



**Fiscal Year 2021-2022 Annual Action Plan**  
**Community & Economic Development Department**  
**Approved on April 27, 2021**

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# **Executive Summary**

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

### **1. Introduction**

The 2021-2022 Annual Action Plan for the City of Pico Rivera satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

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

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

As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's Consolidated Plan covers the fiscal years 2020-2025. On an annual basis, the City prepares an expenditure plan that identifies the specific activities the City will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year 2021-2022 is the second year of the Consolidated Plan cycle.

For FY 2021-22, the City's CDBG Entitlement grant is \$626,682. Any program income received during the year will be available for programming.

### **2. Summarize the objectives and outcomes identified in the Plan**

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

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

- Housing Rehabilitation
- Neighborhood Preservation
- Promote Fair Housing

- Public Facilities and Infrastructure
- Public Services
- Emergency Services
- CDBG Administration

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

| Sort Order | Goal Name                            | Start Year | End Year | Category  | Geographic Area | Objective/Needs to Address   | Goal Outcome Indicator  |
|------------|--------------------------------------|------------|----------|---|-----------------|--|---|
| 1          | Affordable Housing                   | 2020       | 2025     | Affordable Housing  | Citywide        | Provide decent affordable housing  | Homeowner Housing Rehabilitated: 50 Households/Housing Units  |
| 2          | Neighborhood Preservation            | 2020       | 2025     | Non-Housing Community Development Neighborhood Preservation | Citywide        | Maintain and promote neighborhood preservation                               | Housing Code Enforcement/Foreclosed Property Care: 500 Households/Housing Units                                     |
| 3          | Fair Housing                         | 2020       | 2025     | Affordable Housing  | Citywide        | Affirmatively further fair housing   | Public Service Activities Other than Low/Moderate Income Housing Benefit: 550 Persons Assisted                      |
| 4          | Public Services                      | 2020       | 2025     | Public Services   | Citywide        | Provide public services for extremely low, low and moderate income residents | Public Service Activities Other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted                    |
| 5          | Public Facilities and Infrastructure | 2020       | 2025     | Non-Housing Community Development                           | Citywide        | Construct or upgrade public facilities and infrastructure                    | Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted |
| 6          | Administration                       | 2020       | 2025     | Administration  | Citywide        | Administration   | Other: 0 Other  |

### **3. Evaluation of past performance**

Fiscal Year 2021-22, the first year of the City's 2020-2025 Consolidated Plan cycle, is not yet complete. This evaluation is based on the City's performance in meeting the prior 2015-2020 Consolidated Plan goals, particularly the final year Fiscal Year 2019-2020. A summary of accomplishments is listed below:

Through the handy worker program, three (3) homes were rehabilitated. The program helps senior, disabled, and/or low/ moderate income homeowners.

Public services were provided to 944 people who were low- or moderate- income individuals.

Improvements and upgrades to public facilities and infrastructure was met which improved the access and quality of services to low- or moderate- income individuals.

Fair Housing services were provided to 92 Pico Rivera residents through Southern California Housing Rights Center.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2021-2022 Annual Action Plan. The draft Action Plan was available for public review for and comment for a minimum of 30 days, March 29, 2021-April 27, 2021. Copies of the Action Plan were available to the public on the City's website.

### **5. Summary of public comments**

TBD

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

TBD

### **7. Summary**

The Annual Action Plan serves as the link between the Consolidated Plan objectives developed to address priority housing and community needs with the use of federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and specific objectives identified in the Consolidated Plan during a 12-month period. The implementation of the FY 2021-22 Action Plan will begin July 1, 2021, and end June 30, 2022. The Annual

Plan will serve as the City's application to HUD for \$626,682 in CDBG funds for Fiscal Year 2021-22, and as an expenditure plan for grant funds, prior year grant funds, and program income resources.

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

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

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

| <b>Agency Role</b> | <b>Name</b> | <b>Department/Agency</b>                    |
|--------------------|-------------|---|
| CDBG Administrator | PICO RIVERA | Community & Economic Development Department |
| HOME Administrator | N/A         | N/A   |

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

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

### **Consolidated Plan Public Contact Information**

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## Expected Resources

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

#### Introduction

The City will receive \$626,682 in CDBG Entitlement funds for FY 2021-2022. The City will use the CDBG funds for rehabilitation activities, public facility improvements, public services, and planning and administrative costs. Additionally, any available program income received during the year will be utilized to carry out CDBG-eligible activities.

