-rivera.org/depts/ced/planning/housing_element)





## C.2 Virtual Community Workshop #1

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The section contains all townhall materials, handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the meeting. Public comments were received verbally and in written form through the Zoom chat. A video recording of the virtual townhall is available at:

[www.Pico-rivera.org/depts/ced/planning/housing\\_element](http://www.Pico-rivera.org/depts/ced/planning/housing_element)



## Community Workshop #1

On Thursday December 3, 2020, from 6-7 PM, the City of Pico Rivera held a virtual public community workshop for the 2021-2029 6<sup>th</sup> Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment and process;
- Overview of the City of Pico Rivera's RHNA allocation by income category;
- Review of the update schedule and Process; and,
- Overview of additional opportunities for community engagement.

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. A video of the full presentation and PowerPoint are available on the City's Housing Element Update webpage here, [www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp).

## Mentimeter

Participation is a crucial part of the Housing Element Update process. The Covid-19 pandemic changed the way that the City can engage with residents. Given that the first workshop was on a virtual platform the City utilized a live polling tool to create channels of engagement and participation opportunities to residents and workshop attendees. The City used Mentimeter.com, an anonymous live polling survey to further engage participants. The poll offered the following questions:

- What is your favorite restaurant in Pico Rivera?
- What are some challenges to finding housing in Pico Rivera?
- What are some opportunities for housing in Pico Rivera?
- Do you agree or disagree with the following statements?
  - 4 and 5 story residential buildings fit within the characters of Pico Rivera when places near commercial/similar uses, and public transit corridors
  - Mixed use development can fit within the character of Pico Rivera

All responses received through the poll are provided in **Appendix A** of the Pico Rivera Housing Element.

## Community Survey

Additionally, the City launched an online community survey on December 3, 2020. During the workshop, information regarding access to the survey and instructions for taking the survey were provided. The survey provided a forum for residents' input on the following topics:

- Affordable Housing
- Community Assistance
- Fair Housing
- Development Processes

## City of Pico Rivera

Community Workshop #1 Summary

December 3, 2020



- Housing Opportunity Areas
- Barriers to Housing
- Additional comments regarding the Housing Elements

The survey was available through the following direct link, [Pico Riverahousingsurvey.metroquest.com](https://pico.riverahousingsurvey.metroquest.com) as well as on the City's Housing Element Update webpage. The City promoted the survey at the workshop and through social media, email and community announcements.





# City of Pico Rivera

## 2021-2029 Housing Element Update Virtual Community Workshop

The City of Pico Rivera is beginning the process of updating the  
2021-2029 Housing Element!

Please join us remotely to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback.

The virtual meeting will focus on:

- Housing needs and services within Pico Rivera
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

**When:** Thursday December 3, 2020 at 6 PM

**Where:** Zoom - <https://kimley-horn.zoom.us/j/98425477369>

**Website:** [http://www.pico-rivera.org/depts/ced/planning/housing\\_element/housing\\_element.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/housing_element.asp)

Si desea solicitar los servicios de traducción del taller al español, favor de enviar un correo electrónico a [Ines.Galmiche@kimley-horn.com](mailto:Ines.Galmiche@kimley-horn.com) antes de las 5 pm del martes 3 de noviembre.

For questions, please contact:

Luis Rodriguez at [lrodriguez@pico-rivera.org](mailto:lrodriguez@pico-rivera.org) or Julia Gonzalez at [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)  
or call (562) 801-4332 for more information.







# Ciudad de Pico Rivera

## Actualización del Elemento de Vivienda 2021-2029 Taller Comunitario Virtual

¡La ciudad de Pico Rivera está iniciando el proceso de actualización del Elemento de Vivienda 2021-2029!

Por favor únase a nosotros de forma remota para conocer que sucede cuando la ciudad actualiza su Elemento de Vivienda, por qué se requiere que la ciudad lo haga, y qué oportunidades tienen los miembros de la comunidad para dar su opinión. La reunión virtual se enfocará en:

- Necesidades de vivienda y servicios dentro de Pico Rivera
- Oportunidades para proporcionar vivienda a todos los niveles de ingreso en la comunidad
- Identificar las limitaciones para la construcción y el acceso a viviendas

**Fecha:** el jueves 3 de diciembre del 2020 a las 6 PM

**Lugar:** Zoom - <https://kimley-horn.zoom.us/j/98425477369>

**Sitio Web:** [http://www.pico-rivera.org/depts/ced/planning/housing\\_element/housing\\_element.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/housing_element.asp)

Si desea solicitar los servicios de traducción del taller al español, favor de enviar un correo electrónico a [Ines.Galmiche@kimley-horn.com](mailto:Ines.Galmiche@kimley-horn.com) antes de las 5 pm del martes 3 de noviembre.

Si tiene preguntas, favor de comunicarse con:

Luis Rodriguez por correo electrónico [lrodriguez@pico-rivera.org](mailto:lrodriguez@pico-rivera.org) o

Julia Gonzalez por correo electrónico [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org) o

llamar al (562) 801-4332 para más información.





# City of Pico Rivera HOUSING ELEMENT UPDATE

The City of Pico Rivera is in the process of updating the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions and provide information about the update process.

## What is a Housing Element?

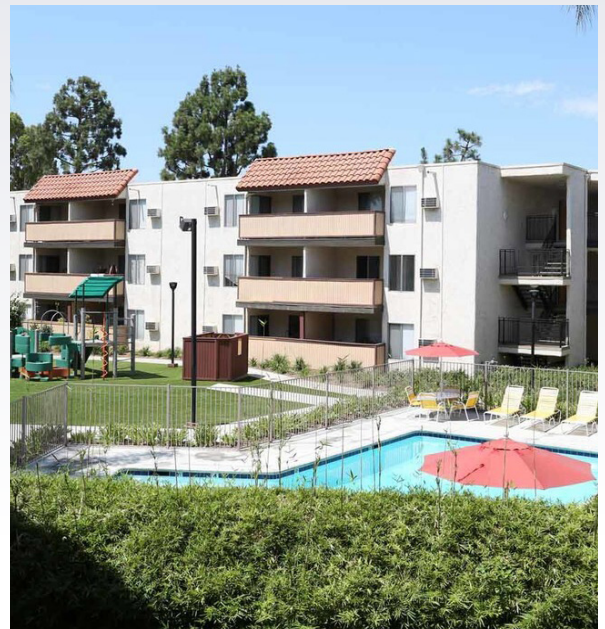
The Housing Element is a city-initiated policy document that provides direction for the implementation of various programs to meet the existing and projected future housing needs of all economic segments of the Pico Rivera community. The Housing Element provides policies, programs, and actions that support and encourage the production of housing units for all income levels.

## Key Features of the Housing Element:

- Population and housing profile of Pico Rivera
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate for housing
- Develop policies, programs, & quantified objectives

## What is the Regional Housing Needs Assessment (RHNA) Process?

The RHNA process is mandated by state law to quantify the need for housing. This informs local planning processes to address existing and future housing need resulting from growth in population, employment, and households. For the 2021-2029 Planning Period, the City of Pico Rivera is allocated 3,939 housing units to accommodate growth by income category. The Housing Element is mandated by the State to provide sites to accommodate this estimated growth.



## 2021 - 2029 City of Pico Rivera RHNA Housing Needs Allocation:

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50%	--	\$38,650	1,149 units
Low Income	51 - 80%	\$39,423	\$61,840	562 units
Moderate Income	81 - 120%	\$62,613	\$92,760	572 units
Above Moderate Income	> 120%	\$92,760	--	1,656 units
<b>Total</b>				<b>3,939 units</b>

\*Income range is based on the 2020 HUD Area Median Income (AMI) for Los Angeles County of \$77,300.



# City of Pico Rivera HOUSING ELEMENT UPDATE

## Why is the City Updating the Housing Element?

The City of Pico Rivera is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2013-2021 Planning Period. The City is now planning for the 2021-2029 Planning Period.

### Importance of updating the Housing Element:

- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet future housing growth needs
- Allows the community to further engage in the planning process

## What is Included in the Update Process?

The update process is community-based and will include a variety of activities to interface with the Pico Rivera community. Key features include:

- Community workshops and public meetings
- Comprehensive review of community demographics to reflect existing conditions
- Completion of sites analysis to meet 2021-2029 RHNA
- Public Hearings before the Planning Commission and City Council

## How Can You Participate in the Update Process?

There are a variety of ways you can participate throughout the planning process:

- Two Community Workshops will be held on December 3, 2020 and in March 2021 (exact date TBD) for community members to learn about the process and provide their feedback and guidance to the City
- Submit a community survey response
- Review and provide comments on the Public Review Draft available in Spring 2021



For the most updated information,  
[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)  
or contact:

Luis Rodriguez, Principal Planner, City of Pico Rivera  
[lrodriguez@pico-rivera.org](mailto:lrodriguez@pico-rivera.org)

## Project & Outreach Timeline







Please take out your cell  
phone and go to:  
**www.Menti.com**



Enter the code:  
**80 91 29 0**

2



6



1



# What is your favorite restaurant in Pico Rivera?





# What are some challenges to finding housing in

## Pico Rivera?

Vacant land

Rents are too high

Cost

No smaller homes/apartments

Pricing

low dense

Security deposits are more than rent amount

not enough home ownership in the area

# What are some opportunities for housing in Pico Rivera?

mixed-use housing in vacant commercial spaces

Higher Density

access to schools, groceries, safety

Future Gold Line Station Area

Transit and walkable areas

Under utilized parking lots

Create affordable housing .

I would like to pay less rent , I pay over 70% of my income

mix use along transportation corridor expansion



# What are some opportunities for housing in Pico Rivera?

rezone lots not being used

safe walkable safe areas from cars and trucks



# Do you agree or disagree with the following statements?





# In three words or less, what is your vision for housing in Pico Rivera?

less homelessness  
affordable housing  
sense of community  
commercial investment  
city for everyone  
walkable neighborhood  
affordable opportunities  
accessible home ownership  
commercial growth  
accessory dwelling units  
improving walk ability  
no cars needed  
3 story mix use  
improved air quality  
increased ownership





## C.3 Online Community Survey

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This section contains an outline of the survey questions, summary of survey comments, and total survey results. The survey was made available on the City's webpage and survey results were presented to the City Council.



SCAN ME

For questions, please contact:  
Luis Rodriguez, Principal Planner  
lrodriguez@pico-rivera.org



The City of Pico Rivera is updating its Housing Element and needs your input!

