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# CITY OF PICO RIVERA

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## 2020-2025 CONSOLIDATED PLAN

Community and Economic Development Department

**Substantial Amendment No. 1 – April 25, 2023**

Adopted August 11, 2020

# Executive Summary

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

### 1. Introduction

The City of Pico Rivera is an Entitlement Community that receives an annual allocation of Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) based on a HUD formula. During the 2020-2025 period, the City anticipates receiving \$3,115,805 of CDBG funds.

Prior to receiving funds, the City must submit to HUD a Five-Year Consolidated Plan which outlines a plan for the use of CDBG funds, and an Annual Action Plan, which describes the annual goals and objectives to be met in a program year in relation to the Five-Year Consolidated Plan.

HUD requires that entitlement jurisdictions submit a Consolidated Plan on the Integrated Disbursement and Information System (IDIS). The IDIS template contains required sections and a series of questions to complete the Consolidated Plan. The 2020-2025 Consolidated Plan was developed using the IDIS template and in accordance with statutory requirements and federal regulations.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

#### *Objectives*

##### Decent Housing

Seek opportunities to expand affordable housing, retain the affordable housing stock, and increase the availability of affordable permanent housing.

##### Suitable Living Environment

This objective improves the safety and livability of neighborhoods by providing access to quality facilities and services. The objective also revitalizes deteriorating neighborhoods, restores and preserves natural and physical features of special value.

##### Economic Opportunity

This objective includes job creation and/or retention activities for low- and very low- income persons as well as providing access to credit for community development projects that promotes long-term economic and social viability.

##### Performance Outcomes (New or Improved):

Availability/Accessibility  
Affordability

## Sustainability

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

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

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

Through the City's past performance, most of the 2015-2020 Consolidated Plan objectives have been met or exceeded. A summary of accomplishments is listed below:

It is projected that 15 homes will be rehabilitated compared to the ConPlan objective of 100 housing units. The program provides assistance to senior, disabled, and/or low/ moderate income homeowners.

The objective of neighborhood preservation by enforcing housing and building codes was exceeded as the projected number is 470 housing units compared to the 5-year goal of 50 housing units.

The objective of maintaining and promoting neighborhood preservation by removing graffiti was exceeded as the projected number is 23,000 individuals compared to the 5-year goal of 100 individuals.

The objective of providing services for low income individuals was exceeded as the projected number is 2,300 individuals compared to the 5-year goal of 100 individuals.

The objective of improving or upgrading public facilities and infrastructure was exceeded as the projected number of 20,000 individuals compared to the 5-year goal of 500 individuals.

The objective of improving commercial properties will be almost met as four properties will be improved compared to the 5-year goal of six.

The objective of providing services to the homeless will be almost met as 680 will be assisted compared to the 5-year goal of 1,000.

The objective of fair housing services will be exceeded as 560 individuals will be assisted compared to the 5-year goal of 500.

CDBG administration has successfully been implemented.

The projected five-year accomplishments are based on extrapolating the average annual accomplishments during the first three years of the Consolidated Plan period.

**4. Summary of citizen participation process and consultation process**

**To be added**

**5. Summary of public comments**

**To be added**

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

**To be added**

**7. Summary**

**To be added**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PICO RIVERA	Community & Economic Development Department
HOME Administrator		Community & Economic Development Department

**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; however, in past years, the City has applied for HOME funds through the State of California.

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

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies during the development of the 5-Year Consolidated Plan.

Information on needs, services, facilities, and strategies was collected in consultation with the public service organizations as described in several narratives of the 2020-2025 Consolidated Plan. These agencies represent a wide range of needs including, but not limited, to: affordable housing, homelessness, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems. The City actively sought information on the needs of the vulnerable populations from the agencies and organizations.

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

During the development of the Consolidated Plan, the City consulted with the following agencies/entities:

- **Affordable Housing:** Pico Rivera Housing Assistance Agency, Habitat for Humanity, California Low Income Housing Tax Credit Allocation Committee, California Department of Housing and Community Development and California Housing Partnership and Southern California Association of Governments.
- **Health Services:** County of Los Angeles Public Health Department, including the Childhood Lead-Based Paint Poisoning Prevention Program and Division of HIV/STD Programs
- **Special Needs:** Los Angeles County Area Agency on Aging; Eastern Los Angeles Regional Center (developmental disabilities); Southern California Resource Services for Independent Living; County of Los Angeles, Department of Public Social Services; Los Angeles Homeless Services Authority; and California Department of Social Services, Community Care Licensing Division

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

In December of 1993, the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council created the Los Angeles Homeless Services Authority (LAHSA) as an independent, joint powers authority. LAHSA is the lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County. LAHSA coordinates and manages over \$300 million annually in federal, state, county, and city funds for programs that provide shelter, housing, and services to people experiencing homelessness.

The City has and will continue to consult and collaborate with the LAHSA and other local service providers.

The City of Pico Rivera is also a member of the Gateway Cities Council of Governments (COG) which is leading an effort to address homelessness within the southeast Los Angeles County region. COG members are collaborating and seeking funding to develop a plan to advance individuals from homelessness to a

stable and productive life. Existing models of success have been identified in the work of the Gateway Cities Ad Hoc Committee on Homelessness.

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

The City of Pico Rivera does not receive or allocate Emergency Solutions Grant (ESG) funds. The homeless population is difficult to track and tend to move around from place to place. That being said the City continues to collaborate with LAHSA and local service providers to assist this segment of the population.

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

Table 2 identifies the entities that participated in the process of developing the Consolidated Plan.

Table 3 describes the planning efforts considered during the preparation of the Consolidated Plan.

The City also conducted a 2020-2025 Consolidated Plan Survey. Thirty-nine persons responded to the Survey. Of the respondents who are residents, 60% have lived in Pico Rivera for 10 or more years.

In addition, the City consulted several reports and studies which provide pertinent data and identify needs, strategies, and goals including those listed below:

**Economy**

California Employment Development Department, *California Unemployment Rate Rose to Record 15.5 Percent in April*, May 22, 2020, 5 pages

McKinsey & Company, *Analysis of Covid-19 Economic Impact – Southern California*, May 20, 2020

Southern California Association of Governments, *Potential Economic Impacts of COVID-19 in the SCAG Region*, May 14, 2020. 29 pages

**Elderly**

Los Angeles County PSA 19, *Area Agency on Aging, 2016-2020 Area Plan*, April 13, 2016

UCLA Center for Health Policy Research, Health Policy Brief: *More than Half a Million Older Californians Fell Repeatedly in the Past Year*, November 2014

**Homeless**

Los Angeles Homeless Services Authority, *2019 Greater Los Angeles Homeless Count*, updated August 5, 2019

Los Angeles Homeless Services Authority, *2019 Homeless Count by Community/City*

Los Angeles Homeless Services Authority, *2020 Greater Los Angeles Homeless Count*, updated July 6, 2020

Los Angeles County Chief Executive Office, Los Angeles County Homeless Initiative, *Approved Strategies to Combat Homelessness*, February 2016

U.S. Department of Housing and Urban Development, Office of Community Planning and Development, Homeless Assistance Programs, *Discharge Planning from Publicly Funded Institutions – Customized Bibliography*

## **Housing**

City of Pico Rivera, *2014-2021 Housing Element*

City of Pico Rivera, *SB 2 Planning Grant*

City of Pico Rivera, *Local Early Action Planning Grant*

Pico Rivera Housing Assistance Agency, *PHA 5-Year and Annual Plan, beginning FY 7/2015*

Southern California Association of Governments, *Final Regional Housing Needs Allocation Plan*, approved by the Regional Council on May 7, 2020

Turner Center for Housing Innovation, *Estimating COVID -19's Near Term Impact on Renters*, Authors, Elizabeth Kneebone and Cecile Murray

U.S. Department of Housing and Urban Development, *California 2019 HOME Program Rents*, June 26, 2019

U.S. Department of Housing and Urban Development, *City of Pico Rivera Comprehensive Housing Affordability Strategy ("CHAS") Data, 2012-2016 American Community Survey*

U.S. Department of Housing and Urban Development, *FY 2020 Fair Market Rent Documentation System*, Los Angeles-Long Beach-Glendale, CA HUD Metro FMRs for all Bedrooms

## **Lead-Based Paint Hazards**

David E. Jacobs, et. al, Environmental Health Perspectives, *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*, Volume 110, Number 10, October 2002.

U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control, *American Healthy Homes Survey: Lead and Arsenic Findings*, April 2011

## **Poverty**

Antonio Avalos, Ph.D., University Business Center, California University, Fresno, *The Costs of Unclaimed Earned Income Tax Credits to California's Economy: Update of the "Left on the Table" Report*, March 2015, 28 pages



Public Policy Institute of California, Sarah Bohn and Caroline Danielson, *Improving California Children's Participation in Nutrition Programs, the Safety Net in California*, December 2016, 14 pages

## **Public Health**

County of Los Angeles Department of Public Health, Division of HIV/STD Programs, *Annual HIV Surveillance Report*, 2017

County of Los Angeles Department of Public Health, *Pico Rivera Health Profile*, June 2018, 38 pages

Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP)

County of Los Angeles, Department of Public Health, *Los Angeles Coordinated HIV Needs Assessment (LACHNA)*, 2017 Final Report

## **Public Services**

County of Los Angeles, Department of Public Social Services, *Caseload Characteristics Report*, December 2015

California Department of Social Services, Community Care Licensing Division

## **Women**

Mount Saint Mary's University, *2016 Report on the Status of Women in Los Angeles County*

## **Workforce**

County of Los Angeles, *Los Angeles County Strategic Plan for Economic Development*

Gateway Cities Council of Governments, *Comprehensive Economic Development Strategy (CEDS) for the Gateway Cities Region*, November 17, 2015

LACountyStrategicPlan.com, *A Consensus Strategic Plan for Economic Development in Los Angeles County*

Los Angeles County Workforce Development Board, *2017-2020 Local Area Plan: Business Engagement, Program Alignment & Skills Building, Creating Pathways to the Middle Class*

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HOUSING RIGHTS CENTER
	<b>Agency/Group/Organization Type</b>	Services - Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted and provided input on fair housing issues, and landlord/tenant complaints.
2	<b>Agency/Group/Organization</b>	LOS ANGELES HOMELESS SERVICES AUTHORITY
	<b>Agency/Group/Organization Type</b>	Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Homeless Strategy Continuum of Care
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Input was obtained by e-mail, website, and published reports. City homeless count, strategies, and ongoing coordination.
3	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via public services application and e-mail. Homeowner housing rehabilitation needs
4	<b>Agency/Group/Organization</b>	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH
	<b>Agency/Group/Organization Type</b>	Services – Persons with HIV/AIDS Services – Childhood Lead Based Paint Poisoning
	<b>What section of the Plan was addressed by Consultation?</b>	Data on PLWA Lead Based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via e-mails and review of published reports Improved coordination on addressing lead-based paint hazards
5	<b>Agency/Group/Organization</b>	GATEWAY CITIES COUNCIL OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Council of Governments
	<b>What section of the Plan was addressed by Consultation?</b>	Comprehensive Economic Development Strategy (CEDS)
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via e-mails and review of published reports Improved coordination on addressing low skilled worker needs

6	<b>Agency/Group/Organization</b>	PICO RIVERA
	<b>Agency/Group/Organization Type</b>	PHA Other government - local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-homeless Special Needs Market Analysis Economic Development Anti-Poverty Strategy Lead Based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via e-mails and review of published reports Improved coordination on addressing housing needs
7	<b>Agency/Group/Organization</b>	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public services application and website. Service needs for seniors and frail elderly.

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

All public and private agencies providing public services that serve Pico Rivera residents were contacted and information relevant to specific narrative sections was obtained from them.

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

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

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

SP 40 – Institutional Delivery Structure - describes the entities responsible for implementing the programs/projects/activities of the Strategic Plan and Annual Action Plan. The City cooperates and coordinates with adjacent cities through membership in the Gateway Cities Council of Governments and the Southern California Association of Governments. In 2021 the City will cooperate with the State Department of Housing and Community Development (HCD) during the preparation of the 2021-2029 Housing Element.

**Narrative (optional):**

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Summarize citizen participation process and how it impacted goal-setting

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Outreach Meetings - June 24 & June 25, 2020	Non-targeted/ broad community	June 24 <sup>th</sup> -1 person attended  June 25 <sup>th</sup> -1 person attended	Attendees were interested in CDBG programs	None	
2	Survey Outreach, Stakeholder Interviews – June 4- July 2, 2020	Non-targeted/ broad community	Included in several narratives in the 2020-2025 ConPlan	39 persons responded to the Survey 4 stakeholder interviews	None	
3	CDBG PSA Workshop - June 10, 2020	CDBG Sub-recipients	None in attendance	None	None	
4	Public Hearing City Council - August 11	Non-targeted/ broad community	<b>To be added</b>			

Table 4– Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment includes data on:

- Housing Needs Assessment (NA-10)
- Disproportionately Greater Need: Housing Problems (NA-15)
- Disproportionately Greater Need: Severe Housing Problems (NA-20)
- Disproportionately Greater Need: Housing Cost Burdens (NA-25)
- Public Housing (NA-35)
- Homeless Needs Assessment (NA-40)
- Non-Homeless Special Needs Assessment (NA-45)
- Non-Housing Community Development Needs (NA-50)

Housing needs refer to:

- A housing unit that lacks complete kitchen facilities
- A housing unit that lacks complete plumbing facilities
- Crowding – more than one person per room
- Severe crowding - more than 1.5 persons per room
- Cost burden - more than 30% of gross income spent on housing costs
- Severe cost burden - more than 50% of gross income spent on housing costs

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Table 5 shows the numerical and percentage change in population and households as well as the median household income between 2009 and 2015. During this period, the population increased by 1%, the number of households by 2%, and the median household income decreased by 4%.

On January 1, 2020, according to the State Department of Finance (DOF), the City had a population of 63,374 and 16,617 households. The median household income was \$65,666 in 2018, according to the American Community Survey.

Table 6 shows the number of households by income group and household type. Fifty-eight percent (9,725/16,605) of all households have low/moderate incomes (<80% of the area median income.)

Small family households comprise 44% (7,385/16,605) of all households. A small family household consists of 2 to 4 persons.

Large family households comprise 24% (3,940/16,605) of all households. A large family household consists of five or more persons.

Elderly households 62 years of age or older comprise 39% (6,505/16,605) of all households.

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Housing units with physical defects (lacking complete plumbing or kitchen or facilities)
- Overcrowded conditions (housing units with 1.01 or more persons per room)
- Severely overcrowded conditions (housing units with 1.51 or more persons per room)
- Housing cost burden (housing costs including utilities exceeding 30% of gross income)
- Severe housing cost burden (housing costs including utilities exceeding 50% of gross income)

Table 7 shows the number of households/housing units with housing problems as follows:

- Housing units with physical defects: 250
- Overcrowded conditions: 1,260
- Severely overcrowded conditions: 590
- Housing cost burden: 2,660
- Severe housing cost burden: 2,604

Thus, housing cost burden is the housing problem creating the most adverse impacts on Pico Rivera households.

Table 8 shows that 4,715 households experience one or more of the four housing problems.

