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# CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

FY 2024-2025

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## Table of Contents

CR-05 - Goals and Outcomes .....	3
CR-10 - Racial and Ethnic composition of families assisted .....	7
CR-15 - Resources and Investments 91.520(a) .....	8
CR-20 - Affordable Housing 91.520(b) .....	13
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	16
CR-30 - Public Housing 91.220(h); 91.320(j) .....	19
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	20
CR-40 - Monitoring 91.220 and 91.230.....	23
CR-45 - CDBG 91.520(c) .....	24
CR-50 - HOME 24 CFR 91.520(d).....	25
CR-58 – Section 3 .....	26

## **CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

### **91.520(a)**

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to assist residents of the City of Pico Rivera and the U.S. Department of Housing and Urban Development (HUD) in assessing the City's use of federal grant funds to meet the priority needs identified in the City's 2020-2025 Consolidated Plan. The enclosed CAPER focuses on the annual goals and accomplishments for the reporting period of July 1, 2024, through June 30, 2025.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Below is a summary of the goals outlined in the 2020-2025 Consolidated Plan.

### **Affordable Housing**

- 5 Year Goal: 50 households rehabilitated
- 5 Year Actual: 10
- A few factors contributed to the City not meeting its five-year affordable housing goal. The City allocates program funds for a Homeowner Home Rehabilitation Program, which is primarily utilized by elderly residents. The coronavirus pandemic significantly impacted the City's ability to operate this program due to quarantine orders, social distancing requirements, and efforts to limit elderly applicants' exposure. Following the pandemic, challenges with program implementation required the City to restructure the program and seek qualified organizations to administer it. The City anticipates continuing the program in the next Consolidated Plan cycle under a revised model designed to improve implementation and ensure achievement of both annual and five-year goals.

### **Fair Housing**

- 5 Year Goal: Assist 550 People
- 5 Year Projected Actual: 489 People Assisted
- Although the City is shy of meeting its their five-year fair housing goal it is within 89% of meeting the goal. At the end of the previous fiscal year the City engaged its fair housing provider in conversations about collaboration and marketing opportunities, which the City anticipates will help increase the program visibility.

### **Public Services**

- 5 Year Goal: 2,000 Persons Assisted
- 5 Year Projected Actual: 2,283 Persons Assisted
- The City met and exceeded its public service goal, which demonstrates the need to continue offering public services to its residents.

### **Public Facilities & Infrastructure**

- 5 Year Goal: 5,000 Persons Assisted
- 5 Year Projected Actual: 8,035

- The City took on additional public facilities and infrastructure projects and was able to achieve this goal.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Program Administration	CDBG: \$107,314	Other	Other	1	1	100%	1	1	100%
Fair Housing	Fair Housing	CDBG: \$10,500	Other	Persons Assisted	550	489	89%	96	106	100%
Public Services	Public Services	CDBG: \$88,360	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	2283	114%	425	458	108%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$257,897	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	29,265	100%	13,165	21,230	161%
Affordable Housing	Affordable Housing	CDBG: \$125,000	Homeowner Housing Rehabilitated	Household Housing Unit	50	10	20%	4	0	0%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City's use of funds is based on several factors, including priority needs, Consolidated Plan and Action Plan objectives, and available financial resources. The City Council regularly assesses the community's highest needs by frequently communicating with residents. They, along with City staff, consider the available resources and desired objectives to be achieved and then allocate funding to agencies that submitted proposals in alignment with the goals and objectives outlined in the City's Consolidated Plan.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	426
Black or African American	2
Asian	10
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	1
American Indian/Alaskan Native & White	2
<b>Total</b>	<b>443</b>
Hispanic	349
Not Hispanic	94

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The racial and ethnic breakdown identified Table 2 includes data from the City's public service activities (Southeast Area Social Services Funding Authority and Heart of Compassion) and fair housing services via the Housing Rights Center. The breakdown includes:

1. Southeast Area Social Services Funding Authority: provided meals to 423 senior citizens.
2. Heart of Compassion Distribution: provided groceries and essential goods to 90 families.
3. Housing Rights Center: provides fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes; they served 75 people.