**You can take the survey on the Housing Element Update website below or by scanning the box to the left:**

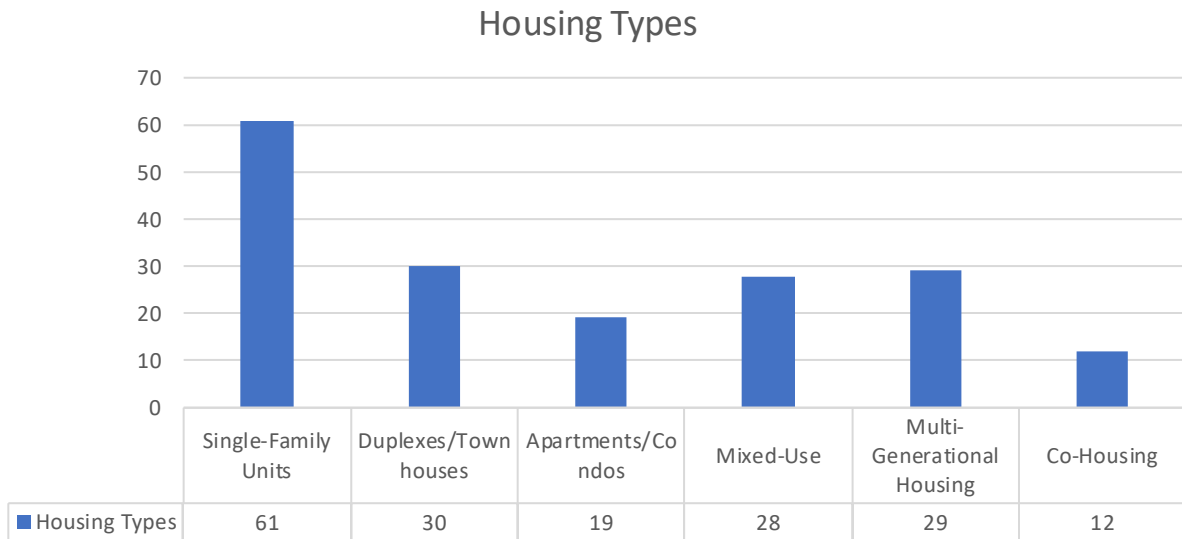
<https://bit.ly/HousingElementPR>

## Pico Rivera Housing Community Survey

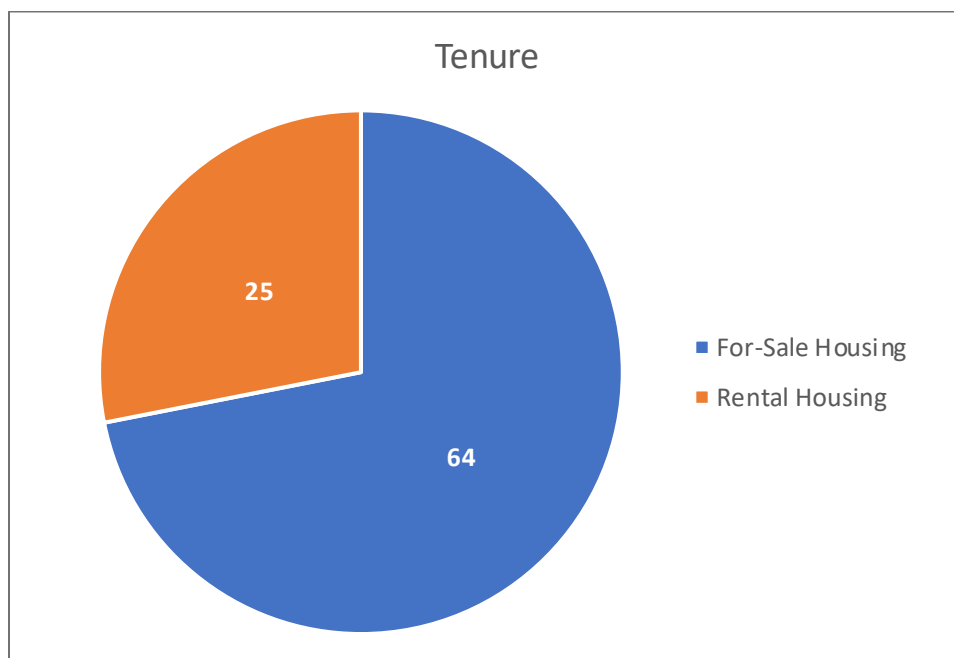
From January 13, 2021, to June 15, 2021, the City of Pico Rivera launched an online community survey to gather additional feedback regarding the Housing Element Update. Participants were asked to consider potential policies and programs to include in the Housing Element, as well as potential housing types and opportunities for housing in the City. A total of 90 surveys were submitted. Below is a summary of the survey's results.

### HOUSING IN PICO RIVERA

*Questions 1: What types of housing do you think is missing in Pico Rivera? (Please select al that apply)*

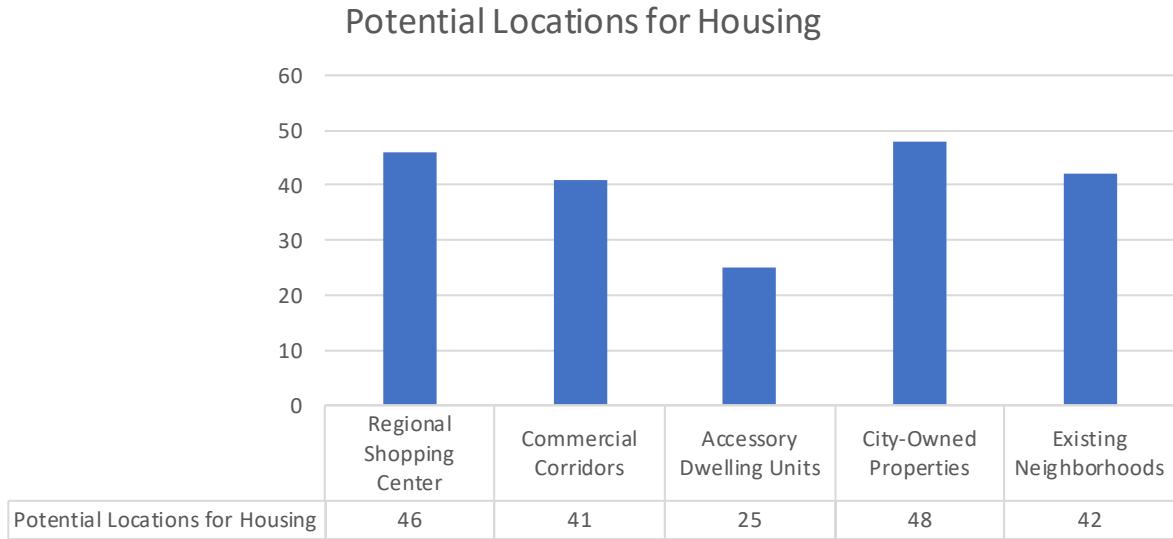


*Question 2: In your opinion, which would you like to see more of in Pico Rivera?*

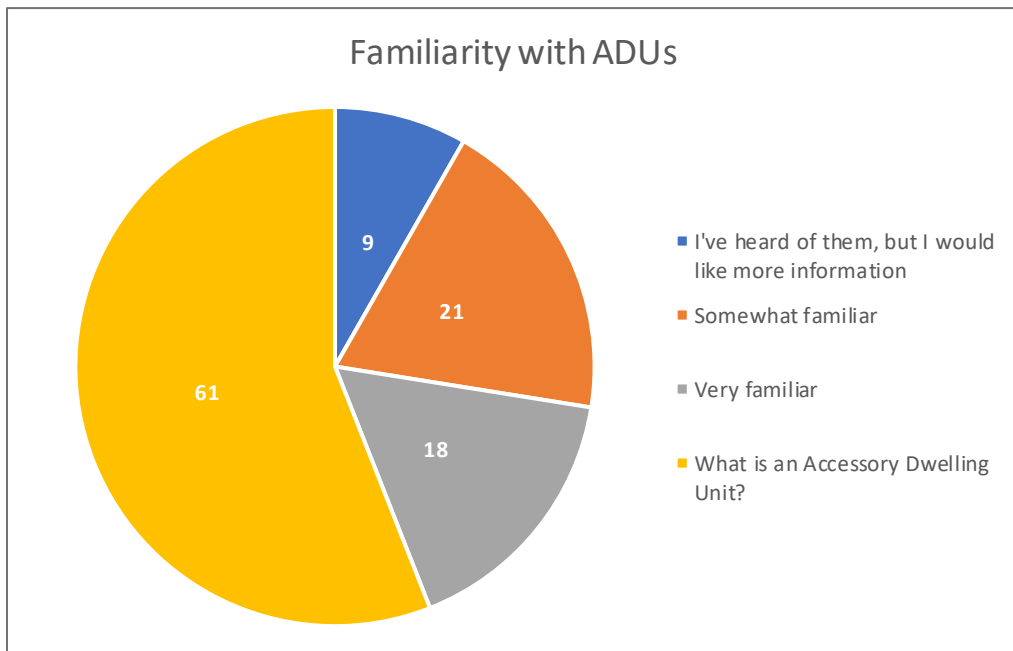




**Question 3: Where do you think the City of Pico Rivera should locate future housing? (Please select all that apply)**



**Questions 4: How familiar are you with Accessory Dwelling Units?**



**Question 5: The following images show examples of different types of single-family housing. It is likely the City will need to plan for all types of housing in the future to provide housing options at all income levels. Of the images shown, which do you feel fits the character of Pico Rivera?**

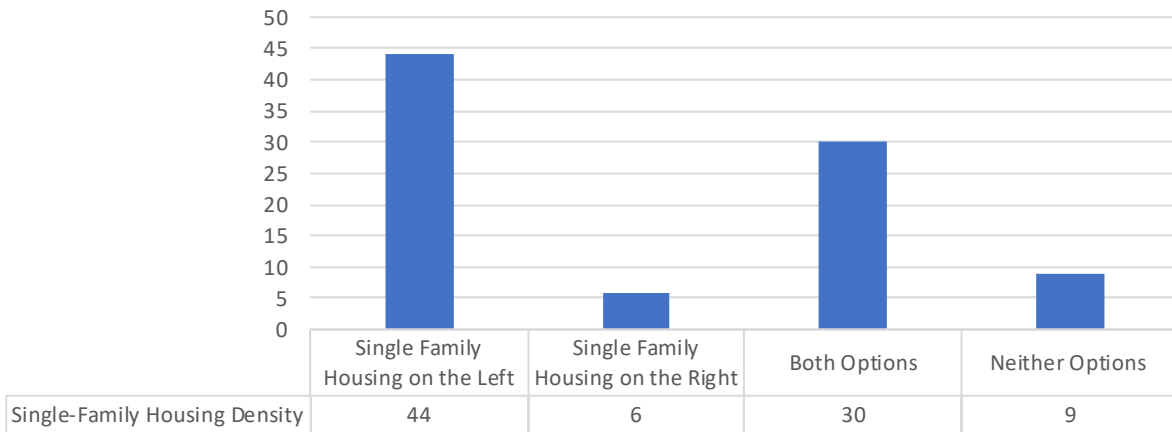


2-8 dwelling units/acre



8-15 dwelling units/acre

Single-Family Housing Density



**Question 6: The following images show examples of different types of multi-family housing. It is likely the City will need to plan for all types of housing in the future to provide housing options at all income levels. Of the images shown, which do you feel fits the character of Pico Rivera?**