To further dissect the housing problems, the following tables provide additional details on housing needs and problems:



- Table 9 isolates those households with housing cost burden of over 30% (inclusive of those with cost burden of over 50%) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50%.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, the American Community Survey provides no data for the City.

DRAFT

## Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	62,942	63,840	1%
Households	16,243	16,605	2%
Median Income	\$58,179.00	\$55,752.00	-4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,810	2,780	4,135	2,165	4,715
Small Family Households	875	1,050	1,800	1,035	2,625
Large Family Households	380	650	1,105	600	1,205
Household contains at least one person 62-74 years of age	590	670	920	685	1,125
Household contains at least one person age 75 or older	745	635	545	190	400
Households with one or more children 6 years old or younger	615	674	835	510	450

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	40	50	0	215	0	10	25	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	170	150	30	50	400	15	65	65	45	190
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	225	220	100	665	90	60	275	170	595
Housing cost burden greater than 50% of income (and none of the above problems)	655	430	4	0	1,089	525	470	470	50	1,515
Housing cost burden greater than 30% of income (and none of the above problems)	130	370	405	110	1,015	125	225	780	515	1,645
Zero/negative Income (and none of the above problems)	60	0	0	0	60	110	0	0	0	110

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,075	845	305	150	2,375	635	605	835	265	2,340
Having none of four housing problems	330	470	1,065	445	2,310	605	855	1,930	1,305	4,695
Household has negative income, but none of the other housing problems	60	0	0	0	60	110	0	0	0	110

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	405	520	269	1,194	235	320	680	1,235
Large Related	240	245	75	560	105	200	390	695
Elderly	315	150	35	500	285	250	265	800
Other	205	210	125	540	115	4	64	183
Total need by income	1,165	1,125	504	2,794	740	774	1,399	2,913

**Table 4 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	370	210	4	584	210	160	220	590
Large Related	205	155	0	360	95	160	110	365
Elderly	210	75	0	285	195	190	110	495
Other	185	125	0	310	95	4	60	159
Total need by income	970	565	4	1,539	595	514	500	1,609

**Table 5 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	240	285	220	70	815	85	55	185	125	450
Multiple, unrelated family households	65	45	24	80	214	25	70	155	90	340
Other, non-family households	0	45	0	0	45	0	0	0	0	0
Total need by income	305	375	244	150	1,074	110	125	340	215	790

**Table 6 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 7 – Crowding Information – 2/2**

### **Describe the number and type of single person households in need of housing assistance.**

According to the 2018 American Community Survey (ACS), approximately 18% (2,952/16,681) of the City's households are single person households. The tenure breakdown of single person households was: 54% (N=1,601) were homeowners while 46% (N=1,351) were renters. Furthermore, almost 1,500 of the 1-person households were 65 years of age or older.

An indicator of the households in need of housing assistance is the number and percentage of owner and renter householders that are cost burdened.

According to the 2012-2016 CHAS data, 40% of all owner and renter household were cost burdened – that is, spending 30% or more of their income on housing costs.

Therefore, at a minimum an estimated 1,180 1-person owner households are cost burdened and in need of housing assistance.  $[.40 \times 2,952 = 1,180]$

This estimate assumes that single person households have the same tenure and income distributions as all households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Persons with Disabilities: The 2018 ACS data shows that 4,347 households, or approximately one in four households, have a member with a disability. The disabled persons can be either a member of a household (someone less 18 years of age), or a disabled householder who owns or rents the housing, or a disabled person living in a group home. Almost all disabled persons live in a household and not group housing or in an assisted living facility or other types of housing designed to meet the needs of people with disabilities.

Since most disabled persons live in households (a housing unit), it is reasonable to assume that such households also experience housing problems to the same or greater extent than households with no disabled members do. That is, problems such as cost burden and severe cost burden are also problems confronting households with a disabled member.

At a minimum an estimated 1,740 households with a disabled member are cost burdened and in need of housing assistance.  $[.40 \times 4,347 = 1,740]$

Like most individuals, people with disabilities prefer to live independent and productive lives in their own homes. They have a need and desire for safe and decent housing.

During the Area Plan on Aging public hearings, one participant commented that “Assistance is needed for individuals with disabilities and Alzheimer’s disease.”

Another participant said that “Housing issues and being homeless can upend your mental health.”

Victims of Domestic Violence: Data compiled by the California Attorney General’s Office indicates that 3.72 incidents of domestic violence occur per 1,000 population. The prevalence rate yields an estimate of 235 domestic violence calls by Pico Rivera residents. The 2016 Report on the Status of Women in Los

Angeles County explains that in 2014 in Los Angeles County 34% of the calls for assistance involved a weapon; where a weapon was involved, “personal weapons” as in fists, feet, etc. were most commonly used in the assault. The 2019 Greater Los Angeles Point-in-Time Homeless Count found that 5% were homeless because they were fleeing domestic/intimate partner violence. Based on the 5% figure it is estimated that 12 of Pico Rivera’s 235 homeless persons are homeless due to domestic/intimate partner violence.

Dating Violence, Sexual Assault and Stalking: According to the California Women’s Health Survey (CWHs), approximately 40% of California women experience physical intimate partner violence in their lifetimes (male lifetime prevalence rates are not available).

Emergency shelter as well as counseling and other services often are needed by the victims of domestic violence, dating violence, sexual assault and stalking.

### What are the most common housing problems?

The most common housing problems are cost burden and severe cost burden.

City Table 1 shows the number and percentages of households in five income groups by tenure. Approximately 58% of Pico Rivera’s 16,790 households have lower incomes, which makes them eligible to participate in the City’s CDBG- funded programs. Extremely low income renters comprise 9.3% of all the City’s households (1,565/16,790). The largest income group (3,935) is above moderate income owners.

**City Table 1**  
**City of Pico Rivera**  
**Household Income by Tenure: 2012-2016**

Household Income	Owner	Percent	Renter	Percent	Total	Percent
Extremely Low	1,445	12.4%	1,565	28.2%	3,010	17.9%
Very Low	1,405	12.5%	1,215	21.8%	2,620	15.6%
Low	2,820	25.1%	1,355	24.3%	4,175	24.9%
Moderate <sup>1</sup>	1,620	14.4%	630	11.3%	2,250	13.4%
Above Moderate <sup>2</sup>	3,935	35.1%	800	14.4%	4,735	28.2%
Total	11,225	100.0%	5,565	100.0%	16,790	100.0%

Extremely Low: Less than or = 30% HAMFI

Very Low: >30% to less than or = 50% HAMFI

Low: >50% to less than or = 80% HAMFI

Moderate: >80% to less than or = 100% HAMFI

Above Moderate: >100% HAMFI

HAMFI refers to HUD Area Median Family Income

Sources: Comprehensive Housing Affordability Strategy (“CHAS”) Data, based on the 2012-2016 American Community Survey and 2010 Census

City Table 2 describes the number of low and moderate income renter and owner households that experience cost burden and severe cost burden. Among low and moderate income *renters*, 70% are cost

burdened and 36% are severely cost burdened. The data also demonstrate that 52.5% of all low and moderate income *owners* are cost burdened and 27% are severely cost burdened.

**City Table 2**  
**City of Pico Rivera**  
**Cost Burden and Severe Cost Burden**  
**by Income and Tenure: 2012-2016**

<b>Tenure</b>	<b>Total Low/Moderate Income</b>	<b>Number Cost Burdened</b>	<b>Percent Cost Burdened</b>	<b>Number Severely Cost Burdened</b>	<b>Percent Severely Cost Burdened</b>
Renters	4,135	2,915	70.5%	1,505	36.4%
Owners	5,670	2,975	52.5%	1,535	27.1%

Note: Low/moderate income means less than 80% of the area median income

Cost burden = 30% or more of income spent on housing costs

Severe cost burden = 50% or more spent on housing costs

Source: Comprehensive Housing Affordability Strategy ("CHAS") Data, based on 2012-2016 American Community Survey and 2010 Census

Low and moderate income households are adversely impacted by severe housing cost burdens. A recent Harvard study remarked on the consequences of high housing costs:

After paying large shares of their incomes for housing, cost burdened households cut back spending on other vital needs. According to the 2014 Consumer Expenditure Survey, severely burdened households in the bottom expenditure quartile (a proxy for low income) had just \$500 left over to cover all other monthly expenses, while otherwise similar households living in affordable housing had more than twice that amount to spend. As a result, severely cost-burdened households spent 41 percent less on food and 74 percent less on healthcare than their counterparts living in housing they could afford. To avoid cost burdens, low-income households often trade off location for affordability. In consequence, low-income households living in housing they can afford spend nearly three times more on transportation than households with severe burdens. Low-income households without cost burdens are also more likely to live in inadequate units.

### **Are any populations/household types more affected than others by these problems?**

Overall, the number of cost burdened owner and renter is almost the same.

Renters experience crowding and severe overcrowding to a greater extent than owners.

Small related families comprise the largest number of cost burdened householder, exceeding the number of large related and elderly households.



**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The City has 970 extremely low income renter households who are severely cost burdened.

Within the 970 total there are 205 extremely low income renter large related families who are severely cost burdened.

These families face difficulties in meeting their monthly housing obligations and could lose their housing because of the lack of financial resources.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Households at risk of becoming homeless include those extremely low income renter households with a severe housing cost burden (spending 50% or more of their income on housing).

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Extremely low income households with severe housing cost burdens are more likely to lose their housing in the event of loss of employment or other unexpected expenses. Income stagnation combined with rising rents increase the risk of homelessness.

One recent study revealed the precarious situation that low income households face when juggling expenses on limited incomes:

Research shows that many low-income households juggle different basic needs. For example, some will choose to forgo utility payments to keep up with rental or mortgage payments. While food insecurity is the most common hardship, housing and utility hardships are also common, and missing these payments can result in large penalty fees, utility shutoffs, and evictions and can put low-income households at risk of losing adequate shelter.

Source: Ryan Finnigan and Kelsey D. Meagher, UC Davis Center for Poverty Research, Missed Housing and Utility Payments are Common and Persistent in the United States, November 2018, page 1

Whereas incomes have not increased over the past few years, rents have continued to rise. The rental housing cost index of the Consumer Price Index increased by 5.4% between November 2018 and November 2019 in the Los Angeles County-Orange County area.

While efforts to produce affordable housing are important to reducing housing cost burdens, it also is important to find ways to increase household incomes through jobs having higher wages and other economic development strategies.

## Discussion

See discussions above.

DRAFT

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The four housing problems are: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than one person per room; and 4) cost burden greater than 30%. The four tables are:

- Table 13 - Disproportionally Greater Need 0-30% AMI
- Table 14 - Disproportionally Greater Need 30 - 50% AMI
- Table 15 - Disproportionally Greater Need 50 - 80% AMI
- Table 16 - Disproportionally Greater Need 80 - 100% AMI

Households having no/negative income (column 4 in the tables) refers to the number of households whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and are, therefore, counted separately.

### Discussion

The racial and ethnic groups experiencing disproportionate housing needs include:

- 0%-30 % Area Median Income: Black/African American: all 25 householders have one or more of the four housing problems. 80 of the 95 Asian householders experience one or more of the four housing problems.
- 30%-50% Area Median Income: Black/African Americans: All 35 of the householders have one or more of the housing problems. Pacific Islander: all 10 householders experience one or more of the four housing problems.
- 50%-80% Area Median Income: 90% of the American Indian/Alaska Native householders have one or more of the four housing problems.
- 80%-100% Area Median Income: None

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,965	675	170
White	165	80	40
Black / African American	25	0	0
Asian	80	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,665	585	135

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,045	730	0
White	110	170	0
Black / African American	35	0	0
Asian	45	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,820	530	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,325	1,805	0
White	80	200	0
Black / African American	0	0	0
Asian	4	45	0
American Indian, Alaska Native	35	4	0
Pacific Islander	0	0	0
Hispanic	2,205	1,555	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,040	1,130	0
White	15	130	0
Black / African American	4	65	0
Asian	40	60	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	975	865	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The following tables identify the extent of *severe* housing problems by income and race. Severe housing problems include inadequate housing (lacking complete kitchen or plumbing facilities); severe overcrowding (1.51 persons per room); and housing cost burden of 50% or more.

This section has four tables that capture the number of housing problems by income, race, and ethnicity. The four tables are:

- Table 17 – Severe Housing Problems 0-30% AMI
- Table 18 – Severe Housing Problems 30 - 50% AMI
- Table 19 – Severe Housing Problems 50 - 80% AMI
- Table 20 – Severe Housing Problems 80 - 100% AMI

### **Discussion**

The racial and ethnic groups experiencing disproportionate housing needs include:

- 0%-30 % Area Median Income: Black/African American: All 25 households experience one of more severe housing problem.
- 30%-50% Area Median Income: All Black/African American (35) and Pacific Islander (10) householders experience one or severe housing problem.
- 50%-80% Area Median Income: None
- 80%-100% Area Median Income: None

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,710	935	170
White	120	125	40
Black / African American	25	0	0
Asian	65	29	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,475	775	135

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,450	1,325	0
White	79	205	0
Black / African American	35	0	0
Asian	30	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,285	1,065	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,140	2,995	0
White	20	260	0
Black / African American	0	0	0
Asian	4	45	0
American Indian, Alaska Native	10	29	0
Pacific Islander	0	0	0
Hispanic	1,105	2,655	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	415	1,750	0
White	0	145	0
Black / African American	0	70	0
Asian	10	90	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	405	1,440	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Refer to preceding narratives.



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A disproportionate greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,530	3,655	3,204	225
White	900	185	185	60
Black / African American	100	39	25	0
Asian	320	115	100	0
American Indian, Alaska Native	44	25	0	0
Pacific Islander	0	0	10	0
Hispanic	8,115	3,255	2,860	160

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

The racial and ethnic groups experiencing disproportionate housing needs include:

42% of all householders spend 30% or more of their income on housing costs, including utilities.

The percentages of households by race and ethnicity that are cost burdened are listed below:

- White: 29%
- Black/African American: 39%
- Asian: 40%
- American Indian/Alaska Native: 36%
- Pacific Islander: 100%
- Hispanic: 43%

Pacific Islander households experience disproportionately greater needs in terms of housing cost burdens.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Please refer to the discussions provided under specific needs by income group presented earlier.

**If they have needs not identified above, what are those needs?**

Housing needs of low- and moderate-income minority households have been previously identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Pico Rivera does not have a “racially or ethnically concentrated area of poverty” meaning “a geographic area with significant concentrations of poverty and minority concentrations.” The term “racially or ethnically concentrated areas of poverty” refers to a census tract that –

- Has a minority population of 50% or more
- Has 40% or more persons living at or below the poverty line

None of Pico Rivera’s census tracts meet these two thresholds.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City does not own or manage public housing units. The Pico Rivera Housing Assistance Agency provides Housing Choice Voucher Rental Assistance to eligible low-income tenant households so they may obtain/maintain affordable housing. Annually, the Agency expends approximately \$5,000,000 in housing assistance payments to 517 renter households, an average of \$800 per month per assisted household. The number of vouchers issued depends on the ability to find rental units; thus the 517 vouchers may fluctuate year by year.