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |             | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-------------|---|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$   |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | \$626,682                        | \$0                | \$690,412                | \$1,317,094 | 1,175,170   | A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities. |



| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |                       |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 0                                | 0                  | 0                        | 0         | 0   |                       |

Table 2 - Expected Resources – Priority Table

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

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

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

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

**Discussion**

**N/A**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name                            | Start Year | End Year | Category                          | Geographic Area | Needs Addressed  | Funding           | Goal Outcome Indicator  |
|------------|--------------------------------------|------------|----------|-----------------------------------|-----------------|--|-------------------|---|
| 1          | Affordable Housing                   | 2021       | 2022     | Affordable Housing                | Citywide        | Provide decent affordable housing  | CDBG: \$129,246   | Homeowner Housing Rehabilitated: 5 Households/<br>Housing Units   |
| 2          | Fair Housing                         | 2021       | 2022     | Affordable Housing                | Citywide        | Affirmatively further fair housing   | CDBG: \$10,500    | Public Service Activities Other than Low/Moderate Income Housing Benefit: 80 Persons Assisted                       |
| 3          | Public Services                      | 2021       | 2022     | Public Services                   | Citywide        | Provide public services for extremely low, low and moderate income residents | CDBG: \$44,000    | Public Service Activities Other than Low/Moderate Income Housing Benefit: 450 Persons Assisted                      |
| 4          | Public Facilities and Infrastructure | 2021       | 2022     | Non-Housing Community Development | Citywide        | Construct or upgrade public facilities and infrastructure                    | CDBG: \$1,018,512 | Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted |
| 5          | Administration                       | 2021       | 2022     | Administration                    | Citywide        | Administration   | CDBG: \$114,836   | Other: 0 Other  |

**Table 3 – Goals Summary**

#### Goal Descriptions

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

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

CDBG funds have been allocated to a variety of activities that benefit low- and moderate-income Pico Rivera residents. For FY 21-22, the City plans to undertake the following projects:

#### Projects

| # | Project Name  |
|---|---|
| 1 | CDBG PROGRAM ADMINISTRATION                                       |
| 2 | FAIR HOUSING (ADMIN)  |
| 3 | SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY                  |
| 4 | HANDYWORKER GRANT PROGRAM   |
| 5 | SENIOR CENTER ADA AND SAFETY IMPROVEMENTS - BATHROOM              |
| 6 | ADA CITY HALL RESTROOMS, ELEVATORS, ENTRANCE RAMPS - DESIGN       |
| 7 | ADA CITY HALL RESTROOMS, ELEVATORS, ENTRANCE RAMPS - CONSTRUCTION |
| 8 | TEEN CENTER RENOVATION & BROADBAND - DESIGN                       |
| 9 | SENIOR CENTER ADA AND SAFETY IMPROVEMENTS - PARKING LOT           |

**Table 4 - Project Information**

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

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

**AP-38 Project Summary**  
**Project Summary Information**

|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | CDBG PROGRAM ADMINISTRATION  |
|   | <b>Target Area</b>   | City Wide  |
|   | <b>Goals Supported</b>   | CDBG Grant Administration  |
|   | <b>Needs Addressed</b>   | Administration   |
|   | <b>Funding</b>   | CDBG: \$114,836  |
|   | <b>Description</b>   | Program Management and Oversight   |
|   | <b>Target Date</b>   | 6/30/2022  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A  |
|   | <b>Location Description</b>  | 6615 Passons Boulevard, Pico Rivera, CA 90660  |
|   | <b>Planned Activities</b>  | CDBG Administration  |
| 2 | <b>Project Name</b>  | FAIR HOUSING (ADMIN)   |
|   | <b>Target Area</b>   | City Wide  |
|   | <b>Goals Supported</b>   | Promote equal housing opportunity  |
|   | <b>Needs Addressed</b>   | Promote equal housing opportunity  |
|   | <b>Funding</b>   | CDBG: \$10,500   |
|   | <b>Description</b>   | CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes. |
|   | <b>Target Date</b>   | 6/30/2022  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 80 persons assisted  |
|   | <b>Location Description</b>  | City Wide  |
|   | <b>Planned Activities</b>  | CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes. |