Additional ethnicities not listed in the table are noted below.

- Other: Multi Racial – 145, of which 117 are Hispanic

Accounting for these additional demographics the revised totals for CDBG are noted as 588 total; 466 Hispanic, and 122 Not Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	589,071	TBD

Table 3 - Resources Made Available

### Narrative

#### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100	100	Please see the narrative below.

Table 4 – Identify the geographic distribution and location of investments

During FY 2024-2025, the City spent about \$ TBD on CDBG related activities. Of this total, about \$83,059.65 was expended on public service activities and about \$117,814 was spent on Program Administration expenditures. Additionally, about \$342,072 was spent on Capital Improvement Projects.

As part of the CDBG-Coronavirus (CDBG-CV) supplemental funds to prepare, prevent, and respond to the Coronavirus pandemic (COVID-19) the City of Pico Rivera received an allocation of \$822,318. The City chose to amend its 2019-2020 Annual Action Plan to program their CDBG-CV funds. With these funds, the City funded its administrative costs, a COVID-19 Testing Center, an Emergency Senior Meal Program, and a Small Business Grant Program. The City has expended about \$673,689 of CDBG-CV funds thus far.

Detailed information regarding the expenditure of CDBG funds is provided in the CDBG Financial Summary Report – PR26.



## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City does not receive HOME funds; thus, no match is required, and there are no excess match funds from prior years.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	350	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>350</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>4</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During the 2024-2025 CDBG Program Year, the City-funded or completed the following activities to assist in meeting its housing goals:

1. Section 8 Rental Assistance Program –368 households supported
2. Housing Rights Center Services – 75 households were supported

Through their fair housing services, the Housing Rights Center responded to inquiries from Pico Rivera residents regarding discrimination against persons with disabilities; conducted Fair Housing Rights Workshops that included an overview of the fair housing law and protected classes and unlawful practices; and distributed informational brochures regarding various fair housing laws (such as fair housing laws for persons with disabilities and eviction laws, etc.).

The City typically funds a Handy Worker program to support its housing objectives include. Although the City programmed the activity as part of its 2024-2025 Annual Action Plan, there were delays with the procurement process to find a contractor to carry out the work, so there were no projects completed. For its 2025-2026 Annual Action Plan the City has programmed and allocated funds to continue with the Handy Worker Program to support families and the City maintain the City's affordable housing stock.

### **Discuss how these outcomes will impact future annual action plans.**

Outcomes of the prior 5-year report periods (Action Plans) impact future Annual Action Plans as the City assesses its progress towards meeting its established goals and outcomes. The City will reassess areas, projects, or activities where goals were not met. Prioritization of needs will continue to impact future annual Action Plans. The City continues to work closely with departments and nonprofit organizations to encourage input on community needs.

### **Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>
Extremely Low-income	0
Low-income	0
Moderate-income	0
<b>Total</b>	<b>0</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

As previously noted, the City typically runs a Handy Worker program to support and maintain its affordable housing options. However, due to delays with the procurement process to find a contractor to carry out the work, the City was unable to meet this year's goal. The City continued working through its hurdles and are confident that it can make up the work towards meeting this goal in FY 2025-2026.

Also as outlined in the City's most recent Housing Element, the City continues to promote early and active consultation with developers to assist in expanding housing opportunities, especially those tailored to special needs and for low-income households. Furthermore, the City's collaboration with the Housing Rights Center, an organization that aids residents in addressing landlord/tenant issues, ensuring that residents are informed about their housing rights via a telephone hotline, community workshops, and handouts. These services help reduce evictions and foreclosures and reduce the loss of unsubsidized affordable housing units.