Tables 22 through 25 contain data on the number of families receiving Section 8 tenant based rental assistance; income and demographic characteristics of assisted tenants; and the race and ethnicity of the Section 8 voucher holders. The average annual income of the voucher holder households is less than \$16,000; 23% of all families have a disabled member; and Hispanics comprise 92% of assisted families.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	494	0	494	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	15,758	0	15,758	0	0
Average length of stay	0	0	0	7	0	7	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	2	0	2	0	0
# of Elderly Program Participants (>62)	0	0	0	145	0	145	0	0
# of Disabled Families	0	0	0	113	0	113	0	0
# of Families requesting accessibility features	0	0	0	494	0	494	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	482	0	482	0	0	0
Black/African American	0	0	0	7	0	7	0	0	0
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Source:

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	455	0	455	0	0	0
Not Hispanic	0	0	0	39	0	39	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Pico Rivera does not administer Public Housing. An estimated 113 assisted families have a member with a disability. There are 340 families on the Agency's Section 8 Waiting List of which 5 are families with disabilities; 17 are elderly; and 149 are families with children.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

N/A

**How do these needs compare to the housing needs of the population at large**

N/A

**Discussion**

N/A

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

According to the Los Angeles Continuum of Care 2019 PIT Homeless Count, 53% of the people experiencing first-time homelessness cited “economic hardship” as a leading factor causing their homelessness. Approximately one fourth of unsheltered adults lost their housing in 2018 and is experiencing homelessness for the first time. Among other factors cited in the 2019 PIT Homeless Count are wages not keeping pace with rental costs and the lack of affordable housing production.

The 2019 Homeless Count estimates that Pico Rivera has 205 unsheltered homeless persons. Unsheltered homeless persons include the people living in the following arrangements:

- On the streets 73
- In tents 6
- In Makeshift shelters 37
- In RVs/campers 21
- In vans 30
- In cars 38

Persons in the streets comprise 35% of Pico Rivera’s homeless population.

The count does not include persons in domestic violence shelters, unaccompanied minors, transitional age youth, and persons receiving motel vouchers.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The Greater Los Angeles 2019 Homeless Count does not provide estimates on the above characteristics of the homeless population at the city/community geographic level. Therefore, this Information is unavailable for Pico Rivera’s homeless population. The 2019 Homeless Count did find that 8,950 adults experienced homelessness for the first time within the last year.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Among the 205 unsheltered homeless it is unknown how many are individuals, families, families with children, or veterans. The Greater Los Angeles 2019 Homeless County by City/Community does not provide estimates of these characteristics at the city level. It is assumed that most, if not all, homeless

people need housing assistance because they have zero or negative incomes. Furthermore, 53% of people experiencing homelessness for the first time cited “economic hardship” as a leading factor causing their homelessness. Additionally, LAHSA has described the lack of affordable housing production as driving the regional increase in homelessness.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The Greater Los Angeles 2019 Homeless Count by City/Community does not provide estimates of the race or ethnicity of the City’s 205 unsheltered homeless persons. Both the 2019 and 2020 homeless counts provide data on the race and ethnicity of the homeless population counted for the entire Los Angeles Continuum of Care. The 2020 homeless counts show the following:

- Hispanic or Latino 36%
- Black/African American 34%
- White 25%
- Multi-Racial/Other 2%
- American Indian/Alaska Native 1%
- Asian 1%
- Native Hawaiian/Other Pacific Islander .-%

Data on homeless subpopulations are unavailable from the 2019 and 2020 counts for the City of Pico Rivera. However, the 2020 subpopulation data for the entire geographic area encompassed within the Los Angeles Continuum of Care are noted below:

Chronically homeless	24,482	38% of total homeless count
Substance abuse disorder	15,203	27% of 18+ years homeless count
Serious mental illness	14,125	25% of 18+years homeless count
Physically disabled	10,833	19% of 18+ years homeless count
Developmentally disabled	5,292	9% of 18+ years homeless count
Domestic violence	3,884	7% of 18+ years homeless count
Veterans	3,681	6% of total homeless count
HIV/AIDs	1,165	2% of 18 + years homeless count
Unaccompanied youth	69	---

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Pico Rivera has an estimated 205 unsheltered homeless persons. There are no sheltered homeless persons living in the City.

### **Discussion:**

Despite all the best efforts to end homelessness, individuals and families experience temporary homelessness due to a lack of sufficient and stable income, chronic or sudden health problems, domestic violence, untreated mental illness, chronic substance abuse, and youth who lack parental, foster or institutional care among other causes. The lack of affordable housing and funds to provide rental assistance are serious impediments to housing homeless persons.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Certain households, because of their age, frailties, disabilities, or substance abuse have unique or special housing needs which differ from those of the general population. Some may require special accommodations while others may have difficulty finding housing due to their special needs. Special needs groups include the elderly, frail elderly, persons with disabilities, persons with alcohol or drug addiction, and victims of domestic violence.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly**

According to the 2018 American Community Survey (ACS) Pico Rivera's elderly population (62+) is comprised of 11,053 persons, which represents 17.4% of the total population (N = 63,432). The City's elderly population is comprised of 4,795 men and 6,258 women. The ratio of females to males is 1.3.

In 2018, according to the ACS, the City had 4,579 elderly householders 65 years of age or older, a number that represents approximately 27% of all householders.

#### **Frail Elderly**

The American Community Survey provides two indicators to approximate the size of the frail elderly population:

Self-care difficulty refers to survey respondents who stated they had "difficulty dressing or bathing." Difficulty with these activities are two of six specific Activities of Daily Living (ADLs) often used by health care providers to assess patients' self-care needs.

Independent living difficulty refers to survey respondents who stated that due to a physical, mental, or emotional condition; they had difficulty "doing errands alone such as visiting a doctor's office or shopping." Difficulty with this activity is one of several Instrumental Activities of Daily Living (IADL) used by health care providers in making care decisions.

The 2018 ACS estimates that 658 and 1,363 persons who are 65 years of age or older experience a self-care disability or an independent living difficulty, respectively. Thus, Pico Rivera's frail elderly population could be as large as approximately 2,000 persons. It is possible that some elderly people have both difficulties.

Many of the frail elderly also live on fixed incomes. And many also need home modifications in order to help prevent falls.

As people get older, particularly after age 75, they become susceptible to falls which often lead to hospitalizations and increased medical costs. A UCLA health study revealed the age-specific propensities to fall and the ability to reduce falls through home modifications. The study stated:

The proportion of older Californians falling multiple times during the year increases with age. Among those ages 65-74, 10.6 percent reported multiple falls in the past year, compared to 13.8 percent of those 75- 84 and 19.3 percent of those ages 85 and over. Multiple falls also occurred more often than average among those with chronic conditions and disabilities, and they were most common among older adults who were legally blind, with almost one third (30.8 percent) reporting multiple falls.

There is good evidence that interventions addressing multiple risk factors are able to reduce the number of future falls, especially when they target high-risk individuals. Key elements of multifactor fall prevention include evaluating medications to identify those that can cause dizziness; improving gait, balance, and strength through physical therapy and/or exercise programs; using an assistive device (e.g., a cane) to further support balance; making home modifications, such as reducing slip and trip risks, since most falls occur inside the person's home; and modifying high-risk daily routines, such as wearing inappropriate footwear or walking on uneven pavement.

Source: Steven P. Wallace, Ph.D., UCLA Center for Health Policy Research, *More than Half a Million Older Californians Fell Repeatedly in the Past Year*, November 2014, pages 1 and 4

## **Persons with Mental, Physical, and/or Developmental Disabilities**

Disabled individuals have unique housing needs because they may be limited in mobility or in their ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is also often compounded by design and location requirements, which can drive up housing costs. For example, wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features.

### **Mentally Disabled Population**

In addition to collecting data on persons with self-care and independent living difficulties, the ACS gathers information pertaining to persons with a cognitive difficulty, which is an indicator of mental disabilities. According to the ACS cognitive difficulty refers to persons who have serious difficulty concentrating, remembering, or making decisions.

Medically speaking, cognitive disorders (CDs), also known as neurocognitive disorders (NCDs), are a category of mental health disorders that primarily affect cognitive abilities including learning, memory, perception, and problem solving. Neurocognitive disorders include delirium and mild and major neurocognitive disorder (previously known as dementia). They are defined by deficits in cognitive ability that are acquired (as opposed to developmental), typically represent decline, and may have underlying brain pathology.

According to MentalHealth.net:

Cognitive disorders can be caused by all sorts of brain problems, including tumors, strokes, closed-head injuries, infections, exposure to neurotoxins (i.e., substances that are toxic to the brain), genetic factors, and disease. The specific type of cognitive disorder someone develops depends on the part of the brain that is affected. For instance, a tumor that grows in the brain's speech

centers will result in problems with communication. Similarly, an infection in the brain's motor centers will cause problems with movement.

Approximately 2,000 of Pico Rivera's residents older than 5 years have a cognitive difficulty, a number that represents 3.3% of the City's population in that age group.

### Physically Disabled Population

The ACS also gathers data on persons with hearing, vision and ambulatory difficulties. The ACS defines these disabling conditions as follows:

Hearing difficulty refers to respondents who stated that they were "deaf or ... [had] serious difficulty hearing."

Vision difficulty includes respondents who stated that they were "blind or ... [had] serious difficulty seeing even when wearing glasses."

Ambulatory difficulty refers to respondents who stated that they had "serious difficulty walking or climbing stairs."

The 2018 ACS estimates that 6,061 Pico Rivera residents are disabled, a number that includes persons with the disabilities listed above and the others that have been described as predominately affecting the elderly.

### Developmentally Disabled Population

As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

Neither the US Census nor American Community Survey asks a question on whether the respondent or other household member is developmentally disabled. However, according to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. This means that an estimated 950 Pico Rivera residents have a developmental disability, based on the 2020 State Department of Finance (DOF) population estimate (.015 X 63,374). An estimated 549 individuals are utilizing the services of the Eastern Los Angeles Regional Center, according to the *2014-2021 Housing Element*.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood,

the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### **Persons with Alcohol or Other Drug Addiction**

The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health (NSDUH). Estimates are based on annual averages of data collected in 2016. The Survey found that 6% of the population aged 12 or older were heavy alcohol users. According to American Community Survey, in 2018, 54,000 persons residing in the City were over the age of 12. Therefore, an estimated 3,240 persons over the age of 12 may be considered as having an alcohol addiction. (.06 X 54,000)

Estimates of "illicit drug use" reported from NSDUH reflect the data from these 10 drug categories: marijuana, cocaine (including crack), heroin, hallucinogens, inhalants, and methamphetamine, as well as the misuse of prescription pain relievers, tranquilizers, stimulants, and sedatives. In 2016, the Survey found that 1 in 10 Americans aged 12 or older were current (past month) illicit drug users, meaning that they had used an illicit drug during the month prior to the survey interview. The 1 in 10 number translates to 5,400 persons in the City.

### **Victims of Domestic Violence**

The National Domestic Violence Hotline defines domestic violence "as a pattern of behavior in any relationship that is used to gain or maintain power and control over an intimate partner."

Domestic violence is defined by the California penal code as abuse against an adult by a present or former spouse, a present or former cohabitant, someone with whom the victim has had a child, or by someone in a current or former dating relationship. This term is often used interchangeably with Intimate Partner Violence (IPV).

According to the County of Los Angeles Public Health Department:

Domestic violence (DV) exacts a tremendous toll on Los Angeles County [and Pico Rivera] residents. However, the precise magnitude of the problem is difficult to measure due to the inability to collect consistent data on the occurrence and circumstances of individual DV events and the need to rely on multiple dissimilar data sources. In general, DV statistics come from three main sources: the law enforcement and criminal justice systems, the healthcare and public health systems, and self-reported surveys. Any of these data sources can be reported at the national, state or local level, but each source provides only limited information conforming to specific agency missions or survey focus, and none of the sources are linked to each other in a manner that would present a more complete view of the cycle of DV.

Source: County of Los Angeles Department of Public Health, Los Angeles County Domestic Violence Data Sources, April 2010, page 1

The 2016 Report on the Status of Women in Los Angeles County states that women are disproportionately affected by domestic violence or IPV. The 2016 Report also states that, according to the 2011 National Intimate Partner and Sexual Violence Survey, 85% of domestic violence victims across the country are women. More than one in five women (22%) across the United States have been the victim of severe physical violence by an intimate partner, compared with just one in 10 men (14%).

Domestic violence victims may need to leave their housing several times and, therefore, experience multiple periods of homelessness. Emergency shelter resources are needed to accommodate these victims of domestic violence. Women survivors of domestic violence also face numerous barriers to securing safe housing such as limited incomes, lack of a credit history, and landlord discrimination. The Federal Fair Housing act bans landlords and housing providers from discriminating against domestic violence survivors by either denying an applicant or evicting a survivor.

Based on data obtained from the California Attorney General's Office, it is estimated that 235 calls for assistance were made by Pico Rivera residents in 2018. The 2016 Report on the Status of Women in Los Angeles County explains that in 2014 in Los Angeles County 34% of the calls for assistance involved a weapon; where a weapon was involved, "personal weapons" as in fists, feet, etc. were most commonly used in the assault. The 2019 Greater Los Angeles Homeless Count found that 5% of the homeless persons were homeless due to fleeing domestic/intimate partner violence.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

#### **Elderly**

Among the "major needs", as reported in the Los Angeles County Area Agency on Aging 2016-2020 Area Plan, were:

- Information regarding available resources
- Senior-friendly transportation services
- Emergency preparedness
- Assistive devices or home adaptations
- Recreational or social opportunities

The major needs were identified by respondents to a Needs Assessment Questionnaire.

The top five "areas of concern" discussed by the focus groups were:

- Safety
- Income
- Elder abuse
- Accessing services
- Homelessness

The Senior Center offers a variety of services including a lunch program, Dial-A-Cab and Dial-A-Van, information and referral, preventative health screenings, and legal counseling.

#### **Frail Elderly**

By definition, the frail elderly need assistance to perform daily living activities. The frail elderly may experience difficulty eating, bathing, toileting, etc. by oneself and/or difficulty using the telephone, getting outside, shopping, and doing light house work, etc. by oneself. The frail elderly may be assisted by in-home care, or by residing in supportive housing arrangements.

Seniors participating in the Area Plan on Aging public hearings frequently stated there is a need “for affordable housing for older adults.” Displacement from their existing housing also was a concern of the public hearing participants. One participant stated “Some landlords are trying to make older adults leave their rent controlled apartments.”

### **Persons with Mental, Physical, and/or Developmental Disabilities**

In general, the special housing needs of the disabled populations include independent living units with affordable housing costs; supportive housing with affordable housing costs; and housing with design features that facilitate mobility and independence. The shortage of available, accessible, and/or affordable housing is an acute problem for most people with disabilities (PWD). Like most individuals, people with disabilities prefer to live independent and productive lives in their own homes. They have a need and desire for safe and decent housing.

The Department of Developmental Services is responsible for designing and coordinating a wide array of services for California residents with developmental disabilities. These services are provided through a statewide system of 21 locally-based regional centers. Regional centers are nonprofit private corporations that have offices throughout California to provide a local resource to help find and access the many services available to individuals with developmental disabilities and their families. Pico Rivera is located within the service area of the Eastern Los Angeles Regional Center (ELARC).