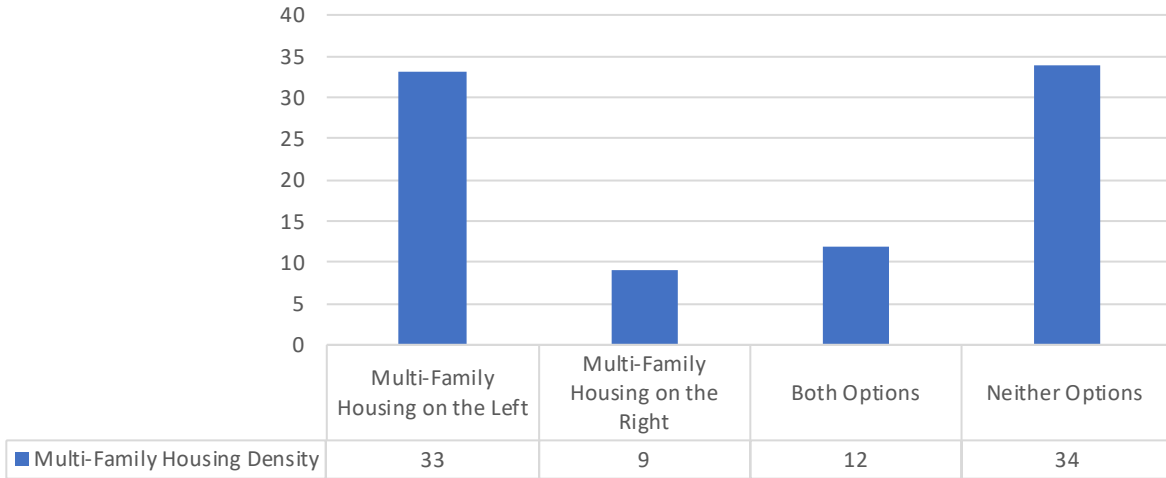


25-35 dwelling units/acre



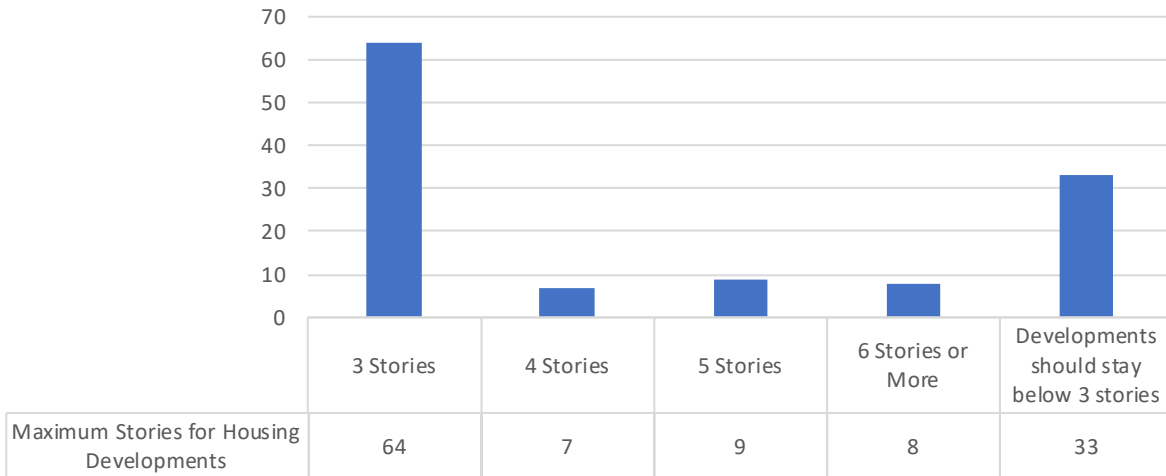
50 - 100 dwelling units/acre

### Multi-Family Housing Density



**Question 7: As Pico Rivera is largely built out, future development will need to be infill and likely taller than existing development. In focused areas, how many stories do you feel is appropriate for Pico Rivera?**

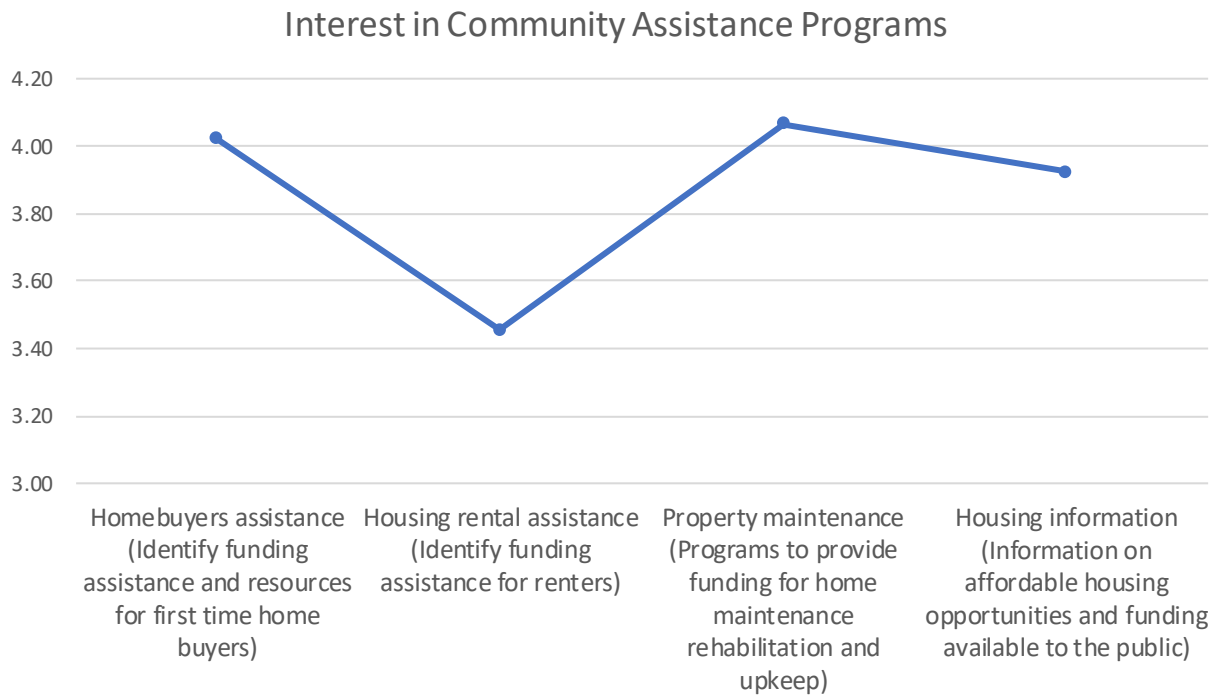
### Maximum Stories for Housing Developments



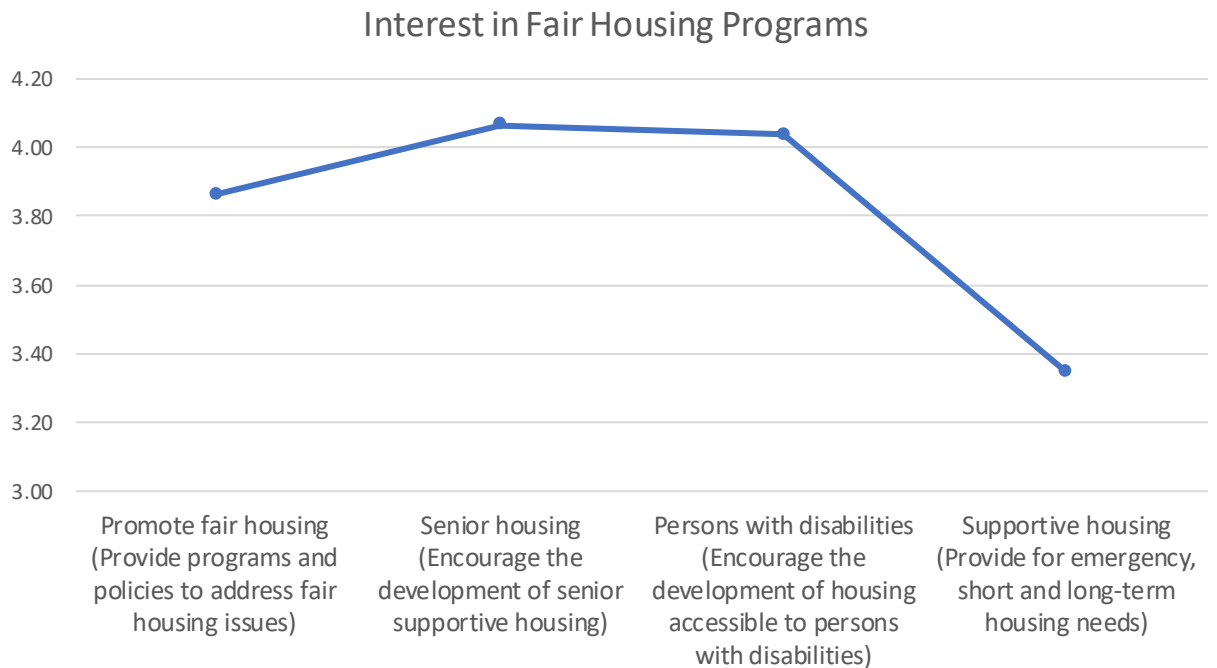


**HOUSING PROGRAM OPPORTUNITIES**

**Question 8: COMMUNITY ASSISTANCE – Please rate the following based on importance to the community. (1 being the least important, 5 being the most important)**



**Question 9: FAIR HOUSING – Please rate the following based on importance to the community. (1 being the least important, 5 being the most important)**