The City monitors and seeks out federal, state, and local funding opportunities to support and preserve affordable housing within the city.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

During the 2024–2025 reporting period, no CDBG funding was allocated specifically for homeless outreach services. As outlined in the Consolidated Plan, the City chose not to dedicate its limited CDBG resources to this activity because the homelessness service and shelter providers with whom the City partners already operate well-developed outreach and assessment programs that connect unhoused individuals to appropriate services. Individuals seeking assistance may be referred to one of several local agencies, including Angel Step Inn Domestic Emergency Shelter, the Salvation Army, the Women and Children's Crisis Center, Whittier First Day, and Pacific Clinics—all located within a three-mile radius of the City. Beginning August 1, 2025, the City retained a consultant to provide direct homeless outreach services within Pico Rivera. This service is funded through the Permanent Local Housing Allocation (PLHA) grant fund program administered by the California Department of Housing and Community Development (HCD).

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

The 2025 Homeless Count identified 37 unsheltered individuals in Pico Rivera, representing a 61% decrease from 95 individuals in 2024. This significant reduction reflects the impact of the City's focused efforts through strategic partnerships with the Los Angeles County Sheriff's Department, the Gateway Cities Council of Governments, and local outreach providers. All individuals counted in 2025 were unsheltered, with none recorded in shelters on the night of the count. The count also recorded 58 improvised dwellings—such as vehicles, tents, and makeshift shelters—compared to 104 in 2024, a 44% decrease. The City actively participates in regional homeless planning initiatives, including those led by the Los Angeles Homeless Services Authority (LAHSA), to coordinate the use of non-CDBG resources and support a unified regional strategy to reduce homelessness. Given limited funding for emergency shelters and transitional housing, the City partners with nonprofit organizations—including The Whole Child, LAHSA, Whittier First Day, Pacific Clinics, and Jovenes—to deliver shelter, housing, and supportive services to those experiencing homelessness.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment,**



## **education, or youth needs**

Prevention is a key component for a comprehensive strategy to prevent individuals and families from experiencing homelessness. This is often accomplished by providing temporary financial assistance, counseling, referrals, and other support services. Although it does not use its CDBG funds to allocate to specific shelter providers, the City participates in referrals to agencies which provide case management. For example, families with young children are referred to the Whole Child. Single individuals are referred to Whittier First Day. Persons with mental health diagnosis are referred to People Assisting the Homeless (PATH) and Pacific Clinics, and teens are referred to Jovenes. Additional details on these agencies' services are noted in the section that follows.

- **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**

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 the community. The City currently employs a full-time Sheriff's Deputy and a City Homeless Liaison to assist the unsheltered persons in the City. The City of Pico Rivera partners with the following entities:

- **Whittier First Day-** is a local nonprofit organization that provides 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** – is a local nonprofit organization that provides children, adolescents, and families in the community with affordable, culturally sensitive and professional mental health services. They offer 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)** - is a joint government agency that is responsible for addressing homelessness, including the Pico Rivera region. LAHSA also operates 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)** – is a nonprofit agency assisting single adults experiencing homelessness within the Pico Rivera 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. They provide housing assistance, healthcare, education, employment, and trauma recovery.
- **211 LA**- is a comprehensive informational and referral system linking Los Angeles County residents to community health and human services and support. 211 LA connects hundreds of people every day to shelters, food, low-cost counseling, subsidized childcare, employment services, and a range of services for individual and family self-sufficiency.
- **Pico Rivera Transit Deputy** – serves as a point of contact for people experiencing homelessness throughout the City. The Los Angeles County Transit Deputy provides in-the-field case management, connecting people to shelter, food, showers, and housing. They also serve as the lead on encampment clean-ups and addressing local business concerns related to homelessness.
- **Pacific Clinics**- Funded through the Gateway Council of Governments, Pacific Clinics provides behavioral health, social services, substance use treatment and wellness programs for youth, adults and families. They also maintain locations in the greater Los Angeles area that provide a home for men, women and children who are unhoused. Through partnerships, they have established relationships with motels to provide short-term housing to those in urgent need.