|          |  |  |
|----------|--|--|
| <b>3</b> | <b>Project Name</b>  | SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY (SASSFA)  |
|          | <b>Target Area</b>   | City Wide  |
|          | <b>Goals Supported</b>   | Support special needs programs and services  |
|          | <b>Needs Addressed</b>   | Support special needs programs and services  |
|          | <b>Funding</b>   | CDBG: \$44,000   |
|          | <b>Description</b>   | Senior Nutrition Services at the Senior Center and home delivered meals. SASSFA also provides in-home assessments, individual care plans, monitoring and follow-up, light housekeeping, personal care, and caregiver support |
|          | <b>Target Date</b>   | 6/30/2022  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 450 Senior Households  |
|          | <b>Location Description</b>  | City Wide  |
|          | <b>Planned Activities</b>  | Senior Nutrition Services at the Senior Center and home delivered meals. SASSFA also provides in-home assessments, individual care plans, monitoring and follow-up, light housekeeping, personal care, and caregiver support |
| <b>4</b> | <b>Project Name</b>  | HANDYWORKER GRANT PROGRAM  |
|          | <b>Target Area</b>   | City Wide  |
|          | <b>Goals Supported</b>   | Provide decent affordable housing  |
|          | <b>Needs Addressed</b>   | Provide decent affordable housing  |
|          | <b>Funding</b>   | CDBG: \$129,246  |
|          | <b>Description</b>   | Habitat for Humanity provides eligible homes repairs.  |
|          | <b>Target Date</b>   | 6/30/2022  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 5 households   |
|          | <b>Location Description</b>  | City Wide  |
|          | <b>Planned Activities</b>  | Habitat for Humanity provides eligible homes repairs.  |



|   |  |  |
|---|--|--|
| 5 | <b>Project Name</b>  | SENIOR CENTER ADA AND SAFETY IMPROVEMENTS - BATHROOM   |
|   | <b>Target Area</b>   | City Wide  |
|   | <b>Goals Supported</b>   | Public Facilities and Infrastructure   |
|   | <b>Needs Addressed</b>   | Public Facilities and Infrastructure   |
|   | <b>Funding</b>   | CDBG: \$242,920  |
|   | <b>Description</b>   | CDBG funds will be used to upgrade and construct public facilities and infrastructure. \$92,920 of funds from the previous fiscal year are being carried over into FY 21-22 for this activity. \$150,00 from FY 21-22 are being allocated to complete the project. |
|   | <b>Target Date</b>   | 6/30/2022  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Improvement will benefit seniors who visit the center, which is also located in an area where 51% of the population is low income.   |
|   | <b>Location Description</b>  | City Wide  |
|   | <b>Planned Activities</b>  | CDBG funds will be used to upgrade and construct public facilities and infrastructure.   |
| 6 | <b>Project Name</b>  | CITY HALL ADA RESTROOMS, ELEVATORS & RAMPS - DESIGN  |
|   | <b>Target Area</b>   | City Wide  |
|   | <b>Goals Supported</b>   | Public Facilities and Infrastructure   |
|   | <b>Needs Addressed</b>   | Public Facilities and Infrastructure   |
|   | <b>Funding</b>   | CDBG: \$221,453<br><br>This activity is being carried over into FY21-22 from the previous year.  |
|   | <b>Description</b>   | CDBG funds will be used for the design costs to upgrade City Hall and improve ADA for restrooms, elevators, and ramps.   |
|   | <b>Target Date</b>   | 6/30/2022  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This activity benefits City residents by improving accessibility to areas the public visits while visiting City Hall.  |
|   | <b>Location Description</b>  | City Wide  |

|          |  |  |
|----------|--|--|
|          | <b>Planned Activities</b>  | CDBG funds will be used for the design costs to upgrade City Hall and improve ADA for restrooms, elevators, and ramps.   |
| <b>7</b> | <b>Project Name</b>  | CITY HALL ADA RESTROOMS, ELEVATORS & RAMPS - CONSTRUCTION  |
|          | <b>Target Area</b>   | City Wide  |
|          | <b>Goals Supported</b>   | Public Facilities and Infrastructure   |
|          | <b>Needs Addressed</b>   | Public Facilities and Infrastructure   |
|          | <b>Funding</b>   | CDBG: \$187,346  |
|          | <b>Description</b>   | CDBG funds will be used to upgrade and construct public facilities and infrastructure.   |
|          | <b>Target Date</b>   | 6/30/2022  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This activity benefits City residents by improving accessibility to areas the public visits while visiting City Hall.  |
|          | <b>Location Description</b>  | City Wide  |
|          | <b>Planned Activities</b>  | CDBG funds will be used to upgrade and construct public facilities and infrastructure.   |
| <b>8</b> | <b>Project Name</b>  | TEEN CENTER RENOVATION AND BROADBAND-DESIGN  |
|          | <b>Target Area</b>   | Eligible Census Tracts   |
|          | <b>Goals Supported</b>   | Public facilities and infrastructure   |
|          | <b>Needs Addressed</b>   | Public facilities and infrastructure   |
|          | <b>Funding</b>   | CDBG: \$200,000  |
|          | <b>Description</b>   | Rehabilitation of the teen center-- wall reinforcement, roof repair, mitigation of pests/asbestos, painting (int./ext.), flooring, and installation of outdoor fencing. Addition of broadband.<br><br>This activity is being carried over into FY21-22 from the previous year. |
|          | <b>Target Date</b>   | 6/30/2021  |