**COMMUNITY VISION**

*Question 10: In ten words or less, describe your vision for the future of housing in Pico Rivera.*

Pico Rivera is a better place with home ownership, people take pride if they own there home. Please do not bring Apts back, let's remember the Villas on Passons, they were a nightmare
I would like to see Pico Rivera keep its residential feel with single family homes, however I see the need for mixed use housing options as the need for housing continues to go and mass transportation intersects in the City. Thus, the need for multi-story housing options will need to be used, this will require Pico Rivera taking on a new and different look, however I think this new look can be sustained if the majority of the housing options remain single family homes. Sorry, I exceeded the 10 word max.
sad, cost to high
Lively city during the day and calm in the evenings
Continue to beautify the city and build upwards. Six stories with underground parking. Possible retail on the first floor.
Add More FOR PURCHASE HOUSING in ALL ZONING
Innovative, inviting and stepping into the future for many in need of housing.
More luxury apartments to appeal to higher income families
Inclusive: age, abilities, ethnicities & economically
More affordable housing for people who grew up in Pico but now can't afford it
Build up in commercial areas or high density, but not in existing single family residential areas
Clean, family friendly,
Try to keep home owners not renters.
Mix use space retail/restaurants ground floor housing above 2 more than 3 floors
Predominantly houses and townhouses. No more apartments.
A community that cares about everyone, including the people experiencing homelessness.
Modern yet traditional.
I would like to see more affordable houses for sale
Less apartment-like housing and more townhomes. Affordable. Close to shopping centers.
Provide more single homes at affordable prices before ppl leave the city
Modern, safe and clean.
Affordable
More
Affordable housing for all

City of Pico Rivera  
 2021-2029 Housing Element Update

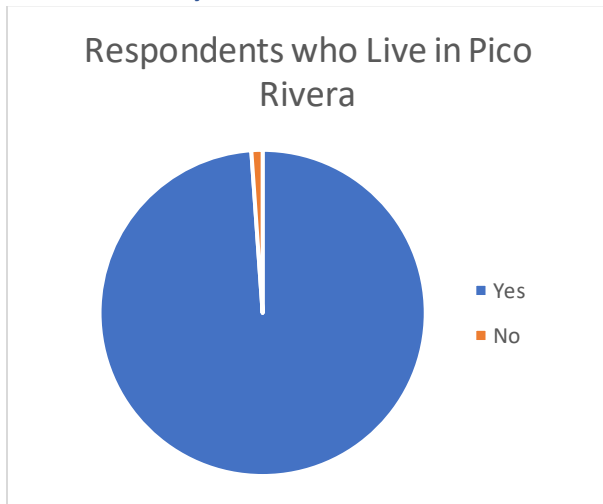
Affordable, sustainable, and more dense
More Single family homes, suburban like homes.
More single family houses
More rental houses and rental assistance
More housing options for people who don't want to own a home but want to live here (apartments, townhouses etc). Especially for younger people as more and more people choose not to have kids.
Equal opportunity for fair housing without losing Pico Rivera's essence.
Be able to afford to buy a home for me and my child
Make the city look alive again. city looks to run down
A place that is Innovative, clean and parking is kept an a minimum per household.
Do not change the integrity of what already exists. Leave current neighborhoods alone.
Lower home owners Property Tax so we can afford our own housing expense
Make Pico Affordable so we can stay in our town!
Something needs to be done about the homeless in our city. Please don't let our city look like Los Angeles with all the homeless people
The ability to be able to purchase as a first time home buyer a property in the City of Pico Rivera.
peaceful living, friendly hometown charm
Pico Rivera needs to be a safer and stable community. Get rid of the housing by angels motel.
A modernization of PR's aging residential options
Clear out homeless
Affordable housing!
Suburban clean environmentally friendly city
Let's avoid building any more apartment rental buildings.
Maintain strong community character, but innovative for smart infill TOD growth
Do not allow the homeless to wander in the city & no rehab housing in any neighborhoods
No rehabilitation housing in or near neighborhoods. PR is a community with families
Single homes is better than apartments parking is terrible when to many families are living in apartments. More trees and homes in the industrial areas
Affordable housing is much needed in Pico Rivera .
Sustainable housing located near commercial corridors and transit hubs
affordable and inclusive place that does not get gentrified and displace people for profit.



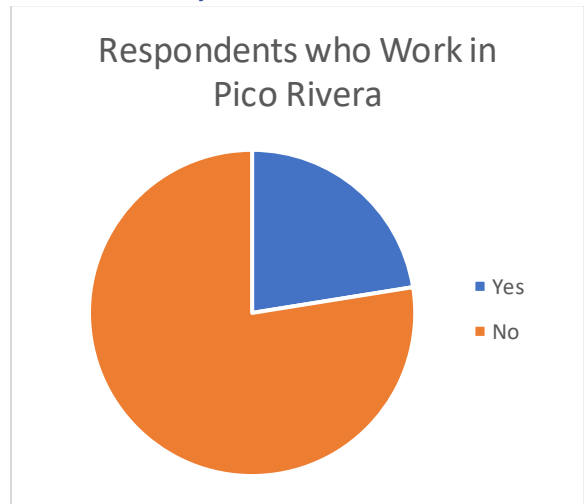
Affordable single homes for low income
Updating .. modernization
Joselsimental@yahoo.com
Keeping the family neighborhood feel. Don't convert it into sardine luxury condos like Montebello.
Convert our houses to two levels adding more homes
Creating opportunities for residents to become homeowners.
Keep as is, do not make it in downtown LA style buildings. That means more traffic.
Single family 2 story dwelling homes bring in higher income level earners
Affordable new construction single family homes
clean streets, less homeless and several electric car chargers
Do to the need to provide housing for elderly parents the need to add accessory dwelling and losing the requirements for building them is highly encouraged
No Low income/Government Housing, single family homes only.
Safe, attractive, affordable (attainable) housing opportunities for residents to be homeowners. Build on the Latino Mayberry community tradition.
Housing with corresponding parking spots or areas. Not to impede on single family homes parking streets.
Model city with housing for everyone. Childcare Element included in new developments.
Redeveloped, next generation urban housing. Mixed-use throughout.
We need more affordable housing in the city for low income
Not so expensive places to live
Pricing needs to come down, ridiculous houses in Pico are over \$500,000
Pico Rivera is honestly very congested with vehicles, there is never parking anywhere, people are using their driveways to store old non working vehicles. This is pushing people to move out of this beautiful city.
Recertification of the communities
No projects and elimination of Pico Rivera gardens
Solar-powered public housing built and maintained by union labor.
Single family dwelling homes, environmental, social and educational consideration.
Housing for all
fair pricing for low income family. and faster placement

**SURVEY RESPONDENT DATA**

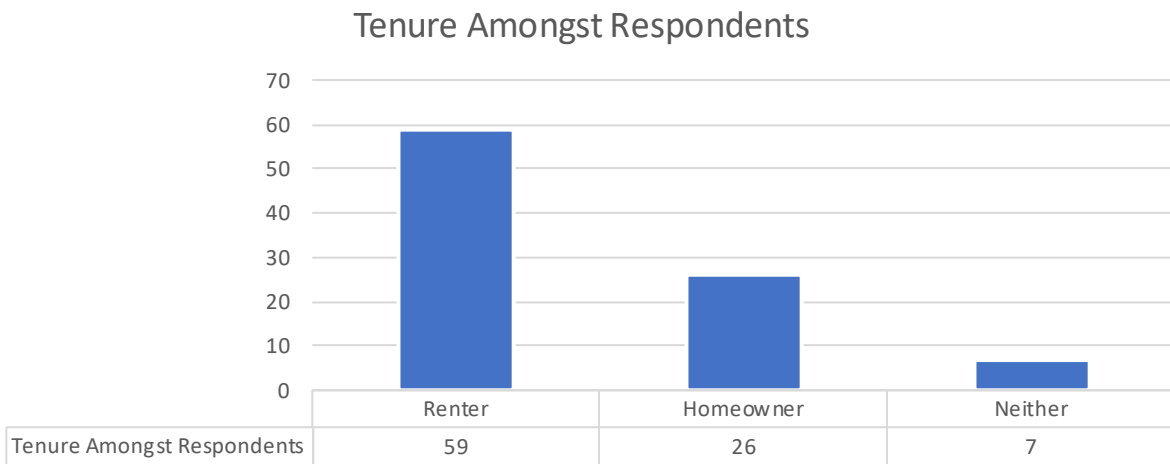
*Question 11: Do you live in Pico Rivera?*



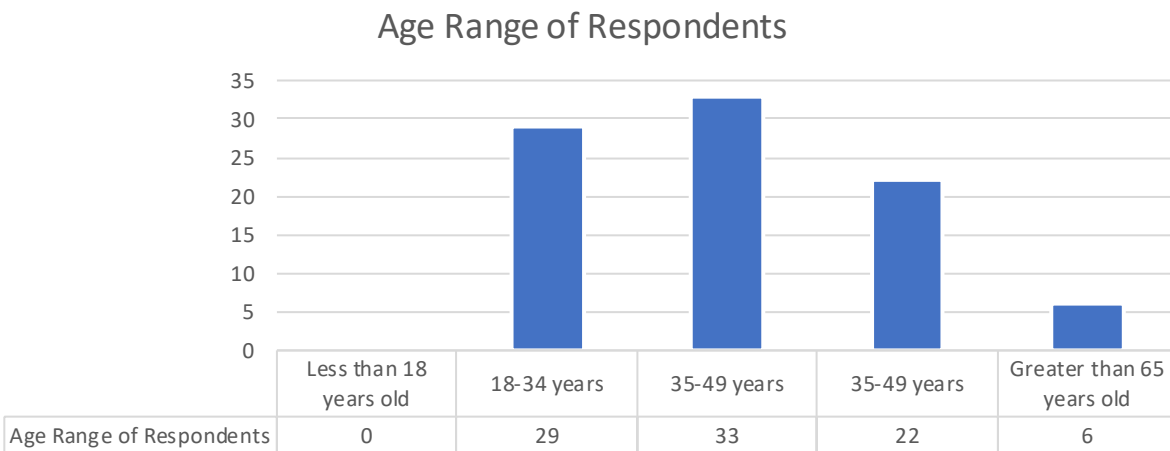
*Question 12: Do you work in Pico Rivera?*



*Question 13: Are you a renter or homeowner?*



*Question 14: What is your age range?*





## C.4 City Council Study Session

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The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the February 9, 2021, study session. Public comments were received verbally and in written form through the Zoom chat. A video recording is available on the City's website.



CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

**City Council  
Study Session**

Date: February 9, 2021  
Time: 4 PM  
Location: Virtual - Zoom





1

CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

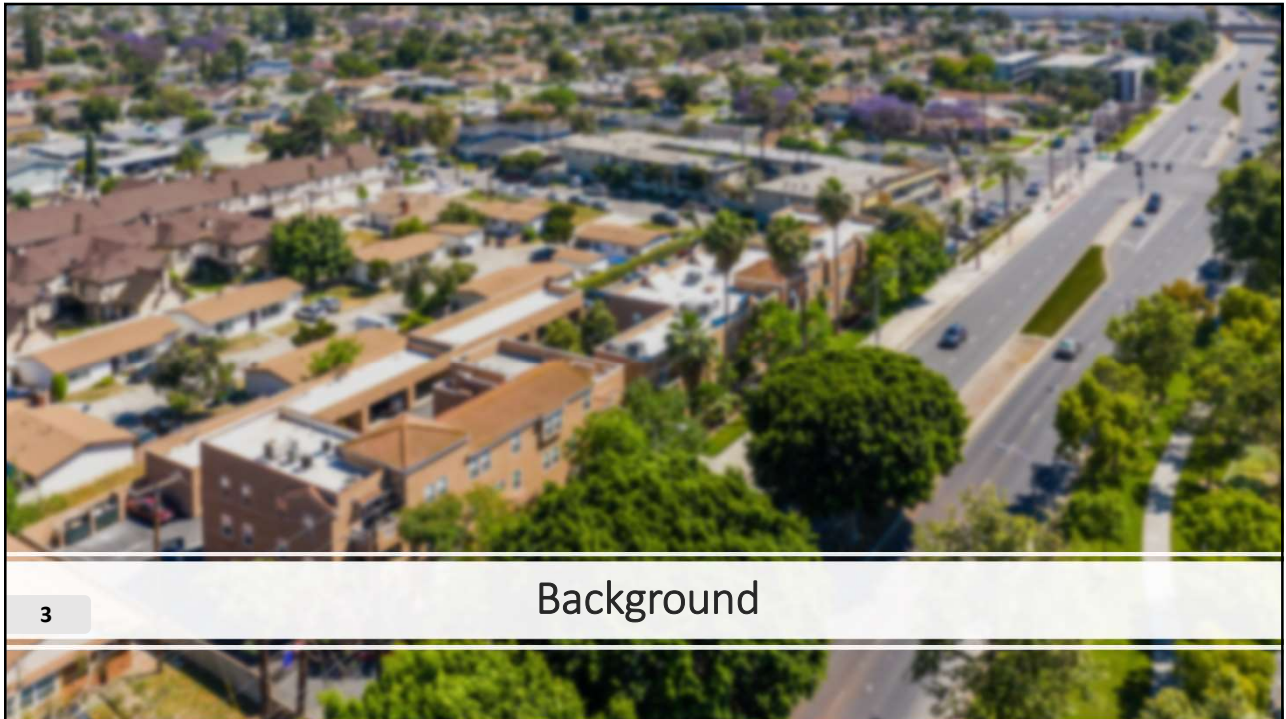
## Agenda

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- I. Background
- II. Housing Legislation
- III. Regional Housing Needs Assessment (RHNA)
- IV. Sample Densities
- V. Update Process and Outreach
- VI. Next Steps



2







3


### Background

3

**CITY OF PICO RIVERA**  
**2021-2029**  
**HOUSING ELEMENT UPDATE**

## What is a Housing Element

-  Required Chapter of the Pico Rivera General Plan
-  Provides goals, policies, programs, and objectives to guide future housing growth to meet the needs of residents of all income levels in Pico Rivera
-  Identifies projected housing needs by income category
-  Requires certification by the state department of housing and community development (HCD) for compliance with state housing laws



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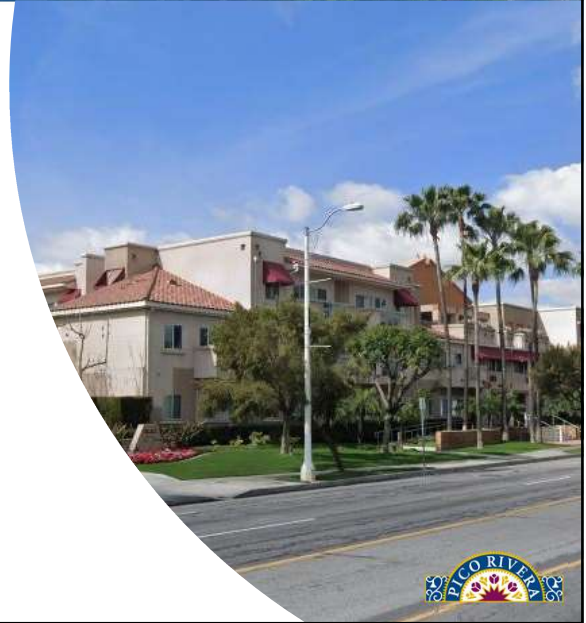
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## Housing Element Benefits

- Demonstrates Pico Rivera's ability to meet current and future growth and housing needs
- Further engages the community in the planning process
- Ensures the City is in compliance with state laws
- Creates opportunity for state grants and funding sources

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## Housing Legislation

6

## Important Measures

- SB 35
  - Allows developers to request streamlining provided certain criteria are met. This means the City will need to evaluate the entitlement procedures to permit and track the adherence to the law. In an SB 35 City, approval of a qualifying housing development on a qualifying site is a ministerial act, without CEQA review or Public Hearings.
- SB 166
  - Requires that jurisdictions “at all times” maintain the Housing Element Land Use Inventory and Site Identification Program that can accommodate the City’s unmet need.



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## Important Measures

- AB 1397
  - Further defines the obligations in Housing Element Law that housing elements identify and zone sufficient sites to address a community’s share of need for lower income housing. Focuses on:
    - availability of sites,
    - “by right” requirement for sites previously used,
    - size requirements for adequate sites, and
    - limitations on assigning unit capacity.
- AB 72
  - New HCD review of Housing Elements permitting HCD to engage in enforcement activities mid-cycle. If found out of compliance, HCD may revoke its prior approval of a jurisdiction’s Housing Element until actions are taken to bring the jurisdiction back into substantial compliance with the law



8



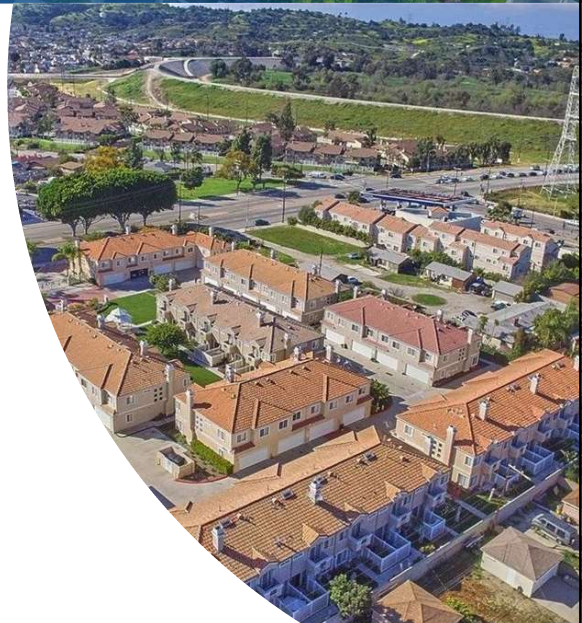
## Important Measures

- AB 686
  - Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. “Affirmatively furthering fair housing” means, among other things, “taking meaningful actions... that overcome patterns of segregation and foster inclusive communities” and “address significant disparities in housing needs and in access to opportunity.” Additionally, an assessment of fair housing practices must now be included in upcoming Housing Elements.

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## HCD Definition of “By Right”

- By right means the jurisdiction shall not require:
  - A conditional use permit
  - A planned unit development permit
  - Other discretionary, local-government review or approval that would constitute a “project” as defined by CEQA



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## Senate and Assembly Bill List

- Funding Measures
  - SB 2
  - SB 3
- Streamlining Measures
  - SB 540
  - AB 73
  - AB 2753
  - SB 765
  - SB 330
  - AB 1485
  - SB 744
- Accountability Measures
  - SB 167
  - AB 678
  - AB 1515
  - AB 1255
- ADU Measures
  - AB 68
  - AB 881
  - SB 13
  - AB 587
  - AB 670
  - AB 671
- Other Measures
  - AB 2372
  - SB 1227
  - AB 3194
  - AB 2263
  - AB 2162
  - AB 829
  - AB 2913
  - AB 1763
  - AB 1483
  - AB 101

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12

Regional Housing Needs Assessment (RHNA)

12

## What is RHNA?

- Regional Housing Needs Assessment
- Initiates the Housing Element Update Process
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



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13

## What is RHNA?



14



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## Pico Rivera’s RHNA Appeal

- The City of Pico Rivera went before the SCAG RHNA Appeals Hearing Board three separate times as part of the appeals process
- The City was ultimately successful in their appeal, which reduced their RHNA allocation from 3,939 units to 1,022 units.
- This was one of two successful appeals in the SCAG region.

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## Pico Rivera’s RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units) <sup>2</sup>
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$38,650	296
Low Income	51 – 80% AMI	\$39,423	\$61,840	143
Moderate Income	81 – 120% AMI	\$62,613	\$92,760	153
Above Moderate Income	>120% AMI	\$92,760	>\$92,761	430
<b>TOTAL:</b>				<b>1,022 units</b>

1. Income range is based on the 2020 HUD Median Family Income (MFI) for Los Angeles County of \$77,300.

2. RHNA Allocation is in draft form and the reallocation of units based on the City’s successful RHNA appeal will be reviewed by SCAG’s RHNA Appeals Board on February 16. Final RHNA Allocation Plan adoption is scheduled for the Regional Council’s March 4 meeting.

