



**Fiscal Year 2024-2025 Annual Action Plan**  
**Community & Economic Development Department**

**DRAFT**

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# Executive Summary

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

### 1. Introduction

The 2024-2025 Annual Action Plan for the City of Pico Rivera satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

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

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

As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's most recent Consolidated Plan covers the fiscal years 2020-2025. On an annual basis, the City prepares an annual action plan that identifies the specific activities the City will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year (FY) 2024-2025 is the fifth year of the Consolidated Plan cycle.

For FY 2024-25, the City's CDBG Entitlement grant is estimated at \$550,000. Additionally the City anticipates having approximately \$~~132,356~~ ~~93,320.72~~ of carryover and previously unprogrammed CDBG funds; this provides the City a total of \$~~682,356~~ ~~643,320.72~~ in available funds to program in FY 2024-2025. The City does not anticipate any program income.

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

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

The following are high priority activities that have been identified as part of the five-year Consolidated Plan period:

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

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

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

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

FY 2023-24, the fourth year of the City's 2020-2025 Consolidated Plan cycle, is not yet complete. The evaluation below is based on the City's performance in meeting the prior year's Annual Action Plan goals as noted in the FY 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER). A summary of prior accomplishments is listed below:

Through the Handy Worker Program, three (3) homes were rehabilitated. The program helps senior, disabled, and/or low- or moderate- income homeowners.

Public services were provided to 378 low- or moderate- income individuals.

Fair Housing services were provided to 93 Pico Rivera residents through Southern California Housing Rights Center.

### **4. Summary of Citizen Participation Process and Consultation Process**

As required by HUD, the public was provided an opportunity to review and comment on the draft 2024-2025 Annual Action Plan. The draft Action Plan was available for public review for and comment for a minimum of 30 days from March 22, 2024 to April 23, 2024. Copies of the Action Plan were available to the public on the City's website.

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

Pending – to be updated after public hearing.

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

Pending – to be updated after public hearing.

### **7. Summary**

The Annual Action Plan serves as the link between the Consolidated Plan objectives developed to address priority housing and community needs with the use of federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and specific objectives identified in the Consolidated Plan during a 12-month period. The implementation of the FY 2024-2025 Action Plan will begin July 1, 2024, and end June 30, 2025. The Annual Action Plan will serve as the City's application to HUD for the anticipated \$550,000 in CDBG funds for FY 2024-2025, and as an expenditure plan for grant funds, prior year grant funds, and program income resources.

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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

**Consolidated Plan Public Contact Information**

Julia Gonzalez, Deputy Director  
Community & Economic Development Department  
6615 Passons Boulevard, Pico Rivera, CA 90660  
T: (562) 801-4447 | F: (562) 949-0280

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

### **1. Introduction**

As required by HUD, nonprofits and community residents were provided an opportunity to review and comment on the draft 2024-2025 Annual Action Plan.

Residents were encouraged to participate in a public hearing held on April 23, 2024. The draft Annual Action Plan was available for public review and comment for a minimum of 30 days, March 22, 2024 to April 23, 2024. Copies of the Action Plan were available to the public on the City's website.

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

The principal provider of community development and economic development programs, housing projects, and financial support is the City of Pico Rivera. The Pico Rivera Housing Assistance Agency administers the Section 8 Voucher program. Activities to be undertaken by the Housing Assistance Agency are identified in the Public Housing Agency (PHA) Five-Year Action Plan.

Activities to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies are conducted on a regular basis including inviting applications from various (i.e., housing, mental health, etc.) providers.

Continued coordination is anticipated for planning efforts, as well as project implementation, between all these groups.

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

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

The City of Pico Rivera is also a member of the Gateway Cities Council of Governments (COG) which leads efforts to address homelessness within the southeast Los Angeles County

region. COG members collaborate and continually seek funding to develop a plan to advance individuals from homelessness to a stable and productive life. Existing models of success have been identified in the work of the Gateway Cities Ad Hoc Committee on Homelessness.