The ELARC may purchase many types of supports and services for persons with developmental disabilities. These may include, but are not limited to:

- Adult day service options
- Adult diaper/supplies for incontinence
- Assistive technology
- Behavior management services
- Community living in licensed facilities
- Counseling services
- Early intervention programs
- Genetic counseling and diagnostic testing
- Inclusion support
- Independent living training and support
- Mobility training
- Nursing services
- Parenting skills training
- Respite care
- Social/recreational support
- Specialized medical and dental care
- Supported living
- Supported employment services
- Therapies – speech, physical and occupational.
- Transportation services

ELARC will promote and participate in partnerships to create and maintain affordable housing options and an array of support services that result in people having opportunities to live in a home of their choice.

ELARC envisions a future where individuals will have benefitted from the partnerships in dealing with housing as a community issue and not as a disability issue.

ELARC is committed to meaningful outcomes in housing including, but not limited, to:

Homeownership  
Rental affordability  
Accessibility

Choosing an appropriate living arrangement is an important decision and there are many different options available. Each is designed to meet a slightly different need, so one option may suit one person better than another. Living options can range from non-licensed settings such as independent living or supported living in a typical apartment, to highly-structured, one-on-one, 24-hour care for those with the most intensive needs. All certified or licensed residential programs offer each resident opportunity to participate in the community.

Licensed residential homes are located in neighborhoods and can be a choice for either adults or children. Supportive and independent living services are another option for adults. Certified foster family homes may be appropriate for some children. Family Home Agencies can provide similar home-like settings for adults as well.

The goal for all residential services is to allow the resident to maintain the highest level of independence possible, while offering the person a safe and appropriate place to live.

### **Persons with Alcohol or Other Drug Addiction**

In general, Pico Rivera residents are more likely to abuse pharmaceuticals than illicit drugs. Health professionals have identified the following needs: raise awareness about prescription drug abuse; make mandatory the usage of CURES/PDMP, which can be used to identify clinicians with patterns of inappropriate prescribing and dispensing of controlled substances; and assistance with the safe disposal.

Some of the key needs of this special needs population include: obtain stable housing and employment; improve their mental health and coping skills; get needed medical treatment; and maintain good health.

### **Victims of Domestic Violence**

Women who are victims of domestic violence experience unique housing issues. Women and their children are often forced to move out of their homes away from their abuser to seek other housing where they are safe. Emergency housing is needed to fill a short-term need. Barriers are confronted when seeking permanent housing because of a limited incomes, lack of credit, and housing discrimination. Transitional housing and transitional housing with supportive services is needed.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As of December 31, 2017 there were 51,438 persons living with diagnosed HIV infection (PLWH) in Los Angeles County, corresponding to a prevalence of 501 PLWH per 100,000 population. From 2010 through 2017, the number of PLWH in the County steadily increased overall. The slight decrease observed in

number of PLWH from 2015 to 2016 may be attributed to the implementation of enhanced electronic lab reporting (ELR) in November 2015. As a result, the availability and reporting of updated residential information has allowed for better documentation of migration in and out of the County and a more accurate representation of PLWH currently living in Los Angeles County.

Among PLWH in Los Angeles County, 45,624 were male and 5,814 were female. Males currently represent 89% of PLWH in Los Angeles County.

Unlike new HIV diagnoses in 2016 which occurred primarily among persons younger than 40 years of age (68%), almost three quarters (72%) of PLWH were aged 40 years or older. Less than 1% of PLWH were under 20 years of age, while 17% were 60 years and older.

Among PLWH in Los Angeles County, 44% were Latino, 29% were white, 20% were African American, 3% were Asian/Pacific Islander, 3% were multi-race/unknown, and 1% was American Indian/Alaskan Native). The racial/ethnic distribution of PLWH differed by sex. Among female PLWH, the majority was Latina (45%), followed by African American (33%), while among male PLWH, the majority was Latino (44%) followed by white (30%).

The Los Angeles County HIV/AIDS Strategy for 2020 and Beyond establishes the following three goals:

Goal I: Reduce annual HIV infections to 500 by 2022

Goal II: Increase the proportion of persons living with HIV who are diagnosed to at least 90% by 2022

Goal III: Increase the proportion of diagnosed PLWH who are virally suppressed to 90% by 2022

According to HUD, the lack of affordable and medically appropriate housing for persons living with HIV/AIDS and their families is an ongoing concern for AIDS housing providers, policy makers, and advocates across the country. Stable housing promotes improved health status, sobriety or decreased use of nonprescription drugs, and a return for some persons with AIDS to productive work and social activities. HUD has pointed out that stable housing is the cornerstone of HIV/AIDS treatment.

Recent studies, according to HUD, confirm that persons living with HIV/AIDS must have stable housing to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. Even though stable housing has been shown to be a necessary link to medical and supportive services, accessing housing is difficult as the wait for affordable housing increases in many communities across the country. Compounding the problem of waiting lists is access to housing with the services to care and treat the increasing number of persons living not only with HIV/AIDS but also with histories of homelessness, mental illness, and substance abuse.

Persons living with HIV/AIDS and their families may require housing that provides emergency, transitional, or long-term affordable solutions. A variety of HUD programs and projects provide such housing; however, this housing often is not the typical “house” structure. HIV/AIDS housing includes short and long-term rental assistance, live-in medical facilities, and housing sites developed exclusively for people living with AIDS.



The 2016 Los Angeles Coordinated HIV Needs Assessment (LACHNA 2016) collected interview data from a representative sample of 277 respondents from 35,276 persons living with HIV who were in medical care in 2014. Respondents were asked about their use of, need for, and access to 16 selected HIV-related care and support services in the previous 12 months. Housing Services ranked high in service gaps at #3 with 58.5% (n=62) of respondents reporting that they did not receive this needed service. The top main and the most common barrier to Housing Services was “Didn’t know where to go or whom to call” (35.5% and 50.0%, respectively). These findings were similar to LACHNA-2011, in which rental assistance and short term rent/mortgage ranked #2 and #3. Previous barriers were similar and included both individual (not aware service was available, not aware of location or did not know whom to ask for help) and organizational (service provider insensitive to concerns, wait time too long, provided wrong referrals) barriers.

**Sources:**

Division of HIV and STD Programs, Los Angeles County Department of Public Health. 2017 Annual HIV Surveillance Report. <http://publichealth.lacounty.gov/dhsp/Reports.htm>. Published June 2018.

Division of HIV and STD Programs, Los Angeles County Department of Public Health and the Los Angeles County Commission on HIV, Los Angeles Coordinated HIV Needs Assessment (LACHNA) 2016: Final Report, July 2017:1-77.

Los Angeles County Commission on HIV and the Los Angeles County Department of Public Health Division of HIV and STD Programs. Los Angeles County Comprehensive HIV Plan (2017- 2021), September 2016:1-165.

**Discussion:**

Refer to narratives above.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities**

“Public facilities” includes, but is not limited to, neighborhood/community facilities and facilities for persons with special needs (e.g. homeless shelters, group homes, and halfway houses).

### **How were these needs determined?**

Public facility needs were determined through public input via the 2020-2025 Consolidated Plan Survey, public outreach, agency and stakeholder consultation and staff input and recommendations.

Fifty-five percent of the respondents to the 2020-2025 Consolidated Plan Survey considered a “youth center” as an extremely important need.

Sixty-three percent of the respondents to the Survey considered a “child care facility” as an extremely important need.

The City’s public facilities needs are evaluated in detail during the preparation of the capital projects budget.

### **Describe the jurisdiction’s need for Public Improvements**

CDBG funds may be used for the acquisition, construction, reconstruction, rehabilitation, or installation of public improvements or public facilities. “Public improvements” includes, but is not limited to, streets, sidewalks, water and sewer lines, and parks.

The following are the percentages of respondents who considered the following public improvements as extremely important:

Safe Routes to School	77%
Parks and Recreation Facilities	60%
Street Improvements	50%
Sidewalk/Curb Improvements	50%
Additional Street Lighting	50%

Public improvement needs are evaluated in detail during the development of the capital projects budget.

### **How were these needs determined?**

Public improvement needs were determined through public input via the 2020-2025 Consolidated Plan Survey, public outreach, agency and stakeholder consultation and staff input and recommendations.

## **Describe the jurisdiction's need for Public Services**

Public services are also generally eligible under the CDBG Program. These public service activities may include, but are not limited to: job training and employment services; health care and substance abuse services; child care; crime prevention; and fair housing counseling.

The following are the percentages of respondents who considered the following public services as extremely important:

Children after-school programs	77%
Child care services	63%
Workforce/skills training and/or job placement	57%
Neighborhood crime prevention	57%
Domestic violence counseling	53%
Graffiti removal	53%

## **How were these needs determined?**

Public service needs were determined through public input via the 2020-2025 Consolidated Plan Survey, public service application process, public outreach, agency and stakeholder consultation and staff input and recommendations.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The housing market analysis includes data on:

- Number of Housing Units (MA-10)
- Housing Market Analysis: Cost of Housing (MA-15)
- Housing Market Analysis: Condition of Housing (MA-20)
- Public and Assisted Housing (MA-25)
- Homeless Facilities and Services (MA-30)
- Special Needs Facilities and Services (MA-35)
- Barriers to Affordable Housing (MA-40)
- Non-Housing Community Development Assets (MA-45)
- Needs and Market Analysis Discussion (MA-50)

The housing market analysis provides information on the number and type of housing units as well as the cost and condition of housing. The information also discusses the facilities and services that are available to address the needs of homeless persons as well as special needs populations such as the elderly, frail elderly and disabled. Information also is presented on the public sector barriers to the development of affordable housing. Finally, an analysis is presented of community development assets with a focus on employment and local economic conditions.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Table 26 shows the number of housing units by structure size based on the 2011-2015 ACS. The State Department of Finance (DOF) estimates that as of January 1, 2020, the existing housing stock is comprised of 17,173 housing units of which 13,130 are 1-unit detached structures which represents 76% of all housing units. The existing housing stock also contains almost 2,400 housing units in multi-family structures of 5 or more units, which represents 14% of all housing units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,925	75%
1-unit, attached structure	695	4%
2-4 units	700	4%
5-19 units	425	2%
20 or more units	2,055	12%
Mobile Home, boat, RV, van, etc	425	2%
<b>Total</b>	<b>17,225</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

Table 27 shows the number of housing units by unit size and tenure based on the 2011-2015 ACS. Owner units contain more bedrooms than renter units. Almost three-fourths (73%) of owner units have three or more bedrooms. In contrast, only 30% of renter units have three or more bedrooms. Nearly 70% of renter-occupied housing units have either no bedroom or one- or two-bedrooms. In general, owner units are better suited to meeting the needs of large families while renter units can accommodate the needs of small families and persons living alone.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	1%	480	9%
1 bedroom	120	1%	1,305	23%
2 bedrooms	2,790	25%	2,080	37%
3 or more bedrooms	8,090	73%	1,685	30%
<b>Total</b>	<b>11,060</b>	<b>100%</b>	<b>5,550</b>	<b>99%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Telacu Pico Rivera	69 senior housing units
Verner Villa	75 family units
Pavilion Apartments	129 family units
Single Family Dwellings	29 in scattered locations

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the California Housing Partnership, all three affordable housing developments are at a low risk of conversion to market rate housing.

**Does the availability of housing units meet the needs of the population?**

The City's housing stock is comprised of approximately 17,200 housing units. Single-family detached structures comprise almost three-fourths of all housing units. Therefore, there is an abundance of housing available for owner occupancy by the elderly, small families and large families. Almost three-fourths of the single family homes have three or more bedrooms and can accommodate the needs of large families.

Given the range of housing unit sizes, the rental housing inventory meets a variety of housing needs. In fact, three of every 10 rental units contain three or more bedrooms. A large percentage of rental housing is comprised of single family homes.

The California Department of Housing and Community Development determined that the housing need in the southern California region is 1,341,827 housing units for the period from July 2021 to October 2029. The Southern California region comprises the counties of Ventura, Los Angeles, Orange, Riverside, San Bernardino and Imperial. Pursuant to State law, the Southern California Association of Governments (SCAG) has prepared a methodology to allocate the regional housing need of 1,341,827 housing units to individual cities and counties. According to the allocation methodology approved by HCD, Pico Rivera's share of the regional housing need is 3,939 housing units. Of this housing need, 1,710 housing units are needed to accommodate very low and low income households.

**Describe the need for specific types of housing:**

Given that the City may be allocated a need of approximately 3,900 housing units there also will be a need to develop a plan to accommodate this need. The City's plan (i.e., Housing Element) will be completed by October 2021. That plan will identify the specific types of housing need to meet Pico Rivera's share of the regional housing need. There will be a need for multifamily housing because almost approximately 1,700 housing units are allocated to very low and low income households. In addition, state law has prioritized the development of accessory dwelling units (ADUs). This housing type is defined as:

"Accessory dwelling unit" means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and

sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit.
- (2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.”

### **Discussion**

Refer to the discussion in the preceding paragraphs.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high rate of housing cost burden and overcrowding could result.

### Cost of Housing

The American Community Survey annually reports rental costs. The City's median contract rents for three time periods are as follows:

2010	\$1,046
2015	\$1,119
2018	\$1,232

Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of interview. The median contract rent increased by 18% between 2010 and 2018.

The median gross rents for the three time periods are:

2010	\$1,123
2015	\$1,219
2018	\$1,304

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. The median gross rent increased by 16% between 2010 and 2018.

The median home values for the same three time periods are listed below:

2010	\$414,200
2015	\$366,000
2018	\$415,100

The 2010 median home value reflects the downward pressures caused by the Great Recession. The 2018 figure reflects the trend of increasing home values. Between 2010 and 2018, the median home value increased slightly.

Table 29 shows that almost 59% of all renters paid contract rents of \$1,000 or more per month. According to the ACS, "housing units that are renter occupied without payment of rent are shown separately as "No



rent paid.” The unit may be owned by friends or relatives who live elsewhere and who allow occupancy without charge. Rent-free houses or apartments may be provided to compensate caretakers, ministers, tenant farmers, sharecroppers, or others.”

Housing affordability in Table 30 is based on the 2011-2015 CHAS data. Only 410 housing units are affordable to extremely low income renters.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	429,900	336,000	(22%)
Median Contract Rent	971	1,119	15%

**Table 28 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	680	12.2%
\$500-999	1,605	28.9%
\$1,000-1,499	2,285	41.1%
\$1,500-1,999	865	15.6%
\$2,000 or more	125	2.3%
<b>Total</b>	<b>5,560</b>	<b>100.1%</b>

**Table 29 - Rent Paid**

**Data Source:** 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	410	No Data
50% HAMFI	924	250
80% HAMFI	3,629	1,125
100% HAMFI	No Data	3,734
<b>Total</b>	<b>4,963</b>	<b>5,109</b>

**Table 30 – Housing Affordability**

**Data Source:** 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1158	1384	1791	2401	2641
High HOME Rent	1158	1253	1506	1730	1911
Low HOME Rent	913	979	1175	1357	1515

**Table 31 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

Numerically, there is a sufficient supply of housing for all households. According to the State Department of Finance, there are 556 vacant housing units available for rent or for sale (a 3.2% vacancy rate.) However, the cost of housing exceeds the ability to pay of many low and moderate income households. Thus, a significant number of both owner and renter low/moderate income households are cost burdened or crowded or both.