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## Sites Analysis Process

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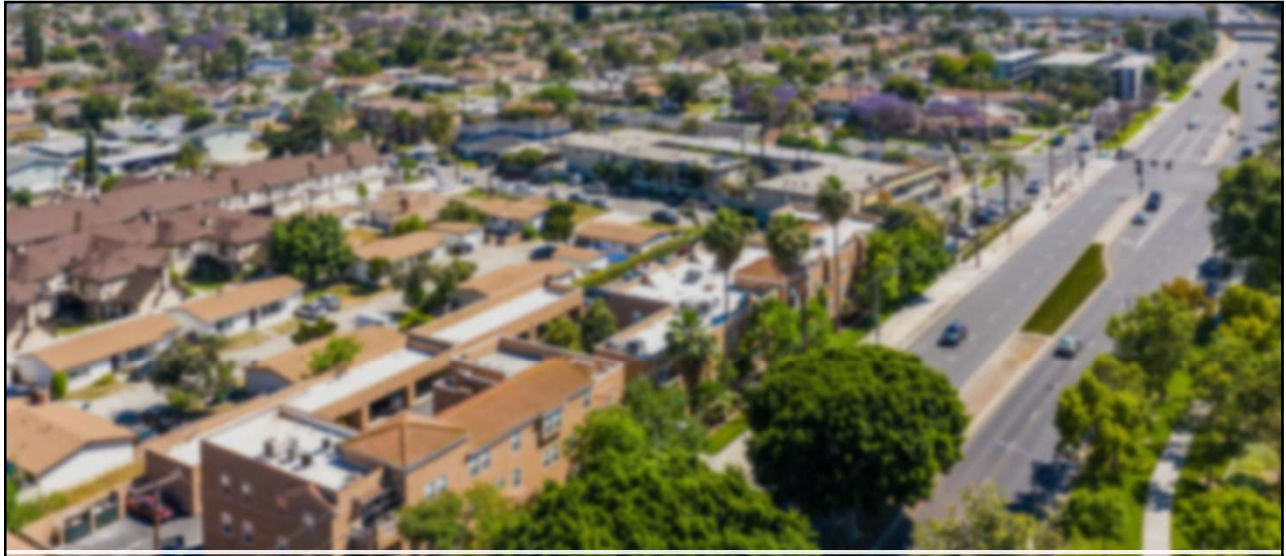
CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

### Sites Analysis Process

- Site strategy based on RHNA Appeal: Locate housing opportunity areas along major corridors/evacuation routes
- Evaluate the potential yield existing yield
- Mixed-use rezone or overlay approach
- Fair and equitable distribution

A street-level photograph of a multi-story residential building with a red-tiled roof, palm trees, and a clear blue sky.

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## Sample Densities

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CITY OF PICO RIVERA  
**2021-2029**  
 HOUSING ELEMENT UPDATE

## Density Examples – Single-Family

Single-Family Residential (2-8 dwelling units/acre)	Condos/Duplex (8 – 15 dwelling units/acre)
	

Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>



20

20



## Density Examples – Multi-Family

Apartments (3-4 stories)  
(25 - 35 dwelling units/acre)



Mid-Rise Apartments (5+ stories)  
(50 – 100+ dwelling units/acre)



Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>

21



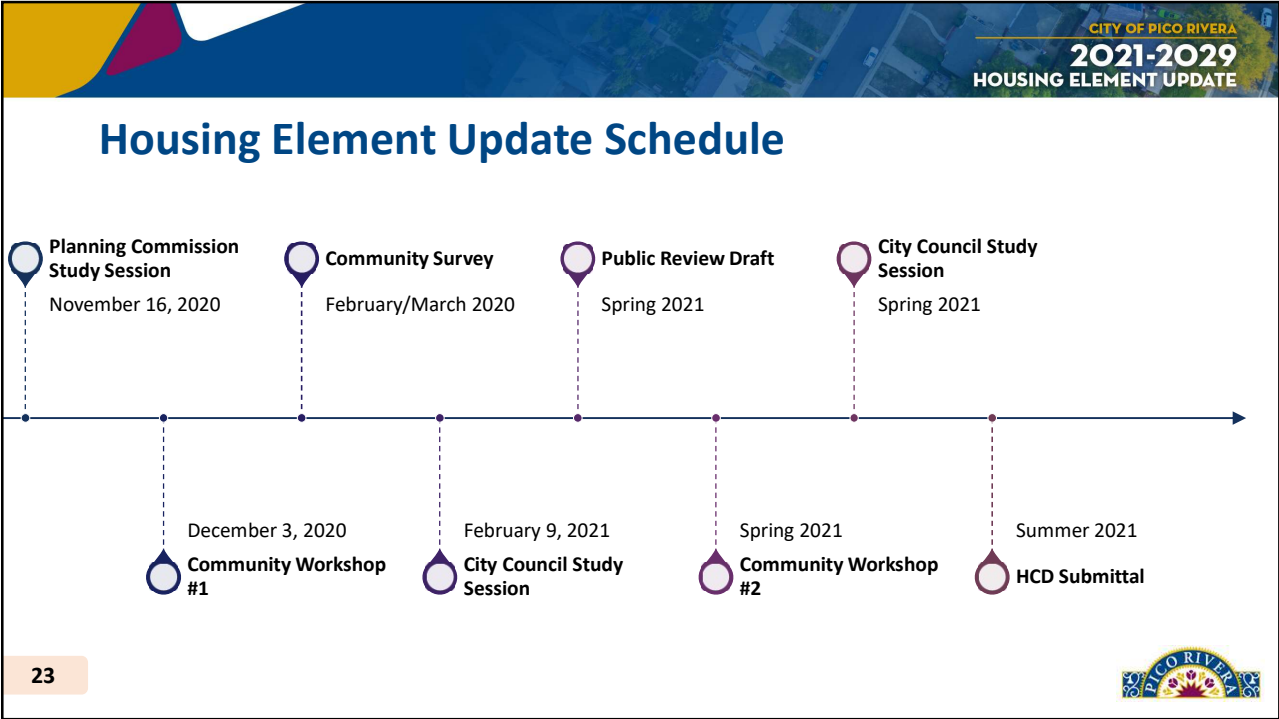
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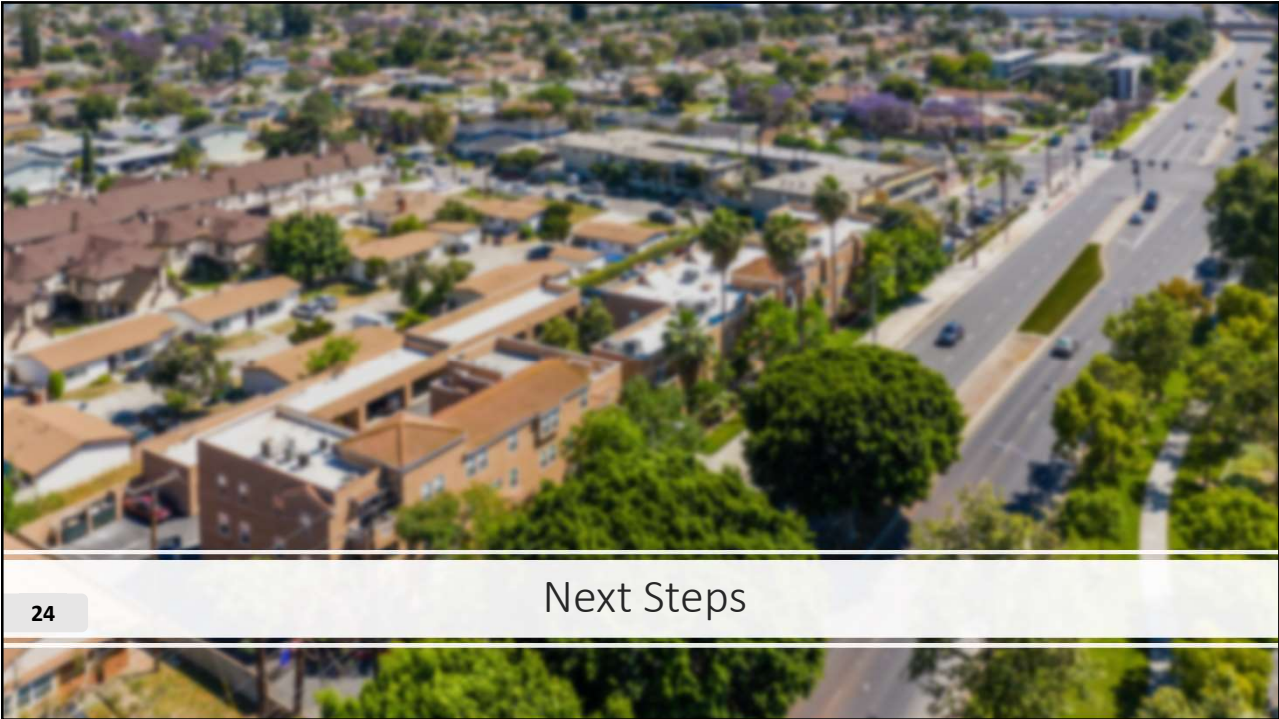
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Update Process and Outreach

22



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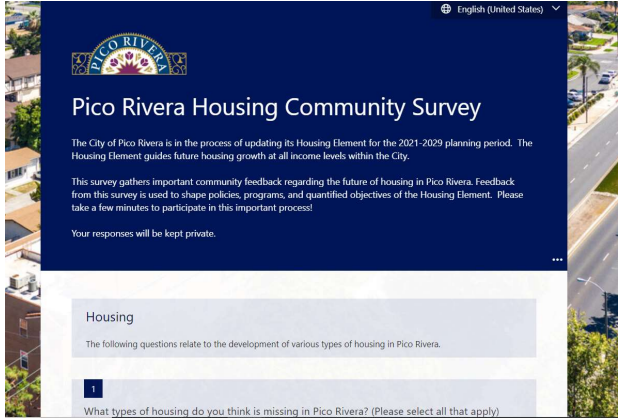


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## Next Steps

- Continue survey outreach – February/March 2021
- Analyze survey data and outreach feedback – March/April 2021
- Second Community Workshop – Spring 2021
- Public Review Draft Release – Spring 2021
- City Council Study Session – Spring 2021

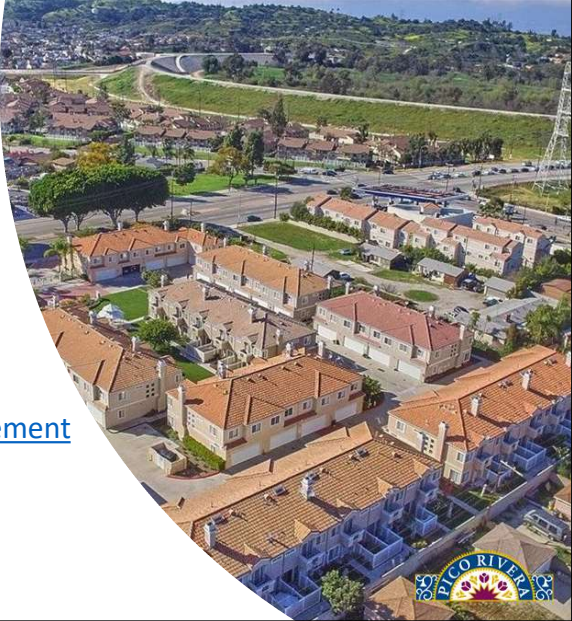


## Thank You!

### Questions?

**Julia Gonzalez**, Deputy Director  
Phone: 562.801.4447  
Email: [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

Or visit:  
[Pico-rivera.org/depts/ced/planning/housing\\_element](http://Pico-rivera.org/depts/ced/planning/housing_element)





## C.5 Virtual Community Workshop #2

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The section contains all townhall materials, handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the meeting. Public comments were received verbally and in written form through the Zoom chat. A video recording of the virtual townhall is available at:

[www.Pico-rivera.org/depts/ced/planning/housing\\_element](http://www.Pico-rivera.org/depts/ced/planning/housing_element)





# Ciudad de Pico Rivera

## Taller Comunitario Virtual #2 de la Actualización del Elemento de Vivienda 2021-2029

La ciudad de Pico Rivera se está preparando para publicar la versión preliminar de la Revisión Pública del Elemento de Vivienda 2021-2029. Únase a nosotros en un taller virtual para aprender acerca de las diferentes partes del borrador del documento y saber cómo puede proporcionar sus comentarios durante el periodo de revisión pública.