|   |  |  |
|---|--|--|
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Improvement will benefit youth who visit the center, which is also located in an area where 51% of the population is low income.   |
|   | <b>Location Description</b>  | Teen Center  |
|   | <b>Planned Activities</b>  | Rehabilitation of the teen center-- wall reinforcement, roof repair, mitigation of pests/asbestos, painting (int./ext.), flooring, installation of outdoor fencing and broadband.                    |
| 9 | <b>Project Name</b>  | SENIOR CENTER ADA AND SAFETY IMPROVEMENTS-PARKING LOT  |
|   | <b>Target Area</b>   | Eligible Census Tracts   |
|   | <b>Goals Supported</b>   | Public facilities and infrastructure   |
|   | <b>Needs Addressed</b>   | Public facilities and infrastructure   |
|   | <b>Funding</b>   | CDBG: \$166,793  |
|   | <b>Description</b>   | Slurry seal of the Senior Center parking lot to comply with ADA regulations.<br><br>\$166,793 of funds from the previous fiscal year are being carried over into FY 21-22 to complete this activity. |
|   | <b>Target Date</b>   | 6/30/2021  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Improvement will benefit the seniors who visit the center, which is also located in an area where 51% of the population is low income.   |
|   | <b>Location Description</b>  | Senior Center  |
|   | <b>Planned Activities</b>  | Slurry seal of the Senior Center parking lot to comply with ADA regulations. Funds in the amount of \$142,681 were also programmed in FY 19/20. Total funding for this activity is \$300,000.        |

## **AP-50 Geographic Distribution – 91.220(f)**

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

The City has not established a target area to distribute the investment of its CDBG funds. Investments and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. Low- and moderate-income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income).

### **Geographic Distribution**

| <b>Target Area</b>     | <b>Percentage of Funds</b> |
|------------------------|----------------------------|
| Eligible Census Tracts | 0                          |
| City Wide              | 100                        |

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

CDBG-funded services will be available citywide.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |   |
|---|---|
| Rental Assistance   | 0 |
| The Production of New Units                                   | 0 |
| Rehab of Existing Units                                       | 5 |
| Acquisition of Existing Units                                 | 0 |
| Total   | 5 |

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

As outlined above, CDBG resources will be carried forward from the prior year to assist and supplemented with FY 2021-22 funds – an estimated five housing units will be rehabilitated. The Pico Rivera Housing Authority will also provide rental assistance to 517 households (total vouchers).

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Neither the City of Pico Rivera, nor the City's Housing Authority, own or operate public housing. The City's Housing Authority does provide rental assistance vouchers and certificates to 378 households (leased up vouchers).

### **Actions planned during the next year to address the needs to public housing.**

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

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

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

### **Introduction**

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

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

There are no programs proposed that primarily focus on homeless outreach during FY 21-22. Those seeking homeless services can be referred to one of the local agencies who serve homeless persons. Some of these local agencies (within a 3 mile radius) include Angel Step Inn Domestic Emergency Shelter, Salvation Army, and Women and Children's Crisis Center.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster**

**care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

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

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

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

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

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

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

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

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

**Transit Deputy** – Serve as point of contact for people experiencing homelessness throughout the City. The Los Angeles County Deputy provides in-the-field case management (connect persons to shelter, food,



showers, and housing). He also serves as the lead on encampment clean-ups and addresses local business concerns related to homelessness.

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

### **Introduction:**

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

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

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

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

### **Discussion:**

The Pico Rivera Housing Element and 2020-2025 Consolidated Plan identify barriers to the provision of affordable housing and provided a strategy to address barriers. Outlined above are steps the City identified it will undertake during the 2020-2025 planning period to overcome barriers. These actions will continue to be implemented during FY 2021-22.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs.**

The City of Pico Rivera’s 2020-2025 Consolidated Plan proposes projects and activities to meet housing and community priorities needs. The Plan includes programs, projects, and activities to be undertaken that address the needs of the underserved in Pico Rivera. Specific activities to be carried out during FY 2021-22 include the following:

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

### **Actions planned to foster and maintain affordable housing.**

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

### **Actions planned to reduce lead-based paint hazards.**

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

to the issuance of the Notice of Completion.

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

The activities and services the City will provide during FY 2021-22 to combat and prevent poverty include the following:

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

### **Actions planned to develop institutional structure.**

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

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

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

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

**Discussion:**

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

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

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

- |   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.