The most recent HUD CHAS data estimates the following:

- 16,790 total households
- 4,735 households with annual incomes of 100% HAMFI or more
- 3,045 renter households having housing costs of 30% of income or more
- 3,745 owner households having housing costs of 30% of income or more

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

The State of California has made the production of new housing a top priority in an effort to curb rent and price increases. As noted earlier, the State Department of Housing and Community Development has determined that southern California has a need to produce 1.3+ million housing units during in the 2021-2029 period.

The COVID-19 pandemic has created a large number of unemployed workers which, in turn, has drastically lowered income and increased cost burdens. The mid- to long-term impact on home values and rents is unclear. But it may take 18 to 36 months to recover economically and return to pre-COVID-19 conditions.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Fair Market Rents and HOME rents (**Table 31**) generally approximate Pico Rivera rents. The City's 2018 median gross rents by number of bedrooms are listed below:

No bedrooms	\$862
1 bedroom	\$1,064
2 bedrooms	\$1,373
3 bedrooms	\$1,694
4 bedrooms	\$1,688

Thus, maximum rent limits probably would not pose a major barrier to the rehabilitation and preservation of housing with HOME funds. The production of new rental housing would likely command rents higher than the FMRs and HOME rents. However, deep subsidies are necessary to produce housing affordable to extremely low- and low-income households. HOME funds often need to be combined with other state and federal resources in order to facilitate the production of affordable rental housing developments.

## **Discussion**

The City of Pico Rivera is not a HOME program participant.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

Assessing housing conditions in Pico Rivera provides the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30% of household income.

### **Definitions**

The condition of housing narrative must include definitions of the following:

- “standard condition”
- “substandard condition but suitable for rehabilitation”

The City defines a housing unit in standard condition as a unit that meets all state and local codes.

The City defines a housing unit in substandard condition but suitable for rehabilitation as a unit that does not meet one or more state or local code requirements but is structurally and financially feasible to rehabilitate.

### **Condition of Units**

None of Pico Rivera’s housing units have four conditions. Only 80 renter occupied units have three conditions and none have four conditions. Housing units with two conditions number 1,120 of which 765 are renter-occupied. The existing housing stock contains 7,200 housing units with one condition of which 38% are renter-occupied and 62% are owner-occupied.

Sixty-five percent of the housing stock was built in the three-decade period between 1950 and 1979. Almost 8,600 housing units were built between 1950 and 1960. An estimated 340 housing units have been constructed since the year 2000. Approximately 14,200 housing units were built before 1980 of which 5% have children present.

HUD did not provide data for Table 35 – Vacant Units.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,475	40%	2,725	49%
With two selected Conditions	355	3%	765	14%
With three selected Conditions	0	0%	80	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,225	56%	1,980	36%
<b>Total</b>	<b>11,055</b>	<b>99%</b>	<b>5,550</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	170	2%	170	3%
1980-1999	1,075	10%	980	18%
1950-1979	7,515	68%	3,290	59%
Before 1950	2,295	21%	1,110	20%
<b>Total</b>	<b>11,055</b>	<b>101%</b>	<b>5,550</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,810	89%	4,400	79%
Housing Units build before 1980 with children present	529	5%	254	5%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 35 - Vacant Units**

## **Need for Owner and Rental Rehabilitation**

City planning studies have estimated that housing built before 1950 are in need of major rehabilitation, which may include plumbing and electrical repairs, installing a new roof, or addressing structural damage. Almost 3,000 housing were built prior to 1950 of which 73% and 27% are owner- and renter-occupied, respectively. The same studies estimate that housing built between 1950-1960 are in need of minor rehabilitation, which may include new interior and exterior paint job, weather stripping, and minor roofing repairs. Almost 8,600 housing units were built between 1950 and 1960 of which 76% and 24% are owner- and renter-occupied, respectively.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Approximately 50.5% of owner householders have low and moderate incomes. This percentage applied to the owner units built before 1980 (N=9,810) yields an estimate that 4,955 low/moderate income householders occupy housing built before 1980.

Approximately 74% of renter households have low and moderate incomes. This percentage applied to the renter units built before 1980 (N=4,400) yields an estimate that 3,270 low/moderate income renter householders occupy housing built before 1980.

## **Discussion**

Refer to the information in the preceding paragraphs.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City does not own or manage any public or assisted housing. As noted in the table below, the Pico Rivera Housing Assistance Agency administers a tenant-based Section 8 Housing Voucher Program.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
							Vouchers		
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				517			0	0	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Housing Authority of the County of Los Angeles (HACoLA) administers a Public Housing Program. No public housing developments are located in Pico Rivera. However, there are over 30 public housing developments owned and operated by the HACoLA scattered throughout Los Angeles County.

The public housing developments are rental units that are available to low income families, senior citizens, and disabled persons. Priorities for Public Housing are: homeless, families with children, elderly families, disabled families, working families and veterans or surviving spouses of veterans. Eligible participants must be a resident of Los Angeles County and have annual gross income at or below 50% of County's Area Median Income (AMI).

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A - The City does not own or operate any public housing developments

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 37 - Public Housing Condition****Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

N/A - The City does not own or operate any public housing developments

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

N/A - The City does not own or operate any public housing developments

**Discussion:**

N/A - The City does not own or operate any public housing developments



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

MA-30 requires a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Homeless facilities and services are defined below:

- **Emergency Shelter:** Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Housing, where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing within 24 months or such longer period as HUD determines necessary. The program participant must have a lease or occupancy agreement for a term of at least one month that ends in 24 months and cannot be extended.
- **Permanent Housing:** Community-based housing without a designated length of stay, and includes both permanent supportive housing and rapid re-housing. To be permanent housing, the program participant must be the tenant on a lease for a term of at least one year, which is renewable for terms that are a minimum of one month long, and is terminable only for cause.
- **Permanent Supportive Housing:** Permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.

Table 38 - Facilities and Housing Targeted to Homeless Households – shows that homeless facilities and housing are not currently located in Pico Rivera.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City of Pico Rivera participates in the County of Los Angeles' Continuum of Care system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community.

The Los Angeles County Department of Health Services (DHS) aims to ensure access to high quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services.

The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health among low-income County residents. For example, the homeless programs and services for CalWORKS families are described below:

- Homeless Assistance Program (Temporary, Permanent, and Permanent Arrearages)
- Moving Assistance (MA) Program
- Emergency Assistance to Prevent Eviction (EAPE) Program
- 4-Month Rental Assistance (RA) Program
- Homeless Case Management Program
- District Access Team
- Temporary Homeless Assistance Program (THAP)

These homeless benefits and services are administered together by Eligibility Workers and Homeless Case Managers in CalWORKS district offices and Homeless Supportive GAIN Services Workers in GAIN regions.

Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support and other rehabilitative services.

Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

The Veteran Administration's Compensated Work Therapy (CWT) Program is a national vocational program comprised of three unique programs which assist homeless veterans in returning to competitive employment: Sheltered Workshop, Transitional Work, and Supported Employment. Veterans in CWT are paid at least the federal or state minimum wage, whichever is higher.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Several agencies in the Gateway Cities sub-region provide housing options and case management assistance including those returning from mental and physical health institutions. They provide the option of living independently in a group setting. They are:

- **Little House, Pico Rivera** – Offers transitional housing and support services to alcohol and drug addicted women and their children.
- **Birch Grove Homes, Norwalk** - Provides supportive services to 20 persons in an existing permanent housing program for persons with mental health disabilities.
- **Homes for Life Foundation, Norwalk** - Provides permanent housing to eight persons with mental health disabilities in eight one bedroom apartment style units.
- **Rio Hondo Temporary Home, Norwalk** – Provides emergency food and transitional shelter for families with children in the Cerritos, Downey, La Mirada, Montebello, Norwalk, Pico Rivera, Santa Fe Springs and Whittier areas. There are no geographical restrictions for residents.
- **Su Casa Domestic Violence Network, Lakewood** - Provides crisis intervention service for domestic violence victims and their children, for a maximum of 30 consecutive days.
- **Santa Fe Springs Transitional Living Center, Whittier** – Provides shelter for homeless families in transition, most of whom are single parents or victims of domestic violence and substance abuse, in Los Angeles County.
- **Hospitality Housing, Whittier** – Provides homeless support services for single adults 18 years and older and families with children.
- **Community Housing Options, scattered sites** - Provides permanent supportive housing to homeless persons and families living with HIV/AIDS or dual diagnoses.
- **Denker House/Harvest House, scattered sites** - Provides supportive services in an existing permanent housing program for persons with disabilities.
- **Salvation Army, Bell Shelter** – Provides emergency shelter services and transitional care for up to 350 homeless men and women.
- **The Southern California Rehabilitation Services** – Is an independent living resource center in Downey that offers programs to eligible Pico Rivera residents that provide people with the tools to learn how to live independently including cooking, budgeting, reading and finding employment. They also offer disability assistance for improvements on homes for people with disabilities.

The City can also assist low income, special needs and homeless with the CDBG Public Service Category of funding to local non-profits. The eligible activities include, but are not limited to, employment services (e.g. job training), crime prevention and public safety, child care, health services, substance abuse services (e.g., counseling and treatment), fair housing counseling, education programs, services for senior citizens and services for homeless persons.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

Special needs groups include the elderly, frail elderly, persons with disabilities, persons with alcohol or drug addiction, and victims of domestic violence.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

CDBG funds have been allocated to a Handy Worker Grant Program that offers grants to finance home repairs.

The Southern California Rehabilitation Center (SCRS) assists people with disabilities to live more independently and to remove architectural and attitudinal barriers in society that limit their independence. Staff provides information and referrals, advocacy, independent living skills, peer support, nursing home transitions, and home modifications. SCRS maintains a waiting list for all cities served by the organization. The SCRS is located in Downey.

Telacu Pico Rivera is a 69 unit senior housing development located on Washington Boulevard. Some of the residents living in these developments could be frail elderly and/or have disabling conditions.

In addition, senior and disabled persons live in an Adult Residential Facility (ARF). According to the California Department of Social Services, an ARF provides 24-hour a day, non-medical care and supervision for clients ages 18-59 or any person 60 years of age or older under specified requirements. These clients may have a mental, physical or developmental disability. There are 10 adult residential care facilities located Pico Rivera with a combined capacity of 225 persons. Nine are single family homes with a combined capacity of 40 persons.

Casa Velasco	4
Choices R Us - Miguel	4
Choices R Us – Woodhue	6
Genus Residential Care	4
Layman Facility	4
Pacific Horizon	6
Rieshel Home	4
Rivera Home Care	4
Sunglow Home	4

There is one large ARF – the Pico Rivera Gardens – which has a capacity of 185 beds.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The City of Pico Rivers does not receive funding from the Federal sources that require the implementation of supportive housing programs for persons returning from mental and physical health institutions.

State law and the Los Angeles County Department of Mental Health (DMH) regulations require a discharge planning process for Acute Care Hospitals, State Mental Hospitals, and Institutions for Mental Disease programs. Housing resources on discharge include: independent living with rental assistance, family reunification, living with roommates, permanent supportive housing (PSH), and nursing homes.

California law requires hospitals/regional hospital associations to have protocols for homeless patients. The Hospital Association of Southern California, National Health Foundation, and Illumination Foundation's Recuperative Care Program must provide post-hospital healthcare services to homeless patients moving from acute care. Services include housing location assistance, residential medical and social support.

Los Angeles County Department of Health Services (DHS) regulations require health care facilities to provide appropriate housing location and supportive services to avoid discharge into homelessness. Programs include: the Recuperative Care Program, nursing facilities, board and care, family reunification, permanent supportive housing (PSH), and affordable housing. DHS also funds 24/7 ES medical services where Case Managers work with patients to obtain housing, services, and benefits.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Legislation enacted in 2019 will require the City to amend the Zoning Code to address the requirements of AB 2162. Government Code 65651(a) states:

Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies ... certain requirements, including affordability.

The City will amend the Zoning Code to comply with the requirements of AB 2162.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Pico Rivera is not an entitlement/consortia grantee.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

According to HUD's guidance (Using IDIS to Prepare the Consolidated Plan, May 2018), MA-40 must describe regulatory barriers to affordable housing and describe public policies that affect the cost of housing and incentives to develop, maintain or improve affordable housing. The descriptions must focus on the negative effects on affordable housing of public policies such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The City's 2014-2021 Housing Element evaluated the potential impact of several public policies on housing development and affordability. To address the barriers, the City plans on a bi-annual basis to review development standards for the purpose of ensuring that the development of lower income housing can occur. The development code will be revised to address all constraints identified in the 2014-2021 Housing Element. The staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities. SP-55 describes actions to remove barriers to affordable housing.

The City does not have growth limits, or policies and ordinances that regulate the number of housing units that can be constructed annually. Additionally, the City does not have ordinances such as rent control that directly affect the residential investment rate of return. In affordable for-sale and for-rent projects, however, the City does enact controls in order to maintain affordability

Tax policy affecting land and other property is governed by California state law. Property taxes are based on a property's assessed value. Property tax bills show land and improvement values. Improvements include all assessable buildings and structures on the land. It does not necessarily mean recently "improved" property. State law mandates that all property is subject to taxation unless otherwise exempted. In general, properties that are owned and used by educational, charitable, religious or government organizations may be exempt from certain property taxes.

Housing for low-income households owned and operated by a qualifying nonprofit organization is eligible for exemption from property taxes. The eligibility is based on family household income and the following restrictions:

- The property use is restricted to low-income housing by a regulatory agreement, recorded deed restriction, or other legal document;
- The funds that would have been necessary to pay property taxes are used to maintain the affordability of the housing or to reduce the rents for the units occupied by lower income households; and
- The property receives either state or federal low-income housing tax credits or government financing, or 90 percent or more of the tenants are qualified low-income tenants within the prescribed rent levels.