**Fecha y Hora:** jueves 17 de junio del 2021 de 6-8 PM

**Lugar:** Zoom - [kimley-horn.zoom.us/j/92255857966](https://kimley-horn.zoom.us/j/92255857966)

Por teléfono: (669) 900 6833

Código de la Reunión: 922 5585 7966

(Si necesita traducción al español, por favor envíe un correo electrónico a [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com) mínimo 24 horas antes de la reunión. ¡Gracias!)

**Sitio Web:** Para obtener más información acerca de la Actualización del Elemento de Vivienda y para revisar el documento preliminar del Elemento de Vivienda, visite la página web del proyecto en:

[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

Si tiene preguntas, puede contactar al Departamento de Planificación de la ciudad de Pico Rivera en [planning@pico-rivera.org](mailto:planning@pico-rivera.org) o llamando al (562) 801-4332 para más información.





# City of Pico Rivera

## 2021-2029 Housing Element Update Virtual Community Workshop #2

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The City of Pico Rivera is preparing to release the Public Review Draft of the 2021-2029 Housing Element. Please join us for a virtual workshop to learn about the different parts of the draft document and how you can provide feedback during the public review period.

**When:** Thursday, June 17, 2021 from 6-8 PM

**Where:** Zoom - [kimley-horn.zoom.us/j/92255857966](https://kimley-horn.zoom.us/j/92255857966)

Meeting ID: 922 5585 7966

Call-in Phone Number: (669) 900 6833


(Si necesita traducción al español, por favor envíe un correo electrónico a [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com) mínimo 24 horas antes de la reunión. ¡Gracias!)

**Website:** For more information about the Housing Element Update and to review the Draft Housing Element, please visit the project webpage here:

[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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For questions, City of Pico Rivera Planning can be reached at [planning@pico-rivera.org](mailto:planning@pico-rivera.org) or call (562) 801-4332 for more information.





CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Community Workshop #2

Date: June 17, 2021  
Time: 6 PM  
Location: Virtual - Zoom





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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Agenda

- Housing Element Update Process
- Housing Element Efforts to Date
- Public Review Draft – Sites and Policies
- Community Review/Feedback
- Next Steps



2







# Housing Element Update Process

3

3

CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Housing Element Background

-  Required Section of the Pico Rivera General Plan
-  Provides Goals, Policies, Programs, and Objectives to guide future housing growth to meet the needs of residents of all income levels in Pico Rivera
-  Identifies projected housing needs by income category
-  Requires certification by the State Department of Housing and Community Development (HCD) for compliance with State housing laws

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## Housing Element Features



Population and housing profile



Evaluation of existing programs and policies



Evaluation of housing constraints and resources



Analysis of sites to accommodate the City's RHNA Allocation



Policies, programs and quantified objectives to achieve the City's housing goals

5

## Pico Rivera's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% MFI	--	\$40,000	299 units
Low Income	51 – 80% MFI	\$40,001	\$64,000	146 units
Moderate Income	81 – 120% MFI	\$64,001	\$96,000	149 units
Above Moderate Income	>120% MFI	\$96,001	>\$96,001	430 units
<b>TOTAL:</b>				<b>1,024 units</b>

1. Income range is based on the 2021 HUD Median Family Income (MFI) for Los Angeles County of \$80,000.

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## RHNA Appeal

- City successfully appealed their RHNA allocation to the Southern California Association of Governments (SCAG)
- Reduced the number of housing units to plan for from 3,939 to 1,024
- As part of the appeal, the City identified major roadways and emergency routes that could accommodate future housing



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MMS

## Housing Element Efforts to Date

8

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## Overview of Pico Rivera's Housing Element Update

- City began the Housing Element Update process in Summer 2020
  - Community Workshop #1 – Winter 2020
  - Community Survey – Winter 2020-Spring 2021
  - Public Review Draft Release: June 17, 2021
- Project website with the available Public Review Draft:  
[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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## Workshop #1

- The City held a virtual community workshop for the Housing Element Update
- Overview of the Housing Element Update process, Regional Housing Needs Assessment (RHNA), and project timeline
- The recorded workshop is available on the project webpage



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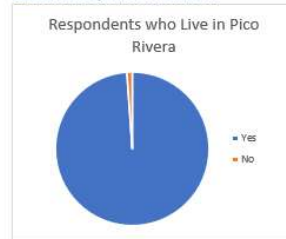


## Online Community Survey

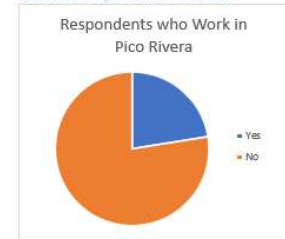
- Survey focused on:
  - Housing types and potential locations
  - Community Assistance and Fair Housing Programs and Policies
  - Vision for the future of housing in Pico Rivera
- 90 total participants

### SURVEY RESPONDENT DATA

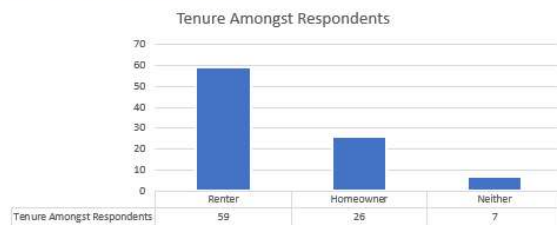
Question 11: Do you live in Pico Rivera?



Question 12: Do you work in Pico Rivera?



Question 13: Are you a renter or homeowner?



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## Community Survey Feedback Summary

- Need for more for-sale housing units
- Interest in adding housing to City-owned properties and regional shopping centers (in existing parking lot areas, etc.)
- Recommendations for new housing developments not to exceed 3-stories
  - Design should be more integrated with surrounding structures for aesthetic consistency
- Interest in mixed-use housing with commercial for walkability and community building
- Keep neighborhood feel – family oriented
- Need for affordable housing options

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## Public Review Draft – Sites and Policies

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### Sites Strategy

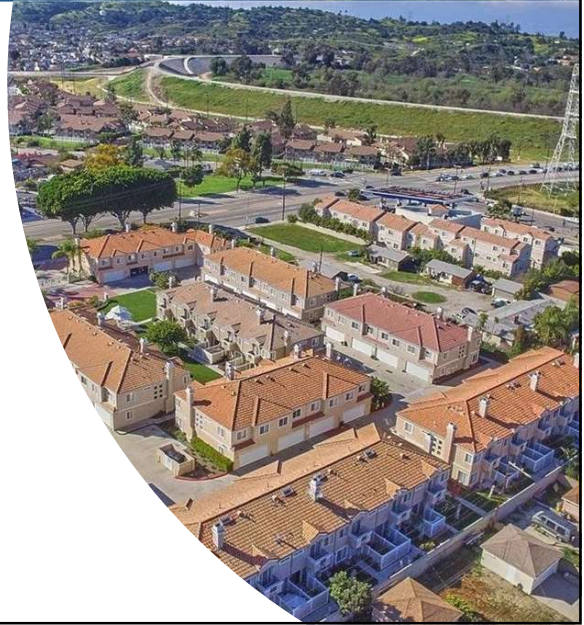
- The Public Review Draft Housing Element identifies candidate sites that can accommodate the City's 2021-2029 RHNA.
- The proposed candidate sites are focused in areas of the City with existing resources and transportation.
- Analysis includes an estimated projections of Accessory Dwelling Units (ADU).



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## Sites Strategy

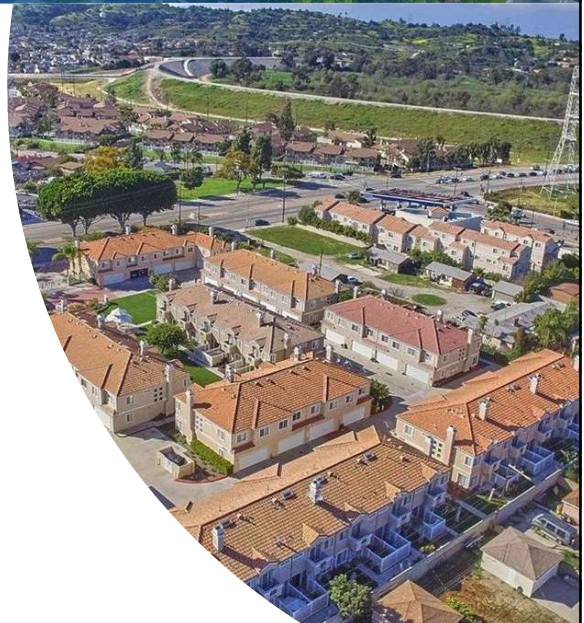
- Affordable Housing Overlay that permits residential development up to 40 dwelling units per acre (du/ac)
  - Applied to areas that do not currently permit residential uses
  - Overlay still permits everything that is currently allowed today under the current zoning



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## Sites Strategy

- Applied a 35% factor to the total housing yield to account for commercial development
- Affordability assumptions:
  - Low/Very Low Assumption: 20% of dwelling units
  - Moderate Assumption: 30% of dwelling units
  - Above Moderate Assumption: 50% of dwelling units



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## Summary of RHNA Sites Inventory

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

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## Proposed Housing Policy Actions

- **Section 4**, known as the ‘Housing Plan’, contains programs the City will implement over the next 8 years
- Policies shown represent:
  - **Existing programs** that are ongoing from the 5<sup>th</sup> Cycle
  - **New programs** that have been added to accommodate new provisions in State law
  - **New programs** have been added based on analysis



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## Proposed Housing Goals

- **Goal #1:** Preservation and Improvement of existing housing stock and neighborhoods.
- **Goal #2:** Access to opportunities for affordable housing.
- **Goal #3:** Adequate supply of housing and identification of resources for households with special needs.