### **CR-30 - Public Housing 91.220(h); 91.320(j)**

#### **Actions taken to address the needs of public housing**

N/A - The City of Pico Rivera does not own or manage public housing.

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

N/A – The City does not own any public housing.

#### **Actions taken to provide assistance to troubled PHAs**

N/A – The City does not own any public housing.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Consolidated Plan identified several barriers to the provision of affordable housing and outlined a strategy to address the obstacles. As a result, the City has the following policies and practices in place flexibility in housing site planning, allowing for more intense development where appropriate. They include:

- The City's Housing Sites Inventory Program helps ensure that the City continuously monitors appropriate sites for residential use.
- A density floor area ratio (FAR) is used to promote the maximum use of residential land. The FAR establishes the 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.
- Consideration of alternative 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 different degrees of care and assistance; mixed-use residential, office, and commercial developments; and planned unit developments.
- Developers are encouraged to pursue projects that provide low- and moderate-income housing. The City has a Density Bonus Ordinance, which encourages developers interested in additional density to develop a portion of their market-rate project as affordable to low- and moderate-income households.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City partners with local non-profits who provide services to Pico Rivera residents to meet as many basic needs as possible, as noted in section CR-25.

For the 2024–2025 reporting period, the Housing Authority issued 19 vouchers to new families and 27 vouchers to existing program participants who requested to move under the Section 8 Housing Choice Voucher Program, for a total of 46 vouchers issued between July 1, 2024, and June 30, 2025. As of the end of the reporting period, 368 families were leased under the program.

## **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Approximately 90 percent of the City's housing stock was constructed before 1980, which increases the probability of lead-based paint on the housing unit. The City partners with the Los Angeles County Public Health Department, which provides lead poisoning education and abatement efforts in Pico Rivera.

The abatement of lead-based hazards is vital to the City's Housing Rehabilitation Program. All housing units constructed prior to 1978 that receive rehabilitation assistance are assessed for lead-based paint. If identified, lead-based paint hazards and abatement are conducted by licensed contractors. In addition, the City ensures that "Safe Work Practices" address lead-based paint hazards by documenting these

processes in its Residential Rehabilitation Program Policies and Procedures and requiring their adherence.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

According to the U.S. Census Bureau, approximately 10% of Pico Rivera residents live in poverty; this is three percent points lower than the previous reporting period. More specifically, 19.8% of children aged 18 and younger, and 11.5% of adults aged 65 and older, live in poverty. The 2024-2025 Annual Action Plan listed activities that the City could engage in to combat poverty:

- Continue to provide resources to address homelessness in the community.
- Preserve affordable housing options for residents, including housing rehabilitation assistance and federal rental assistance via Housing Choice Voucher and Certificates administered by the Pico Rivera Housing Authority.
- Provide public services to assist lower-income seniors and households in improving their quality of life.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Pico Rivera works closely with other housing-related organizations and service providers in the County to ensure that the network of providers addresses the housing needs of City residents. These agencies include the Pico Rivera Housing Assistance Agency, the California Department of Housing and Community Development, California Housing Partnership, and Southern California Association of Governments.

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

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City's Community & Economic Development Department works closely with the Housing Authority. Additionally, the City participates in the regional Continuum of Care (CoC) planning process that LAHSA spearheads. The annual CDBG and City-funded social service grant allocation process provide an opportunity for the City to build strong working relationships with local service providers. Notices of funding availability are published to invite agencies to apply for funding and the opportunity to provide housing and social services to residents of Pico Rivera. Partnering with local service providers enhances the coordination of services to utilize limited resources more efficiently and effectively and to serve the City's residents better.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI) every five years. In 2020 the City updated its AI; it includes the City's Fair Housing Action Plan, which outlines the City's actions to eliminate and ameliorate impediments to fair housing issues and choice. As part of its Fair Housing Action Plan, the City identified the following goals:

- Create a healthy neighborhood
- Improve school proficiency
- Meet the housing need of people with disabilities
- Increase and accelerate housing production
- Locate new housing in neighborhoods with the best resources