Therefore, Pico Rivera's affordable housing developments owned by nonprofit organizations are eligible for exemption from property taxes.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The discussion of non-housing community development assets involves an analysis of the following tables:

- Table 39 – Business Activity
- Table 40 – Labor Force
- Table 41 – Occupations by Sector
- Table 42 – Travel Time
- Table 43 – Educational Attainment by Employment Status
- Table 44 – Education Attainment by Age
- Table 45 – Median Earnings in the Past 12 Months

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	208	160	1	1	0
Arts, Entertainment, Accommodations	2,767	2,014	12	12	0
Construction	1,034	817	4	5	0
Education and Health Care Services	4,050	2,016	18	12	-5
Finance, Insurance, and Real Estate	1,124	557	5	3	-2
Information	421	119	2	1	-1
Manufacturing	3,016	2,027	13	12	-1
Other Services	849	805	4	5	1
Professional, Scientific, Management Services	1,394	326	6	2	-4
Public Administration	0	0	0	0	0
Retail Trade	3,049	2,698	13	16	3
Transportation and Warehousing	1,127	1,281	5	8	3
Wholesale Trade	1,960	2,364	9	14	6
Total	20,999	15,184	--	--	--

**Table 39 - Business Activity**

**Data** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	31,175
Civilian Employed Population 16 years and over	27,935
Unemployment Rate	10.45
Unemployment Rate for Ages 16-24	20.18
Unemployment Rate for Ages 25-65	7.43

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,550
Farming, fisheries and forestry occupations	1,595
Service	3,305
Sales and office	8,025
Construction, extraction, maintenance and repair	2,680
Production, transportation and material moving	2,300

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,735	52%
30-59 Minutes	9,835	37%
60 or More Minutes	2,930	11%
<b>Total</b>	<b>26,500</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,370	705	2,780
High school graduate (includes equivalency)	7,190	865	2,210
Some college or Associate's degree	7,380	655	1,655
Bachelor's degree or higher	3,265	210	550

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS



### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	75	260	710	3,200	2,830
9th to 12th grade, no diploma	1,075	1,130	1,425	2,125	1,455
High school graduate, GED, or alternative	1,950	2,860	2,880	4,520	2,165
Some college, no degree	3,040	2,670	1,665	3,085	1,160
Associate's degree	320	860	490	920	250
Bachelor's degree	235	1,260	890	925	450
Graduate or professional degree	8	225	345	380	130

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,959
High school graduate (includes equivalency)	28,810
Some college or Associate's degree	34,492
Bachelor's degree	45,849
Graduate or professional degree	62,826

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three business sectors with the largest number of jobs include: Retail Trade (2,698); Wholesale Trade (2,364); and Manufacturing (2,027).

### Describe the workforce and infrastructure needs of the business community:

According to the Comprehensive Economic Development Strategy (CEDS) for the Gateway Cities Region:

The Gateway Cities Region has low educational attainment levels, roughly one-third of the population has less than a high school education and less than 20% have college or professional degrees. The labor force, although large, is relatively less educated and is employed in low-skilled and low paying jobs. Lower paying jobs imply lower disposable income levels for the households. This not only affects the living standards of the labor force, but also prevents higher end retailers or service providers from locating in the area. Low student academic performance and degree completion levels creates a labor force that is unprepared for the job market, less competitive in the global market, and limited to low skilled and low-paying jobs. Such an environment inhibits new business investment in industries that require higher-skills and higher-paying jobs. Consequently, there is a high concentration of poverty and unemployment that creates poor living conditions and stress on local social services.

Table 44 shows the educational attainment by age group of Pico Rivera residents. The vast majority of the population 25 years or older have not earned a Bachelor's Degree.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The southern California economy is in shock because of the adverse economic impacts induced by the COVID-19 related shut downs. It could well take 18 to 36 months to return to pre-COVID-19 conditions. This is a major change that will stall economic growth and development.

The City's commitment to economic development includes attracting, retaining and expanding the city's business community to support job creation; stimulate an economy that grows the local tax base; and securing a competitive business climate. The City works in partnership with its business organizations such as the Pico Rivera Chamber of Commerce, facilitating access to business incentives and programs.

The City has identified the following as among the resources that assist local businesses:

- Pico Rivera Chamber of Commerce
- Los Angeles County Economic Development Corporation
- Gateway Cities Council of Governments
- Southern California Association of Governments
- California Employment Development Department

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Jobs located within Pico Rivera match fairly well with the skills and education of the local workforce. Business sector offering the jobs that may not require a high school graduation include retail trade, accommodation and food services, other services, manufacturing, and warehousing. Workers with less than a high school education would benefit from training so they could compete for better paying jobs.

Table 45 shows that the median annual income earnings of workers with less than a high school education are \$23,000 less than workers with a Bachelor's Degree.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Gateway Cities Council of Governments, *Comprehensive Economic Development Strategy (CEDS) for the Gateway Cities Region* includes the following goals, strategies and initiatives:

**Goal 2: Strengthen the labor force within the region by:**

- Pursuing the commitment of local school boards to increase the awareness of available jobs and career paths at local high schools.
  - Collaborating with educational institutions to address the needs of Gateway Cities' employers.
- Strategy: Workforce development
- a. *Enhance focus on K-12 education and expose youth to career pathways at an early stage of education*
    - i. Collaborate with local Workforce Boards to develop career awareness programs for middle- and high-school students in different industry sectors. For example, SELACO has partnered with Cerritos College and the school district to coordinate student visits to manufacturing companies for first hand exposure
    - ii. Improve K-12 education by partnering with California Education Department to focus on low-performing schools and tie curricula to career pathways
    - iii. Access funds from the California Career Pathway Trust to continue and expand the program.
  - b. *Institute technical and soft skills training, especially as a component of education*
    - i. Integrate workforce training and education at the college level that will lead to higher-value jobs
    - ii. Develop, expand, and upgrade skills of the existing workforce
    - iii. Close the skills gap between community college education and needed workforce skills through the "Doing What Matters for Jobs and the Economy Initiative"
  - c. *Increase training, internship, apprenticeship, and externship opportunities*
    - i. Expand customized sector-based programs for training by developing partnerships between industry and community colleges/universities. Additionally, optimize collaboration with Workforce Boards which are already involved in career pathways efforts in the health industry by addressing the needs of health care case managers.
    - ii. Expand apprenticeship opportunities, mentor-mentee, and job shadowing programs
    - iii. Develop teacher externships that connect the classroom with the workplace and bring awareness of the current industry/occupation environment through direct experience. It allows connections to be made between classroom content, learning styles, and the workplace.
    - iv. Develop certificate and especially non-certificate programs to adequately respond to industry needs in a timely fashion
  - d. *Retrain dislocated adult workers*
    - i. Provide training and skills enhancement programs to workers who have been laid off
  - e. *Map assets to identify work currently conducted by local Workforce Boards and other organizations that can support Gateway Cities' efforts to enhance training, employment, and skills development in the region*

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

The City is a member of the Gateway Cities Council of Governments. In 2015, the Council of Governments prepared a *Comprehensive Economic Development Strategy (CEDS) for the Gateway Cities Region*.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The previous page describes the workforce development initiatives and strategies. The CEDS also describes additional economic development strategies that Pico Rivera and other cities can implement to improve economic conditions.

During this Consolidated Plan period, Pico Rivera will continue to assess and coordinate economic development initiatives in partnership with local workforce boards to implement local or regional economic initiatives.

### **Discussion**

Refer to the analysis in the preceding paragraphs.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The geographic distribution of housing problems mirrors that of the low and moderate income population. Housing problems impacting lower income households such as cost burden and crowding are not geographically concentrated.

Housing quality problems are correlated with the age of housing. The City has an older housing stock. There are no census tracts where the “youthful” housing stock predominates. Therefore, housing quality problems are not concentrated in certain areas or neighborhoods.

Housing cost-burden is the most common housing problem adversely impacting owners and renters alike. This type of housing problem is prevalent throughout the City and is not necessarily concentrated in a few neighborhoods.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

#### Racial or Ethnic Minority Concentrations

There are no racial/ethnically concentrated areas of poverty located in the City of Pico Rivera. These areas are identified as census tracts where the 50% of the population is non-white and 40% have incomes below the poverty level.

#### Standards for Defining an Area of Minority Concentration

HUD rules require the City’s Consolidated Plan to describe any area of minority concentration and state how the jurisdiction defines the term “area of minority concentration.” The Consolidated Plan rules, however, offer no guidance on how the City should define “an area of minority concentration.”

Over the years, HUD has affirmatively furthered the desegregation of neighborhoods by promoting new affordable housing outside of areas of minority concentration. The original site and neighborhoods standards – authored some four decades ago – defined an area of minority concentration as “any area where the proportion of minority residents substantially exceeds, or, as a result of new assisted housing, would substantially exceed that of the jurisdiction as a whole.” [Emphasis added]

Source: Steven Lev, *HUD Site and Neighborhood Selection Standards: An Easing of Placement Restrictions*, Urban Law Annual: Journal of Urban and Contemporary Law, Volume 22, January 1981, pages 2015 and 2016

HUD’s implementing instructions, released on June 12, 2017, for the Rental Assistance Demonstration (RAD) Program states that HUD will not permit RAD new construction on a site that is in an area of minority concentration which HUD defines as any area whose minority concentration is more than 20 points above the Metropolitan Statistical Area (MSA) average unless:

- The new area is a revitalizing area experiencing significant private investment, or
- There are sufficient comparable housing opportunities in areas outside of minority concentration

The FY 2005 HOPE VI Revitalization NOFA offers additional insights on HUD's thinking on the meaning of an "area of minority concentration":

Section III.C.4.n.(1)(g) of the NOFA defines an "Area of Minority Concentration" as, "...any neighborhood in which: (i) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area; i.e., the Metropolitan Statistical Area (MSA) in which the proposed housing is to be located; (ii) The neighborhood's total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole; or (iii) In the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." [Emphasis added]

In (i) above the number of "households" in each particular racial or ethnic group is used to compute concentration. For example, the number of Asian households in Neighborhood Y as a percentage all households in Neighborhood Y compared to the MSA percentage. On the other hand, (ii) above is calculated on the basis of all minority persons residing in the neighborhood.

The minority population encompasses all people except White, non-Hispanic or Latino populations. Thus, the minority population definition includes all Hispanic persons even the Hispanic population who identify with the White racial group. Therefore, all calculations regarding minority populations would change if they were computed on race alone and did not include both race and ethnicity.

HUD defines "area" as a "neighborhood." However, HUD does not define the meaning of a "neighborhood". That was left up to the discretion of the HOPE VI applicant. As an example, if the applicant was urban, a neighborhood could be defined by one census tract or a group of census tracts, which would contain thousands of people. If the applicant was non-urban, a census block or group of census blocks, which may contain hundreds of people, could be used to define "area" and "neighborhood". The neighborhood could be an approximation of a circle (defined by a radius) or could be denoted by natural boundaries ("hard-edged").

#### Areas of Minority Concentration

The City is located within Los Angeles-Long Beach –Santa Ana CA Metro Area. The minority population percentage of the Metro Area is 68.5% (8,802,783/12,849,383). Thus, an area of minority concentration is a census tract having 88.5% of the population identifying with a minority group. All of the City's census tracts exceed this percentage. However, the data and analysis included the City's *Analysis of Impediments to Fair Housing Choice* demonstrates that Pico Rivera has a low segregation level.

## Areas of Low Income Concentration

HUD provides to the City estimates of the low income population for census tract block groups. Low income is defined as household incomes that are equal to or less than 80% of the Los Angeles County median income. For example, the FY 2019 low income limit for a 3-person household is \$75,150.

Fourteen census tracts are located entirely or partially within the city limits. The low/moderate income percentages range from a low of 25.6% to a high of 75.3%. Four census tracts have a low/mod population percentage of less than 50%. Thus, 10 census tracts have a low income population of more than 50%.

### **What are the characteristics of the market in these areas/neighborhoods?**

There are no concentrations in particular areas or neighborhoods. Therefore, indicators of the characteristics (e.g., prices, rents, foreclosures) can be based on conditions in the City as a whole.

According to CoreLogic/DataQuick, between 2000 and 2018, the median home sales price of existing homes increased 195% from \$159,500 to \$470,000. The median home sales price increased by 67.9% between 2010 and 2018. In 2018, the median home sales price in the City was \$470,000, \$127,500 lower than that in the county overall. Median home sales price reflects resale of existing homes, which varies due to type of units sold.

SCAG data indicates that housing costs accounted for an average of 35.2% of total household income for renters. Housing costs accounted for an average of 26.6% of total household income for homeowners.

There were 13 foreclosures in 2018. Many more neighborhoods of the City were adversely impacted by foreclosures in the past. SCAG data indicates that between 2007 and 2018 there were 1,121 foreclosures.

Source: Southern California Association of Governments, *Profile of the City of Pico Rivera* May 2019, pages 15-17

### **Are there any community assets in these areas/neighborhoods?**

There are many community assets in the City's neighborhoods. These include but are not limited to 120 developed park and recreation acres, ranging from playgrounds to an Olympic size pool. The city also has a Senior Center that offer a range of diverse programs and services.

### **Are there other strategic opportunities in any of these areas?**

During the 2020-2025 Consolidated Plan period, the City will continue to seek funding to increase strategic opportunities in low and moderate income neighborhoods.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to BroadbandNow, the average download speed in Pico Rivera is 93.63 Mbps. This is 132.8% faster than the average in California and 31.2% faster than the national average. BroadbandNow also reports the following statistics:

Pico Rivera is the 129th most connected city in California ahead of Bell Gardens, Montebello, Downey, and Whittier, but behind Santa Fe Springs. The average internet download speed in California is 40.22 mbps. There are 361 internet providers in all of California.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are 18 internet providers in Pico Rivera with seven of those offering residential service. Among the service providers are Spectrum, Frontier DSL, Frontier Fiber, HughesNet, Earthlink and AT & T.

According to BroadbandNow approximately 99% of Pico Rivera residents are serviced by multiple wired providers.

According to the American Community Survey, 20% of the City's households (N=3,341) have no internet access. The Pico Rivera Library, though, has 13 public computers. The City's Senior Center also has 15 number of public computers.

The City conducted a Broadband Survey. One hundred percent of the 189 respondents subscribe to internet service. The most subscribed services include Charter Communications Spectrum (67%) and Frontier Communications (18%).

On a scale of 1 (very unsatisfied) to 6 (very satisfied), 24% responded as very unsatisfied with speeds while 6% responded very satisfied.

With regard to the level of satisfaction with internet service and reliability, 12% stated "completely unsatisfied" and 6% responded "completely unsatisfied". Overall, more respondents were unsatisfied (52%) than satisfied (48%).

Ninety percent of the respondents feel it is appropriate for Pico Rivera, or one of its partners, to offer internet service even if they compete with private sector companies.



## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Natural hazards such as extreme heat, drought, floods, hurricanes, wildfire all can be increased because of climate change. Some of these hazards - like hurricanes - would not increase the risks to Pico Rivera's residents.

The City has not adopted a Climate Action Plan. It has, however, adopted a Safety Element. The Safety Element states that "protecting the safety and security of local residents, businesses, employees and visitors is one of the city's highest priorities. The occurrence of natural and man-made disasters in southern California, such as earthquakes and flooding, underscores the need to effectively address safety in the city. While some naturally occurring hazards may be unavoidable, their impacts on the community can be reduced through preparedness, reliable response, and thoughtful regulation."

The Safety Element contains policies and programs addressing seismic and geologic hazards, flood hazards, hazardous materials, and emergency preparedness.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Pico Rivera is 8.3 square miles in size and has a population density of 7,500 persons per square mile. The population residing within this geographic area is probably equally vulnerable to the potential of one or more natural hazard triggered by climate change. An estimated 58% of Pico Rivera's population has low/moderate incomes.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Twelve components comprise the Strategic Plan:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

HUD encourages but does not require grantees to identify locally designated areas where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. HUD has explained that local target areas are loosely defined and do not need to conform to a set of specific standards.