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## Proposed Housing Goals

- **Goal #4:** Identification of adequate sites to meet the existing and future housing needs of the City at all income levels.
- **Goal #5:** Evaluation of Governmental Constraints.
- **Goal #6:** Fair Housing opportunities for all segments of the community, regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.



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## Sample Housing Policy

### Housing Policy Action 2B: Partnerships with Affordable Housing Programs

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

**Timeframe:** Ongoing

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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## Community Review/Feedback

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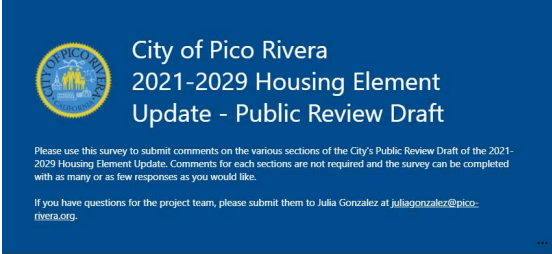
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## Public Review Draft Survey

- One method of providing comments to the project team is to complete the Public Review Draft Response Survey
- Please go to the following link (also on the City’s website) to input comments in the survey:

<https://forms.office.com/r/hTFfnBkDrD>



1. Please submit comments on Section 1 (Introduction) here.

Enter your answer

2. Please submit comments on Section 2 (Community Profile) here.

Enter your answer

## Email Comments/Questions to the Project Team

- If you would like to send attachments, letters, or free response comments to the Project Team, please email those directly to Julia Gonzalez at [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org).
- The City welcomes additional resources or materials related to the Housing Element. If you would like to send those, please email those directly as well.

## Live Q&A

- The purpose of tonight’s question and answer is to gather initial feedback and answer questions on how to read the City’s Draft Housing Element
- Please use the “**Raise Hand**” function through Zoom and staff will call on you in order to unmute
- Questions can also be submitted to the Project Team through typing in the “chat” function

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## Next Steps

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## Housing Element Update Schedule



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## Thank You!

### Questions?

Contact **Julia Gonzalez**, Deputy Director of Community & Economic Development

Email: [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

City Housing Element webpage:

[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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18:40:17 From Armando Relajos : Any consideration for, new construction limited to no higher than 1 or 2 stories above adjacent existing construction so the skyline is stepped to maintain the landscape aesthetics.

18:41:43 From Armando Relajos : Currently, at Washington blvd, proposed is 6 story bldg. It will stick out too much.

18:51:43 From Armando Relajos : is there a requirement or limitation for a % of square footage to be devoted for commercial use? Specially in high traffic commercial areas.

18:52:20 From Armando Relajos : Should there be?

18:57:45 From Armando Relajos : Is the 40 units per acre a hard maximum? The proposed project on Rosemead Blvd is a 6 story bldg., well > 100 units per acre.

19:00:58 From Armando Relajos : Does the housing element deal with home ownership vs rental units. And, what does a housing unit mean in terms of family size, i.e., rooms?

19:02:48 From Armando Relajos : so a loft and a 3 bed is a housing unit?

19:04:33 From Armando Relajos : It seems to be dangerous to have a family living in a loft.

19:07:43 From Armando Relajos : thanks,



## C.6 Property Owner Engagement

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This section contains all materials relating to the meetings held with property owners.



City of Pico Rivera

6767 Passons Blvd.

Pico Rivera, CA 9066

[pico-rivera.org/depts/ced/planning/housing\\_element](http://pico-rivera.org/depts/ced/planning/housing_element)

August 18, 2021

NAME

ADDRESS

CITY STATE ZIP

**RE: CITY OF PICO RIVERA HOUSING ELEMENT UPDATE – POTENTIAL FOR FUTURE HOUSING SITES**

Dear Pico Rivera Property Owner,

The City of Pico Rivera is in the process of updating its Housing Element Update. As part of this update, the City must demonstrate the ability to accommodate 1,024 future housing units. To meet this need, the City is creating a housing overlay and identifying sites which may redevelop for housing within the next 8 or so years.

Your property at [SITE ADDRESS] has been identified as a potential opportunity site for inclusion in the housing overlay. This housing overlay would not alter the base zoning of your property, but instead would provide you with greater flexibility should you wish to develop housing in the future. In addition to maintaining all the benefits of your current zoning, the overlay district in its current draft form would allow you to develop affordable housing up to 40 dwelling units/acre should you wish to do so in the future.

The City respectfully requests your consideration and asks that you please follow up with us if you have any questions. Please contact us via email or phone at:

**Michael Garcia**

Community & Economic Development

Director

[mgarcia@pico-rivera.org](mailto:mgarcia@pico-rivera.org)

(562) 801-4398

**Julia Gonzalez**

Community & Economic Development Deputy

Director

[juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

(562) 801-4447

Or via letter to:

*Michael Garcia, Community & Economic Development Director*

*City of Pico Rivera*

*6615 Passons Boulevard*

*Pico Rivera, CA 90660*

We hope to hear back from you before June 2021. Please contact us at your earliest convenience.

You may also visit [pico-rivera.org/depts/ced/planning/housing\\_element](http://pico-rivera.org/depts/ced/planning/housing_element) for additional information about the Housing Element Update process and outreach efforts.

Thank you for your time and consideration.

Respectfully,

Michael Garcia





As part of its engagement efforts, the City of Pico Rivera held meetings with property owner to discuss the potential for future housing development, affordable housing funds, and affordable housing development. Properties contacted include those listed in the table below and the Farmers and Growers on Beverly Boulevard. None of the properties were opposed to potential future housing development.

APN	Property Owner	Address	Existing Use
6381-014-007	BHAKTA GOKAL M AND URMILA	7726 Rosemead Blvd.	Pico Rivera, CA 90660 American Best Value Inn
6381-014-007	BHAKTA GOKAL M AND URMILA	7222 ROSEMEAD BLVD	PICO RIVERA, CA 90660 American Best Value Inn
5272-018-900	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-018-901	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-018-902	EL RANCHO UNIFIED SCHOOL DISTRICT	8736 Ibsen Street	Pico Rivera, CA 90660 El Rancho School Property
5272-018-902	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-018-903	EL RANCHO UNIFIED SCHOOL DISTRICT	8804 Ibsen Street	Pico Rivera, CA 90660 El Rancho School Property
5272-018-903	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-005-012	PACE PHILLIP J AND PHYLLIS M TRUST PACE FAMILY TRU	8642 Beverly Blvd.	Pico Rivera, CA 90660 Pace Property
5272-005-012	PACE PHILLIP J AND PHYLLIS M TRUST PACE FAMILY TRU	400 N MONTEBELLO BLVD FL 2ND	MONTEBELLO, CA 90640 Pace Property
5272-005-045	PJP HOLDINGS LLC	8554 Beverly Blvd.	Pico Rivera, CA 90660 Pace Property
5272-005-045	PJP HOLDINGS LLC	400 N MONTEBELLO BLVD FL 2ND	MONTEBELLO, CA 90640 Pace Property
5272-004-035	PJP HOLDINGS LLC	8540 Beverly Blvd.	Pico Rivera, CA 90660 Pace Property
5272-004-035	PJP HOLDINGS LLC	400 N MONTEBELLO BLVD	MONTEBELLO, CA 90640 Pace Property



## C.7 Public Comments

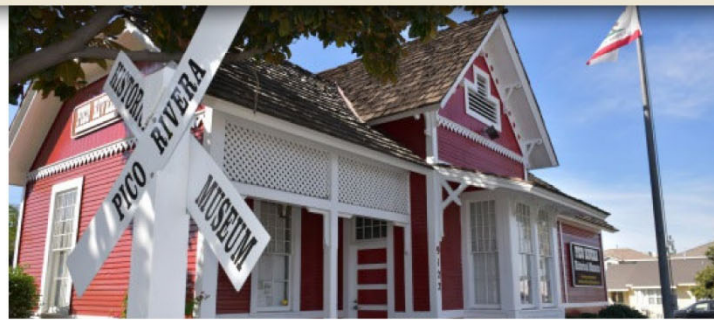
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No additional public comments were received by the City throughout the Public Review Draft period.





## APPENDIX D: GLOSSARY OF HOUSING TERMS







# Glossary of Housing Terms

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**Above-Moderate-Income Household.** A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

**Affirmatively Furthering Fair Housing (AFFH):** Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.



**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (DU).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)



## 6th Cycle Housing Element (2021-2029)



**Extremely Low-Income Household.** A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.





## 6th Cycle Housing Element (2021-2029)



**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")



## 6th Cycle Housing Element (2021-2029)



**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Moderate-Income Household.** A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Planning Area.** The area directly addressed by the general plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.



**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment.** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)





**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of very low- and low-income housing.

**Tenure.** A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.



**Transitional Housing.** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Homeless” and “Emergency Shelter.”)

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

## Acronyms Used

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- ACS:** American Community Survey
- BMPs:** Best Management Practices
- CALTRANS:** California Department of Transportation
- CEQA:** California Environmental Quality Act
- CHAS:** Comprehensive Housing Affordability Strategy
- CIP:** Capital Improvement Program
- DDS:** Department of Developmental Services
- DIF:** Development Impact Fee
- DU/AC:** Dwelling Units Per Acre
- EDD:** California Employment Development Department
- FAR:** Floor Area Ratio
- FEMA:** Federal Emergency Management Agency
- HCD:** Department of Housing and Community Development
- HOA:** Homeowners Association
- HUD:** Department of Housing and Urban Development
- LAFCO:** Local Agency Formation Commission
- MFI:** Median Family Income
- NPDES:** National Pollutant Discharge Elimination System
- RTFH:** Regional Task Force on the Homeless
- RTP:** Regional Transportation Plan
- SCAG:** Southern California Association of Governments
- SPA:** Sectional Planning Area
- STF:** Summary Tape File (U.S. Census)
- TOD:** Transit-Oriented Development
- TDM:** Transportation Demand Management
- TSM:** Transportation Systems Management
- WCP:** Water Conservation Plan