Actions identified to meet these goals include:

- Collaborate with State and Regional Agencies such as the California Air Resources Board, South Coast Air Quality Management District, Southern California Association of Governments, and the Gateway Cities Council of Governments
- Adoption and ongoing implementation of the General Plan Environmental Resources Element, which is intended to contribute to achieving environmentally healthy neighborhoods.
- Implementation of the 2021-2029 Housing Element, which contains a plan to produce new housing, accelerate housing production, address the housing needs of people with disabilities, and adoption of Zoning Ordinance Amendments to facilitate the development of supportive housing needs. It also includes programs to remove governmental constraints on housing production and incentives to promote the development of Accessory Dwelling Units (ADUs).
- The City's Building and Safety Division will ensure that new construction adheres to the accessibility standards of the Americans with Disabilities Act (ADA), Disabled Access Code, federal Fair Housing Act, and all other requirements of the California law.
- Continue and increase, if possible, the number of households who receive Section 8 rental assistance.
- Partner with affordable housing developers to seek funding from the Low-Income Housing Tax Credit Program, Affordable Housing and Sustainable Communities Program, and other funding sources.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City's on-site monitoring process has been designed to provide program staff with information to verify the accuracy of data provided by subrecipients, ensure that subrecipients are carrying out individual activities as described in their contracts, and to ensure subrecipients use that appropriate accounting and record keeping methods as it relates to the use of CDBG funds. During the fiscal year, subrecipients submit quarterly accomplishment reports, including documentation to support CDBG reimbursement requests. Program staff also work closely with other City departments to ensure CDBG program regulations and other federal requirements are implemented.

The City has made every effort to comply with all CDBG and Consolidated Plan regulations. The City's Citizen Participation Plan ensures that community input is considered prior to the submission of a substantial amendment or an annual update to HUD. It also ensures residents can review and comment on annual performance. Construction, professional services, and subrecipient agreements have been prepared to ensure compliance with applicable federal regulations.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City has ensured that it has complied with its Citizen Participation Plan. This plan ensures that the City provides the public with sufficient notice and opportunities to review and comment on actions affecting the CAPER.

The City published a Notice of Public Hearing and a 15-day comment period to receive comments on the CAPER in the Los Cerritos Community Newspaper on August 22, 2025. To ensure that all City residents had the opportunity to make comments, the Notice included the date and time of the hearing, how to access the CAPER for review, the timeframe of the comment period, and details on how to submit their comment(s). The comment period commenced on August 22, 2025, and concluded on September 09, 2025; the public hearing was held on September 09, 2025. **Comments received TBD.**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

In 2024-2025 the City made one substantial amendment to its Annual Action Plan. In that substantial amendment the City allocated funds to a Street Improvement project; the funds came from unencumbered funds.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No, it does not.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable.



## **CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

- **Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

The City is not a HOME Program Participating Jurisdiction. Should the City become a HOME Program Participating Jurisdiction during this 5-year plan cycle, the City will comply with the federal requirements.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

N/A: Not applicable as the City does not receive HOME funds.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Not applicable.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Not applicable.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG
Total Number of Activities	1
Total Labor Hours	1,838
Total Section 3 Worker Hours	1,611
Total Targeted Section 3 Worker Hours	0

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1
Direct, on-the job training (including apprenticeships).	
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	
Outreach efforts to identify and secure bids from Section 3 business concerns.	1
Technical assistance to help Section 3 business concerns understand and bid on contracts.	
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	
Held one or more job fairs.	
Provided or connected residents with supportive services that can provide direct services or referrals.	
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	
Assisted residents with finding child care.	
Assisted residents to apply for, or attend community college or a four year educational institution.	
Assisted residents to apply for, or attend vocational/technical training.	
Assisted residents to obtain financial literacy training and/or coaching.	
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	
Provided or connected residents with training on computer use or online technologies.	
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	
Other.	

**Table 15 – Qualitative Efforts - Number of Activities by Program**