The City has not established geographic priority areas for the investment of CDBG funds. Activities and projects will be undertaken during the next five years that benefit neighborhood residents. The “area benefit” category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are Low/Moderate Income (LMI) persons. Examples of area benefit activities may include the following when they are located in a predominately LMI neighborhood:

Acquisition of land to be used as a neighborhood park;  
Construction of a health clinic;  
Improvements to public infrastructure like the installation of gutters and sidewalks; and  
Development of a community center

The activities listed above benefit all LMI residents in a service area and thus are the type of activities that may qualify under the LMI area benefit category for the purposes of meeting a national objective.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Priority needs are those that *will be addressed* by the goals outlined in the Strategic Plan. HUD has not issued guidance on how to structure the priority need information. Grantees may choose to organize their priority needs according to the structure presented in the regulations at 24 CFR 91.215:

#### Affordable Housing

- ✓ Rental assistance
- ✓ Production of new units
- ✓ Rehabilitation of existing units
- ✓ Acquisition of existing units

#### Homelessness

- ✓ Outreach
- ✓ Emergency shelter and transitional housing
- ✓ Rapid Re-housing
- ✓ Prevention

#### Non-housing Community Development

- ✓ Public Facilities
- ✓ Public Improvements and Infrastructure
- ✓ Public Services
- ✓ Economic Development

Although there is no prescribed format for organizing the priority needs, for each priority need, the City must assign a priority level of “low” or “high.” The priority level indicates relative preference among the needs listed. HUD has stated that jurisdictions have the option of using the narrative sections to elaborate on the meaning of “low” and “high.” For example, a jurisdiction may state that it plans on using available resources described in the plan to address “high” priorities and expects other funding sources or community stakeholders to address “low” priorities.

A High Priority Need means one that it will receive an allocation of CDBG funds. All Priority Needs described in the City’s Priority Needs Summary have been assigned a High Priority.

The City also can indicate one or more populations to be served according to income, family type, homeless population, and special need.

**Table 47 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Provide decent affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	The age of the housing stock is an indicator of rehabilitation needs. Housing built before 1950 is in need of major rehabilitation, which may include plumbing and electrical repairs, installing a new roof, or addressing structural damage. Almost 3,000 housing were built prior to 1950 of which 73% and 27% are owner- and renter-occupied, respectively. Housing built between 1950-1960 is in need of minor rehabilitation, which may include new interior and exterior paint job, weather stripping, and minor roofing repairs. Almost 8,600 housing units were built between 1950 and 1960 of which 76% and 24% are owner- and renter-occupied, respectively.
	<b>Basis for Relative Priority</b>	Improving and conserving the physical quality of existing housing units is a cost effective way to invest limited resources on housing that is already affordable to low and moderate income households. Providing decent housing is a high priority need because of the age and condition of the housing stock and limited incomes of some homeowners.
<b>2</b>	<b>Priority Need Name</b>	Maintain and promote neighborhood preservation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Neighborhood preservation

	<b>Description</b>	This priority need refers to maintaining and promoting neighborhood preservation through housing code enforcement. The City will continue to provide code enforcement in low and moderate income neighborhoods and slum/blight areas to preserve the existing housing stock.
	<b>Basis for Relative Priority</b>	11,600 housing units are at least 60 years old. Code enforcement is necessary to ensure that housing is kept up to code and to preserve existing affordable housing.
<b>3</b>	<b>Priority Need Name</b>	Affirmatively further fair housing choice for all (AFFH)
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	HUD mandates that all recipients of federal housing and community development assistance such as CDBG take actions to affirmatively further fair housing choice within their communities. The City will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an allocation of CDBG funds.
	<b>Basis for Relative Priority</b>	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Pico Rivera. In accordance with HUD requirements, this priority will be addressed using CDBG planning and administration funds. The City's <i>2020-2025 Analysis of Impediments to Fair Housing Choice</i> indicates that the Housing Rights Center (HRC) will investigate housing discrimination inquiries. Furthermore, the City will also AFFH by completing an <i>Assessment of Fair Housing (AFH)</i> that will be a component of the <i>2021-2019 Housing Element Update</i> .
	<b>Priority Need Name</b>	Provide public services for extremely low, low and moderate income residents
<b>4</b>	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	The City will provide funding for public services to assist very low-, low- and moderate-income persons.
	<b>Basis for Relative Priority</b>	Indicators of the need for public services funding are: 58% of the population have low/moderate incomes; 10% have incomes below the poverty level; 11% of the population is without health insurance; 9.2% of all households have relied on food stamps/SNAP benefits in the past year; and 3.1% of all households have needed cash public assistance in the past year. Consistent with the results of the <i>2020 - 2025 Consolidated Plan Survey</i> , a high priority is the provision of a wide range of public services for extremely low, low and moderate income residents.
5	<b>Priority Need Name</b>	Construct or upgrade public facilities and infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Neighborhood preservation
	<b>Description</b>	The City will continue to provide funds for public facilities and infrastructure.
	<b>Basis for Relative Priority</b>	The need to upgrade or construct public facilities and infrastructure has been identified by the Capital Improvements Program, <i>2020-2021 Consolidated Plan Needs Survey</i> , and city staff.
6	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Administration
	<b>Description</b>	The City will allocate 20% of its annual CDBG allocation to Planning, Administration, and Fair Housing. The City will provide funding to the Housing Rights Center to administer a fair housing services program which will include tenant/landlord counseling services.
7	<b>Priority Need Name</b>	Emergency Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Address public service needs
	<b>Description</b>	Emergency services include activities funded by any additional COVID-19 funds that HUD may allocate to the City.
8	<b>Priority Need Name</b>	Economic Development – Business Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Businesses
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Special Economic Development
	<b>Description</b>	The City will fund/program activities that assist for-profit businesses. Activities include, but are not limited to, direct financial assistance in the form of loans and/or grants, technical assistance, microenterprise assistance, among others.

### Narrative (Optional)

The Needs Assessment describes four categories of need: housing, homelessness, supportive housing and non-housing community development (public facilities, public improvements and public services).

Priority needs refer to those that will be addressed by the goals outlined in the Strategic Plan.

- *High Priority* means that CDBG funds will be allocated to address that need.
- *Low Priority* means that funding may be allocated if funds from other sources become available.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	This program, which is operated by the Pico Rivera Housing Assistance Agency, provides rental assistance up to 517 extremely low, very low and low income households. The tenants pay about 30% of their income on rents while the Housing Assistance Agency pays to the property owner the difference between the market rent and the tenant payment.
TBRA for Non-Homeless Special Needs	TBRA for non-homeless special populations will not be funded by CDBG. The gap between 30% of income and market rents is too large and, if the City chose to provide TBRA with other housing funds that may become available, other pressing needs such as the development of affordable housing would be reduced.
New Unit Production	The production of new affordable housing is constrained by limited land availability, the high cost of residential land, high development costs, fees, and construction standards and requirements. Consequently, a large amount of funds is needed to facilitate new unit production. The City will continue to explore funding opportunities with non-profit and private developers of affordable housing.
Rehabilitation	Pico Rivera's housing stock is older and many homes are in need of minor, modest and major repairs. Because of this market condition and homeowner acceptance, the City plans to continue to use funds to improve the quality of the existing housing stock.
Acquisition, including preservation	The City may consider using housing funds, when they are available, for Acquisition, including preservation. This latter strategy is especially important because Pico Rivera has a very limited supply of vacant land.

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The following table describes the CDBG funds that Pico Rivera anticipates having available during the 2020-2025 period. It is followed by narratives describing other resources that the CDBG funds will leverage.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$623,161	\$	\$	\$623,161	\$2,492,644	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.

**Table 49 - Anticipated Resources**

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

Leveraging

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to address priority needs and associated goals.

Permanent Local Housing Allocation (PLHA) Program

During the 5-year period of the ConPlan, the City will utilize State housing funds to leverage the Federal CDBG funds and to address the community's housing needs. HCD is administering the Permanent Local Housing Allocation (PLHA) Program, a program that allocates \$2,033,800 to Pico Rivera over the next five years. The funds may be allocated to eligible activities such as –

Accessibility modifications

Homeownership opportunities including down payment assistance

Rehabilitation of foreclosed or vacant homes

Financial incentives for the development of ADUs

Some additional potential leveraging resources are listed below:

Low-income Housing Tax Credit (LIHTC) - The California Tax Credit Allocation Committee (TCAC) facilitates the investment of private capital into the development of affordable rental housing for low-income Californians. TCAC allocates federal and state tax credits to the developers of these projects. Corporations provide equity to build the projects in return for the tax credits. TCAC verifies that the developers have met all the requirements of the program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

New State Low Income Housing Tax Credits Program

This program is the result of the enactment of AB 101. The program provides for the allocation of \$500 million in new state low-income housing tax credits for new construction projects that receive the federal 4 percent tax credit. For these new credits, the bill would increase the eligible basis for these projects to 30%. It would require at least \$300 million to be available to new construction projects receiving the federal 4% tax credit, and would allow up to \$200 million to be available to projects receiving assistance from the California Housing Finance Agency (CalHFA) Mixed Income Program.

Affordable Housing Sustainable Communities Housing Program: AHSC directs investments to historically under-invested communities, giving more Californians access to opportunity. At least 50% of AHSC funding is required by state law to be allocated to affordable housing and projects in, or that provide a benefit to, disadvantaged communities. These communities are defined by the California Environmental Protection Agency's CalEnviroScreen tool, which combines environmental, health and socioeconomic data by census tract to indicate the level to which communities are impacted by pollution. New legislation will also require AHSC to invest in low-income census tracts throughout the state.

### Mixed Income Program

AB 101 (2019) appropriates \$500 million for CalHFA's Mixed Income Program, which provides financing for mixed-income housing developments.

### CalHome Program

AB 101 (2019) allows the CalHome program to include accessory dwelling units (ADUs) and junior accessory dwelling units (JADU), and to authorize the program to make grants for housing purposes in declared disaster areas.

### Mortgage Credit Certificate (MCC) Program

Income tax credits are available to first-time homebuyers to buy new or existing single family housing. The County of Los Angeles administers program on behalf of jurisdictions in the County.

A Mortgage Credit Certificate entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Los Angeles County MCC Program provides for a 20% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 20% of the interest paid during the year. Since the borrower's taxes are being reduced by the amount of the credit, this reduction increases the take-home pay by the amount of the credit. The buyer takes the remaining 80% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible.

### **If appropriate, describe publically 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. In some cases, the partnership involves land and/or existing property.

### **Discussion**

Please refer to preceding paragraphs.

## SP-40 Institutional Delivery Structure – 91.215(k)

**Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.**

The Community & Economic Development Department will administer all of the activities identified in the Strategic Plan. The City works closely with other housing-related organizations and service providers in the County to ensure that the needs of its residents are addressed to the best ability of the network of such providers given available resources.

The Community & Economic Development Department works with the City's Housing Assistance Agency to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF PICO RIVERA	Government	Lead Agency	Jurisdiction

**Table 50 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in Pico Rivera, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

The meaning of “availability in the community” should be interpreted as referring to services not only available within Pico Rivera but also available to homeless and special needs populations through mainstream service organizations, County of Los Angeles Departments, and non-profit agencies.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	x	
Transportation	X		
<b>Other</b>			
Fair Housing	X		

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management services to move from homelessness to transitional housing, and then to supportive/permanent housing. The CoC Strategy coordinated by LAHSA offers a full range of services and facilities. The City supports LAHSA's strategy for constructing housing facilities that help transition chronically homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills. LAHSA's main goals include Housing First (permanent supportive housing), Housing Plus (wraparound services and support), Homeless Prevention, Enhanced Data Collection, and Securing Mainstream Resources.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City through the Gateway Cities Council of Governments has cooperative relationships with surrounding jurisdictions, diverse types of agencies, and nonprofits in order to meet Consolidated Plan goals. This coordination has led to solid working relationships that enable all service providers to better assist those in need. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

With resources becoming more and more limited, the City proposes to overcome gaps in institutional structure by:

- 1) Maintaining open communication with subgrantees and other consolidated planning partners;
- 2) Utilizing technology to share and distribute information and to foster and maintain constant contact with community planning partners; and
- 3) Recommending and assisting to coordinate the use of volunteer based organizations in which to fill gaps where it logically makes sense.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing	Citywide	Provide decent affordable housing	CDBG: \$600,000	Homeowner Housing Rehabilitated: 50 Households/ Housing Units
2	Neighborhood Preservation	2020	2025	Non-Housing Community Development Neighborhood Preservation	Citywide	Maintain and promote neighborhood preservation	CDBG: \$500,000	Housing Code Enforcement/Foreclosed Property Care: 500 Households/Housing Units
3	Fair Housing	2020	2025	Affordable Housing	Citywide	Affirmatively further fair housing	CDBG: \$75,000	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	CDBG: \$467,370	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	CDBG: \$925,274	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
6	Administration	2020	2025	Administration	Citywide	Administration	CDBG: \$548,161	Other: 0 Other
7	Economic Development – Business Assistance	2023	2025	Special Economic Development	Citywide	Economic Development	CDBG: \$150,000	25 businesses



**Table 52 – 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 rehabilitate their homes.
2	<b>Goal Name</b>	Neighborhood Preservation
	<b>Goal Description</b>	CDBG funds will be used to conduct code enforcement activities in eligible areas to preserve neighborhoods.
3	<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.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	CDBG funds will be used to provide a variety of public services.
5	<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.
6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	CDBG funds will be used to implement the funded activities and projects.
7	<b>Goal Name</b>	Emergency Services
	<b>Goal Description</b>	Emergency services will be funded by additional federal COVID-19 funds. The potential additional funding will be included in a Substantial Amendment to the FY 2020/2021 Annual Action Plan.
8	<b>Goal Name</b>	Economic Development – Business Assistance
	<b>Goal Description</b>	The City will fund/program activities that assist for-profit businesses. Activities include, but are not limited to, direct financial assistance in the form of loans and/or grants, technical assistance, microenterprise assistance, among others.

## Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will assist in providing affordable housing in the next five years to the following number of families by income group:

1. Extremely low-income families: 2
2. Low-income families: 2
3. Moderate-income families: 2

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There are no public housing units located in Pico Rivera; therefore, this section does not apply.

### **Activities to Increase Resident Involvements**

There are no public housing units located in Pico Rivera; therefore, this section does not apply.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the ‘troubled’ designation**

There are no public housing units located in Pico Rivera; therefore, this section does not apply.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

According to HUD guidance, the Strategic Plan must identify strategies for removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing which were described in MA-40.

The City's 2014-2021 Housing Element identifies barriers to affordable housing. The following actions have been identified to ameliorate the barriers:

The City's Housing Sites Inventory Program helps to ensure that the City continuously monitors sites 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 a variety of housing types.

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 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.

### **Discussion**

The Pico Rivera 2014-2021 Housing Element Plan identifies barriers to the provision of affordable housing and provides a strategy to address barriers. Outlined above are steps the City will undertake to overcome barriers.