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

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

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

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

The agencies and organizations below participated in the consultation during the City’s Consolidated Plan and remain active partners with the City to enhance the coordination of services to City residents.

**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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization provides input on fair housing issues, and landlord/tenant complaints.
2	<b>Agency/Group/Organization</b>	Los Angeles Housing Services Authority (LAHSA)
	<b>Agency/Group/Organization Type</b>	Services-Homeless



	What section of the Plan was addressed by Consultation?	<b>Homeless Needs Homeless Strategy Continuum of Care</b>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<b>Input was obtained via website and published reports.  City homeless count, strategies, and ongoing coordination.</b>
3	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 Need Assessment</b>
	Briefly describe how the Agency/Group/Organization was consulted. 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</b>
4	Agency/Group/Organization	<b>Los Angeles County Department of 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 People Living with HIV/AIDS (PLWA)  Lead Based Paint Strategy</b>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<b>Via reviews of published reports  Improved coordination on addressing lead-based paint hazards</b>

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

No agency was knowingly excluded from the consultation process.

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**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 2021- 2023	State Independent Living Council (SILC)	The Strategic Plan has goals in support of the State Plan for Independent living for seniors and those who may be frail and/or disabled.
Los Angeles Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	<p>The Continuum of Care identifies funding and activities assisting LA County’s homeless.</p> <p>The City’s homeless goals and strategy support those of the Continuum of Care.</p>
<p>Area Plan on Aging July 1, 2024 to June 30, 2028 Area Plan Update July 1, 2023 to June 30, 2024</p>	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)	<p>Los Angeles County Commission on HIV County of Los Angeles Department of Public Health</p>	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**

**Narrative (optional)**

None

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**AP-12 Participation – 91.105, 91.200(c)**

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

To ensure residents were aware of the draft 2024-2025 Annual Action Plan, the City published a notice in the Los Cerritos Community Newspaper which announced a 30-day public review period for the plan and announced a City Council-held public hearing.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing City Council Mtg.  09/12/2023	Non-targeted/ broad community	No public comments received.	No public comments received.	N/A
2	Public Notice Published 03/22/2024	Non-targeted/ broad community	N/A	N/A	N/A
3	Public Review Period  03/22/2024- 04/23/2024	Non-targeted/ broad community	N/A	N/A	N/A
4	Public Hearing City Council –  04/23/2024	Non-targeted/ broad community	Pending – to be updated after public hearing.	Pending – to be updated after public hearing.	Pending – to be updated after public hearing.

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$550,000	\$0.00	<del>\$132,35693,320.70</del>	<del>\$682,356643,320.72</del>	\$0	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 5 - Expected Resources – Priority Table

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

**matching requirements will be satisfied.**

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

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

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

#### **Discussion**

N/A

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2024	2025	Affordable Housing	Citywide	Provide decent affordable housing	CDBG: \$125,000	Homeowner Housing Rehabilitated: 4 Household/Housing Units
2	Fair Housing	2024	2025	Affordable Housing	Citywide	Affirmatively further fair housing	CDBG: \$10,500	80 Persons Assisted
3	Public Services	2024	2025	Public Services	Citywide	Provide public services for extremely- low to moderate- income residents	CDBG: \$82,500	Public Service Activities Other than Low/Moderate Income Housing Benefit: 425 Persons Assisted
4	Public Facilities and Infrastructure	2023	2025	Non-Housing Community Development	Citywide	Construct or upgrade public facilities and infrastructure	CDBG: <del>\$364,856</del> 16,789	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Administration	2024	2025	Administration	Citywide	Administration	CDBG: \$99,500	Other: 0 other

**Table 6 – Goals Summary**

## Goal Descriptions

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

# Projects

## AP-35 Projects – 91.220(d)

### Projects

#	Project Name
1	CDBG PROGRAM ADMINISTRATION
2	FAIR HOUSING (ADMIN)
3	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY
4	HEART OF COMPASSION
5	HANDYWORKER GRANT PROGRAM
6	TEEN CENTER RENOVATION- CONSTRUCTION

**Table 7 - Project Information**

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

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG PROGRAM ADMINISTRATION
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CDBG Grant Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$99,500
	<b>Description</b>	Program Management and Oversight
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	6615 Passons Boulevard, Pico Rivera, CA 90660
	<b>Planned Activities</b>	CDBG Administration
2	<b>Project Name</b>	FAIR HOUSING (ADMIN)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Promote equal housing opportunity
	<b>Needs Addressed</b>	Promote equal housing opportunity
	<b>Funding</b>	CDBG: \$10,500

	<b>Description</b>	CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 persons assisted
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Fair housing activities.
<b>3</b>	<b>Project Name</b>	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY (SASSFA)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Senior Nutrition Services at the Senior Center and home delivered meals.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 Households
	<b>Location Description</b>	City Wide

	<b>Planned Activities</b>	Senior Nutrition Services at the Senior Center and home delivered meals.
4	<b>Project Name</b>	Heart of Compassion
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$42,500
	<b>Description</b>	Provide direct assistance to low-income persons through the public distribution of fresh fruits, vegetables, and other essential items two times a week.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 Households
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide direct assistance to low-income persons through the public distribution of fresh fruits, vegetables, and other essential items two times a week.
5	<b>Project Name</b>	HANDYWORKER GRANT PROGRAM
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide decent affordable housing
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Home rehabilitation program that offers grants to low-income homeowners for critical home repair needs

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 households
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Home rehabilitation program that offers grants to low-income homeowners for critical home repair needs
6	<b>Project Name</b>	TEEN CENTER RENOVATION- CONSTRUCTION
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: <del>\$161,789,364,856</del>
	<b>Description</b>	CDBG funds will be used for upgrades to the teen center. Additional funds are being added to the existing activity to cover additional costs. With the additional funds the overall project total is <del>\$713,668,510,601</del> .
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Improvement will benefit low to moderate income youth who visit the center.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	CDBG funds will be used for upgrades to the teen center. Additional funds are being added to the existing activity to cover additional costs.

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

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

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

### **Discussion**

CDBG-funded services will be available citywide.



## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	350
Special-Needs	0
Total	350

Table 9 - One Year Goals for Affordable Housing by Support Requirement

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

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

#### Discussion

An estimated four housing units will be rehabilitated during the FY 2024-2025, which will help support households maintain affordable housing. The Pico Rivera Housing Assistance Agency will also provide rental assistance to 350 households (total vouchers).

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

### **Introduction**

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

### **Discussion**

Not applicable.

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

### **Introduction**

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

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

The City makes use of and partners with available County resources to outreach and address issues pertaining to homelessness. The Los Angeles Homeless Services Authority (LAHSA) operates the Los Angeles County Homeless Outreach Portal where anyone in the City (i.e., City staff, business owners, residents) can request that a County homeless outreach team be dispatched to assess a person’s needs and potentially make a referral for additional services.

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

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

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

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

by providing permanent shelter and critical supportive services.

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

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

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

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

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

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

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

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

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

## **Discussion**

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

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

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

### **Introduction:**

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

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

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

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

### **Discussion:**

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

to overcome barriers. These actions will continue to be implemented during FY 2024-25.

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

### **Introduction:**

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

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

The City of Pico Rivera’s 2020-2025 Consolidated Plan proposes projects and activities to meet housing and community priorities needs. The Plan includes programs, projects, and activities to be undertaken that address the needs of the underserved in Pico Rivera. Specific activities to be carried out during FY 2024-25 include the following:

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

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

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

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

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



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

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

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

The activities and services the City will provide during FY 2024-25 to combat and prevent poverty include the following:

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

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

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

City will continue to assist the Housing Authority implement its Five-year Public Housing Authority (PHA) Plan.

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

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

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

**Discussion:**

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

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

## Program Specific Requirements

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

#### Introduction:

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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