The City, however, will take a fresh look at barriers to affordable housing during the preparation of the 2021-2029 Housing Element. The update will include a thorough evaluation of both governmental and non-governmental constraints to the development of affordable housing. The Housing Element Update is scheduled for adoption by the City Council by late 2021. After adoption of the Housing Element Update, the Annual Action Plans will describe the actions to be undertaken to remove or ameliorate the barriers to affordable housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City does not implement programs that primarily focus on homeless outreach. The City has chosen not to allocate limited CDBG funds for this purpose since homelessness service/shelter providers have well developed outreach and assessment programs that will link Pico Rivera residents with appropriate services.

### **Addressing the emergency 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 is the end-goal of the City's homeless strategy. To this end, the City encourages 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 individuals and families by providing permanent shelter and critical supportive services.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

According to HUD good discharge planning is the lynchpin of a comprehensive prevention strategy:

Many systems of care have responsibility for the discharge of people leaving their institutions. Publicly funded institutions are often a factor in creating and maintaining homelessness by discharging people to streets or shelters. Part of a comprehensive strategy to end chronic homelessness is to prevent people from becoming homeless in the first place and good discharge planning is the lynchpin of a comprehensive prevention strategy.

Helping people make successful transitions to the community as they are released from foster care, jails, prisons, and health care, mental health, or substance abuse treatment facilities requires systems to work together to ensure continuity of care and linkages to appropriate housing and community treatment and supports. [Emphasis added]

Source: U.S. Department of Housing and Urban Development, Office of Community Planning and Development, Homeless Assistance Programs, *Discharge Planning from Publicly Funded Institutions – Customized Bibliography*, Introduction

The Los Angeles County Homeless Initiative identified discharge planning as among the approved strategies to combat homelessness:

#### Discharge Data Tracking System Discharges from Foster Care & Juvenile Probation

The Homeless Initiative describes the discharge tracking system recommendation as follows:

As part of an overall effort to improve and enhance effective discharge planning processes to reduce and prevent homelessness within LA County, a consistent approach to tracking and identifying homeless persons and those at risk of being homeless upon discharge is critical. There is currently no consistent method of identifying and tracking current and potentially homeless persons in jails, hospitals, the foster care system, or other public systems which may discharge individuals into homelessness. To the extent permitted by law, such identification is key to the implementation of effective and appropriate discharge planning. [Emphasis added]

The Homeless Initiative describes the discharges from foster care and juvenile probation as follows:

Relevant County institutions include foster care, DHS hospitals, jails and domestic violence (DV) shelters. Effective discharge planning prevents clients/ patients from entering a “revolving door” in and out of homelessness and successfully reintegrates an individual back into his/her community with the goal of preventing the individual from falling into homelessness.

Potential programmatic elements of an effective discharge plan include, but are not limited to: Family Reunification; connection to the Coordinated Entry System; physical health care; substance use treatment; connection to a Federally Qualified Health Center; court-ordered services for perpetrators of domestic violence; and mental health treatment. The actual elements of an individual’s plan will depend on the individual’s circumstances. [Emphasis added]

Potential housing elements of an effective discharge plan include, but are not limited to: Recuperative Care; Board and Care; Motel Voucher; Halfway House; bridge housing; and permanent housing. DHS will convene a workgroup comprised of the departments and agencies identified below to develop the recommended Discharge Planning Guidelines, [Emphasis added]

The Homeless Initiative concluded that unless cities operate jails they have no role in implementing the discharge policies. The City of Pico Rivera is implementing the following key policy recommended by the Homeless Initiative to combat homelessness:

Using land use policy to maximize the availability of homeless and affordable housing

Source: Los Angeles Chief Executive Office, *Los Angeles County Homeless Initiative: Approved Strategies to Combat Homelessness*, February 2016, pages 3, 8. and 84

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Children become lead poisoned by eating paint, soil, or dust that contains lead. This occurs when:

- Lead-based paint chips or peels from walls.
- Lead contaminates soil along roadways near buildings and homes.
- Lead dust settles on toys, fingers, and other objects children put in their mouths.

Other sources of lead poisoning can include:

- Imported toys, jewelry, candies, and food products.
- Handmade, imported ceramics made with lead-based glaze or paint.
- Traditional home remedies such as Azarcon, Greta, and Pay-loo-ah.
- Traditional cosmetics such as Kohl and Surma.
- Clothes and shoes from workers exposed to lead. Such jobs include painting, construction, gardening, making batteries, and repairing radiators

Children that live in housing built before 1978 with chipping or deteriorated paint, or those that were recently remodeled, are at higher risk for lead poisoning. Lead can damage a child's brain and nervous system. It's especially dangerous for unborn babies and children under age 6, because their rapidly developing bodies absorb more lead. Lead can also cause permanent learning and behavioral problems, making it difficult for children to succeed in school.

The homeowner housing rehabilitation program increases access to housing without LBP hazards.

Homeowners who receive grant or loan funds through the homeowner housing rehabilitation program are given the HUD Environmental Protection Agency (EPA) pamphlets on lead-based paint hazards. The City's program guidelines include measures to ensure compliance with the regulations. The guidelines include testing, and lead paint removal and control activities.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Approximately 5,600 housing units have lead based hazards in the form of deteriorated paint, dust lead, or bare soil lead. The estimate is calculated using the age of the housing stock and prevalence of lead hazards by year of construction, as summarized in City Table 3.



**City Table 3**  
**City of Pico Rivera**  
**Estimate of Prevalence of Housing with Lead Based Paint Hazards**

<b>Year Built</b>	<b>Number</b>	<b>Prevalence Rate</b>	<b>Number w/LBP Hazards</b>
1939 or earlier	926	68%	630
1940-1959	10,963	43%	4,714
1960-1979	2,796	8%	223
1980-1999	2,120	3%	63
Total	16,805		5,630

Source: American Community Survey 5-Year Estimate, Table B25034, Year Structure Built  
David E. Jacobs, et. al, Environmental Health Perspectives, *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*, Volume 110, Number 10, October 2002.  
U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control, *American Healthy Homes Survey: Lead and Arsenic Findings*, April 2011

The County of Los Angeles Public Health Department's data shows that there were 598 "reported lead poisoning cases" in the County during the most recent 5-year period for which the data are available (2005-2009). Approximately 60% and 40% of cases occurred in multifamily and single family housing units, respectively. Almost one-half (46%) of the cases were reported in housing units constructed in 1939 or earlier.

During the 2005-2009 period, 1 to 9 reported lead poisoning cases occurred in Pico Rivera.

#### **How are the actions listed above integrated into housing policies and procedures?**

Pursuant to HUD rules, all Grantees and Participating Jurisdictions must assess homes built prior to 1978 for lead hazards and conduct interim or abatement controls as warranted. . The City administers housing improvement programs in a manner that meets the standards imposed by the lead hazard safety regulations at 24 CFR Part 35. In units receiving more than \$5,000 of federal assistance and in which hard construction costs exceed \$5,000, the entire unit must meet the standards.

## SP-70 Anti-Poverty Strategy – 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Consolidated Plan must include the following information:

- A concise summary of the City’s goals, programs, and policies for reducing the number of poverty-level families.
- Description of the coordination of housing programs funded through the Consolidated Plan with the City’s other programs and services in order to reduce the number of poverty-level families.
- Description of the job training, job placement, life skills training, and welfare to work programs designed to reduce the number of poverty-level families
- Description of the policies for providing employment and training opportunities to Section 3 residents pursuant to 24 CFR 135

The strategy, according to HUD, should focus on activities designed to reduce the number of persons in poverty rather than on services provided to persons in poverty. In addition, the plan should focus on factors over which the jurisdiction has control.

#### Pico Rivera’s Poverty Levels

Pico Rivera’s poverty rate is 10% (2014-2018 ACS estimate). In contrast, the poverty rate for the entire Los Angeles County area is 16%. The number of poor persons living in the City is estimated to be 6,257.

Examples of official 2019 poverty thresholds are:

1	person less than 65 years of age	\$13,300
2	people, householder less than 65 years of age	\$17,120
3	people, 1 child less than 18 years of age	\$20,578
4	people, 2 children less than 18 years of age	\$25,926

HUD has declared that neighborhoods of *extreme* poverty are those having a poverty rate that exceeds 40% or is three times the poverty rate for the metropolitan area, whichever is *lower*.

Source: U.S. Department of Housing and Urban Development, *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*, July 7, 2015, page 9

In connection with the Section 8 Management Assessment Program (SEMAP) certification, 24 CFR 985.3(h) defines “low poverty”:

A low poverty census tract is defined as a census tract where the poverty rate of the tract is at or below 10 percent, or at or below the overall poverty rate for the principal operating area of the PHA, whichever is greater. The PHA [public housing authority] determines the overall poverty rate for its principal operating area using the most recent available decennial Census data.

The poverty rate for Los Angeles County is 16% and, thus, that percentage is the upper limit of a “low poverty” census tract. None of the City’s census tracts equal or exceed the County’s poverty rate of 16%.

According to the Public Policy Institute of California, safety net program reduce poverty:

Without social safety net programs, more Californians would live in poverty. The largest social safety net programs kept an estimated 7.1% of Californians out of poverty in 2017. These programs include CalFresh (California’s main food assistance program), the Earned Income Tax Credits (both the federal EITC and the CalEITC), CalWORKs (cash assistance for families with children), the Child Tax Credit (CTC), Supplemental Security Income (SSI/SSP), General Assistance (GA), federal housing subsidies, the Supplemental Nutrition Program for Women, Infants, and Children (WIC), and school meals. CalFresh and the combined EITCs lowered the poverty rate most, by 1.7 percentage points each. CalWORKs lowered the rate by 0.9 points. These differing effects reflect program scale and scope as well as participation rates among eligible families.

Sources: Public Policy Institute of California, *The California Poverty Measure: A New Look at the Social Safety Net*, October 2013, page 1

As noted, Federal and state safety net programs contribute to reducing poverty. According to the Los Angeles County Department of Public Social Services (DPSS), the number of Pico Rivera residents who, as of April 2020, participated in three safety net programs is as follows:

CalWORKs	458
General Relief	140
CalFresh	3,092

Source: County of Los Angeles, Department of Public Social Services, Pico Rivera City Statistical Report, April 2020

Absent these and other safety net programs, Pico Rivera’s poverty rate would increase significantly.

The unemployment and income loss caused by the COVID-19 pandemic has likely increased the City’s poverty rate.

### Goals

The City’s major goal is to *reduce the poverty rates of the City’s population, households and neighborhoods.*

### Programs

In the short-term (the 5 years between 2020 and 2025), the most direct path to reducing the poverty rates is to concentrate efforts on the *working poor and jobless adults in the labor force*. A high percentage of all poor persons are too young to attend school or are attending school (K-12). When the parents of these children have incomes above the poverty level, the children also will be lifted out of poverty. The need for this action has been increased because of the economic downturn caused by the COVID-19 pandemic.

Specific actions to reduce poverty are described below:

Promote Job Skills Training to the Working Poor and Jobless Adults: The City will work to provide jobs skills training to unemployed persons living in the poorest neighborhoods. A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force.

Increase Participation in Poverty Reducing Programs: The City will work to inform poverty income families of poverty reducing programs such as the Earned Income Tax Credit (EITC). Research has demonstrated that increasing participation in safety net programs helps to reduce poverty rates.

Source: Public Policy Institute of California, Sarah Bohn and Caroline Danielson, *Improving California Children's Participation in Nutrition Programs, the Safety Net in California*, December 2016, 14 pages

Although the EITC is one of the most efficient anti-poverty programs, *unclaimed* EITC dollars are never spent on local business, fewer jobs are created or supported, fewer wages are paid, and eventually less tax revenue goes to state and local governments. In 2012, the amount of Los Angeles County unclaimed EITC payments was \$566,019,750 which resulted in 4,314 lost jobs and foregone labor income of \$236,862,336.

Source: Antonio Avalos, Ph.D., University Business Center, California University, Fresno, *The Costs of Unclaimed Earned Income Tax Credits to California's Economy: Update of the "Left on the Table" Report*, March 2015, 28 pages

Research indicates that families mostly use the EITC to pay for necessities, repair homes, maintain vehicles that are needed to commute to work, and in some cases, obtain *additional education or training* to boost their employability and earning power.

Source: Center on Budget and Policy Priorities, *Policy Basics: The Earned Income Tax Credit*, October 21, 2016, 4 pages

Promote Job search and Placement Services to Low Wage and Unemployed Workers Living in the Neighborhoods with the Highest Poverty Rates: When resources become available, the City will focus nonprofit efforts on job search and placement services in the neighborhoods with the highest poverty rates.

## Policies

*Anti-Poverty Policy #1:* To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

*Anti-Poverty Policy #2:* To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes such as United Way of Greater Los Angeles, County of Los Angeles Department of Public Social Services (DPSS), Los Angeles County Community Action Board and non-profit organizations.

DPSS administers the Community Services Block Grant (CSBG) Program which is designed to provide a range of services to assist low-income individuals and families attain the skills, knowledge and motivation

necessary to achieve self-sufficiency. The purpose of the CSBG Program is aligned with the Los Angeles County Community Action Board's (CAB) three-part mission: 1) Empower the poor to become self-sufficient, 2) Alleviate the immediate challenges of poverty, and 3) Address the underlying causes of poverty through community action and advocacy.

*Anti-Poverty Policy #3:* Allocate CDBG public service funds to projects and activities that will help persons and families who have incomes fall below the poverty level.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Anti-Poverty Strategy is directly coordinated with the Consolidated Plan Affordable Housing Plan. A fundamental purpose of the housing programs is to reduce the cost burdens experienced by low and moderate income families. Many of these families have extremely low incomes and, therefore, likely to have poverty level incomes.

With respect to Section 8 rental assistance, the City will carry out the following anti-poverty actions in coordination with its Affordable Housing Plan:

The City will continue to support the Housing Assistance Agency's Section 8 Housing Choice Voucher Program.

The City will provide and/or seek funding for child care services. Access to child care is a policy that contributes to helping the working poor to make ends meet and avoid poverty. Sixty-three percent of the respondents to the 2020-2025 Consolidated Plan Survey considered "child care services and facilities" an extremely important need

According to the California Budget Project, access to childcare is a policy that contributes to helping the working poor to make ends meet. The California Budget Project states:

Quality child care can be prohibitively expensive to low-income working families. Some families are able to obtain assistance through California's childcare programs, which provide low-cost childcare for eligible families. However, state and federal funding for child care programs has failed to keep pace with the need.

The National Center for Children in Poverty suggests a strategy to reduce low-income families work related expenses through child care and after school care programs. The Center also recommends making housing available to the many low-income children in both working and jobless families who are without this basic resource.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **Overview**

The goal of the City's monitoring efforts will be to ensure compliance with CDBG program requirements thus protecting the public's investment in Pico Rivera. At a minimum, all CDBG funded activities, including those carried out by subrecipients, will be required to submit quarterly accomplishment reports to program staff. Public improvement reports will include a description of project progress and dates for milestones such as a completion date. Housing rehabilitation and public service providers will be required to provide information regarding the number of homeowners/clients served and the overall progress of their programs. City staff will also undertake on-site monitoring to review subrecipients' performance, quality of services, and grant administration abilities. If and when necessary, corrective actions will be recommended by the City to ensure compliance with applicable federal regulations. All quarterly report information will be inputted on a regular basis into IDIS. Year-end accomplishment information will be submitted to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER).