CITY OF PICO RIVERA

2025-2029 CONSOLIDATED PLAN

Community and Economic Development Department

draft

Table of Contents

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 the HUD formula.

Prior to receiving entitlement funds, the City must submit to HUD a Five-Year Consolidated Plan which outlines a plan for the use of CDBG funds. The Consolidated Plan outlines the community's needs, the strategies for addressing those needs, citizen participation and a one-year action plan, which is subsequently updated annually. The Consolidated Plan is a five-year community development plan. This plan will cover the period from July 1, 2025, to June 30, 2030.

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

The overall goals of the CDBG program, as included in the Consolidated Plan, are to develop viable urban communities by providing (1) decent housing, (2) a suitable living environment, and (3) expanded economic opportunities principally for low and moderate-income people.

Decent housing includes assisting homeless people, retention of the affordable housing stock, increasing the availability of permanent housing in standard condition and affordable cost to low- income and moderate-income people.

A suitable living environment includes improving the safety and livability of neighborhoods, increasing access to quality public and private facilities and services, and the revitalization of deteriorating or deteriorated neighborhoods.

Expanded economic opportunities include job creation and retention, as well as establishment, stabilization, and expansion of small businesses. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

The City has identified the following goals to address over this next five-year Consolidated Plan cycle:

- Provide Affordable Housing
- Fair Housing
- Public Services
- Public Facilities & Infrastructure
- Planning & Administration
- Economic Development

3. Evaluation of past performance

The description of past performance is based on the most recent available data which includes the period from FY 2020-2021 through FY 2023-2024. The last year (FY 2024-2025) of the current Consolidated Plan cycle is still ongoing as of the preparation of this plan, therefore that data corresponding with that program year is included as estimates based on previous performance.

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

Affordable Housing
- 5 Year Goal: 50 households rehabilitated
- 5 Year Projected Actual: 10
- A few factors contributed to the City not meeting its 5-year affordable housing goal. To address this goal the City program funds for a homeowner home rehabilitation program, this program is mostly sought out by the City's elderly residents. The coronavirus pandemic greatly impacted the City's ability to carry out this type of program with considerations of orders to quarantine, social distancing practice, and limiting elderly resident applicants from exposure. After the pandemic there were issues with program implementation which caused the City to restructure the program and seek out organizations to carry out the program. The City anticipates continuing to carry this program during the next Consolidated Plan cycle with a revised program model that will allow it to meet its annual and five-year goals.

Fair Housing
- 5 Year Goal: Assist 550 People
- 5 Year Projected Actual: 475 People Assisted

- Although the City may not meet their five-year fair housing goal it is within 85% of meeting the goal. As the City looks forward to the next ConPlan goals, it will adjust this goal to better reflect its performance while still reaching as many people as possible.

Public Services
- 5 Year Goal: 2,000 Persons Assisted
- 5 Year Projected Actual: 2,174
- 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.

Economic Development
- 5 Year Goal: 20 Businesses Assisted
- 5 Year Projected Actual: 0
- The City amended its Consolidated Plan towards the end of year three of the Consolidated Plan cycle with the anticipation of funding a technical business assistance program, but this did not come to fruition. However, with its CDBG-CV funds the City did launch a business assistance program that assisted 31 businesses.

Neighborhood Preservation
- 5 Year Goal: 500 Household Units
- 5 Year Projected Actual: 0
- The City previously funded code enforcement program with its CDBG and therefore maintained this goal in its Consolidated Plan, even though it stopped using CDBG funds in the fiscal year 2020. The City will not carry this goal into the new Consolidated Plan cycle.

4. Summary of citizen participation process and consultation process

Citizen participation in the development of the Consolidated Plan and Annual Action Plan was accomplished through a couple of public hearings and solicitation for feedback via surveys. The City drafted and distributed a survey to residents and non-profit organizations to solicit input on the community's needs. Public hearings were conducted to solicit input on the Consolidated Plan goal and priority needs, and approval of the 5-Year 2025-2029 Consolidated Plan and the FY 2025-2026 Annual Action Plan. The public was provided with a 30-day period to review and comment on the Draft Consolidated Plan/Annual Action Plan. The citizen participation outreach effort is described in greater detail in part PR-15 Citizen Participation.

5. Summary of public comments

To Be Updated after Public Hearing No. 2

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

To Be Updated after Public Hearing No. 2

7.   Summary

The City of Pico Rivera undertook good faith efforts in outreaching to its community members to meet all citizen participation requirements.

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

Table 1 – Responsible Agencies

Narrative

The City of Pico Rivera's Community and Economic Development Department is primarily responsible for administration of CDBG funds. The City contracts with consultants to assist with the preparation of regulatory reporting requirements.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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 Five-Year Consolidated Plan. Information on needs, services, facilities, and strategies was collected in consultation with the public service organizations, key stakeholders, and the community. Those consulted represent a wide range of needs/industries including, but not limited, to affordable housing, homelessness, low-income youth, persons with disabilities, elderly persons, persons with alcohol/substance abuse problems, residents. The City hopes to achieve the goals set forth in the Consolidated Plan through working with nonprofit agencies and other public institutions.

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(I)).

The City of Pico Rivera is the principal provider of community development and economic development programs and housing projects. The Pico Rivera Housing Assistance Agency administers the Section 8 Voucher program.

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 various providers (i.e., housing, mental health, etc.) to apply for CDBG funding when the City opens its notice of available funding. The City leans on various nonprofit organizations to address community needs, such as homelessness, special needs, and fair housing. In addition, the City also works with state and federal agencies through several grant programs to facilitate services and programs, which meet housing and safety needs in the community.

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 serving Pico Rivera and its surrounding areas. These programs provide support services and shelter opportunities for situationally homeless individuals and families, and the chronically homeless. In addition, the City continues to locally participate in the LAHSA Homeless Count. Participating in these events provides staff with insight into homeless needs and services. Data from the homeless count is utilized to determine homeless service needs and levels in the City.

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 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. The City also prioritizes its CDBG funding 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

Agency/ Group/ Organization	Agency/ Group /Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
HOUSING RIGHTS CENTER	Services – Fair Housing	• Fair Housing	Organization was contacted to provide input on fair housing issues, landlord/tenant complaints, fair housing needs and priorities.
LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA)	Services - Homeless	• Homeless Needs • Homeless Strategy • Continuum of Care	Information and reports from their website were used for information related to city homeless count, strategies, and ongoing coordination.
PICO RIVERA HOUSING AUTHORITY	Housing PHA Other government - County	• Housing Need Assessment Public Housing Needs • Non-Homeless Special Needs	The City works in coordination with its PHA throughout the year to help address its housing needs. Continued coordination with its PHA allows City to identify needs and gaps in service to improve service delivery.
SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY	Services – Elderly Persons	• Non-Homeless Special Needs	The organization was contacted to provide input on the needs of elderly people.
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH	Services – Persons with HIV/AIDS Services – Childhood Lead Based Paint Poisoning	• Data on PLWA • Lead Based Paint Strategy	Information and reports from their website were used for information related to people living with aids and lead based paint health information.
GATEWAY CITIES COUNCIL OF GOVERNMENTS	Council of Governments	• Comprehensive Economic Development Strategy (CEDS)	Was consulted via request for input via survey; published reports on workers and skills levels were also reviewed.

HEART OF COMPASSION	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health	• Needs - Chronically homeless • Homeless Needs - Families with children Homelessness • Needs - Veterans • Non-Homeless Special Needs	The organization was contacted to provide input on the different groups of people they serve as it relates to their needs and priority services.

Table 2 – Agencies, groups, organizations who participated

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

All relevant housing, social services and other entities were consulted. Other local/ regional/ state/ federal planning efforts considered when preparing the Plan are listed in the table below.
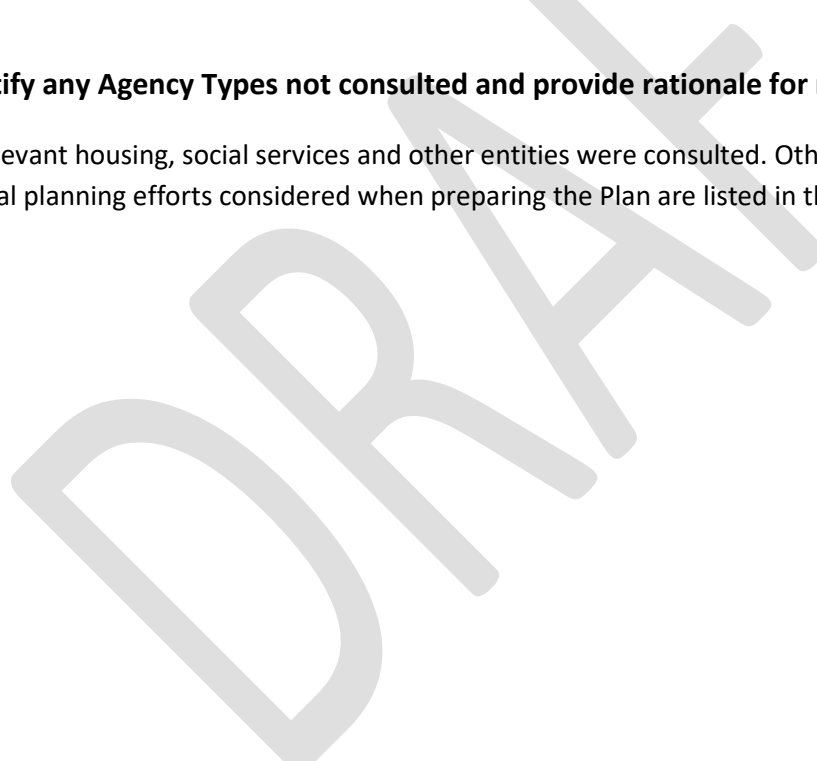
Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021-2029 Housing Element	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.
Los Angeles City and County CoC for Service Planning Area 7 (SPA)	Los Angeles City and County CoC for Service Planning Area 7 (SPA)	The Housing Inventory Count Reports provide a snapshot of the CoC's HIC and the PIT Count survey data helps to inform policymakers and service providers the needs of the homeless population in the area.
Bureau of Labor Statistics (BLS)	Bureau of Labor Statistics (BLS)	The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to inform decision making.
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.
State Plan for Independent Living (SPIL) for 2025- 2027	State Independent Living Council (SILC)	As part of the Strategic Plan, elderly people are a priority population which overlap with those identified in the SPIL.

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))

The City coordinated efforts and consulted with several public entities including local governmental agencies such as the relevant County Departments, public housing organizations, and State government departments during the development of the Consolidated Plan. Entities were engaged via surveys, email and follow up correspondence, and public hearings.

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 efforts the City undertook included soliciting feedback via surveys, soliciting feedback from key stakeholders (City Council, Commissions, community-based organizations) and hosting two public hearings. The City's efforts are outlined in the *Citizen Participation Outreach* table.

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	Online Survey	Non-target/ broad Community All interested persons	217 responses received	All comments were considered and incorporated in the appropriate sections of the Consolidated Plan	N/A
2	Notice of Funding Availability	Non-target/ broad Community All interested persons	A newspaper ad was published to announce the FY 2025-26 Notice of Funding Availability (NOFA). The notice was published on January 17, 2025.	N/A	N/A
3	Public Hearing No. 1 - Feb. 11, 2025	Non-target/ broad Community All interested persons	A newspaper notice was published to announce Public Hearing 1 to accept feedback on community needs to inform the ConPlan goals and priorities. The notice was published on Jan. 10, 2025.	No public comments received.	N/A
4	Public Hearing No. 2 - Apr. 22, 2025	Non-target/ broad Community All interested persons	A newspaper notice was published to announce Public Hearing 2 to receive public comments on the ConPlan and FY 22-26 AAP. The notice was published on Mar. 21, 2025.	**TBD**	**TBD**

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of Pico Rivera must first assess the community's needs. This section describes and analyzes various demographic and economic indicators to provide a foundation for grant management. By using data gathered from state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau, HUD, and the Bureau of Labor Statistics. Once gathered, the data will be analyzed more closely to explore how family and household dynamics, race, and housing problems are interconnected. A key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by Pico Rivera residents.

In addition to demographic analysis, this section examines factors that influence, or are influenced by, the housing market. These include public housing needs and the needs of individuals facing homelessness and non-homeless special needs populations. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Each of these issues is analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected. By understanding the scale and prevalence of housing challenges within Pico Rivera, the City can set evidence-based priorities for its programs. This approach ensures that resources are directed toward the areas and populations that need them most, promoting more equitable outcomes across the community.

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

Summary of Housing Needs

The housing needs of a community, like all market economy items, are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge in Pico Rivera is the lack of affordable housing. According to the 2018-2022 American Community Survey (ACS) 5-Year Estimates, approximately 6,359 households in the city are cost burdened, representing 39.8% of the population. Both Renters and Homeowners are similarly affected, with 2,940 rental households and 3,419 homeowner households paying more than 30% of their income on housing costs. This data suggests that the current housing supply is either insufficient or too expensive to meet the needs of the community.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	63,105	61,561	-2.4%
Households	16,460	16,665	1.2%
Median Income	$57,044	$82,539	44.7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Residents

Since 2012, Pico Rivera's population has declined by 2.4%, while the number of households experienced a modest increase of 1.2%. This divergence indicates a reduction in average household size, which may be attributed to demographic shifts such as an aging population or evolving family dynamics. Economic factors, including the affordability and availability of housing, likely also contribute to this trend.

Over the same period, Pico Rivera's Median Household Income (MHI) grew by 44.7%, significantly outpacing inflation. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household earning $57,044 in 2012 would need $70,755 in 2022 to maintain equivalent purchasing power. With the city's actual MHI reaching $82,539 in 2022, this reflects a real purchasing power increase of approximately 16.7%. This economic growth suggests improved financial conditions for many residents, although affordability challenges persist, particularly in the housing sector.

Change in Population from 2017-2022

Between 2013–2017 and 2018–2022, Pico Rivera experienced varied population changes, with many areas seeing a decline of 10% or more, while some neighborhoods recorded growth exceeding 20%. These shifts suggest changes in residential density driven by factors such as economic opportunities, housing

availability, and demographic trends like migration or smaller household sizes. These disparities highlight the need for strategic planning to address declining areas and ensure infrastructure and services support growing neighborhoods effectively.
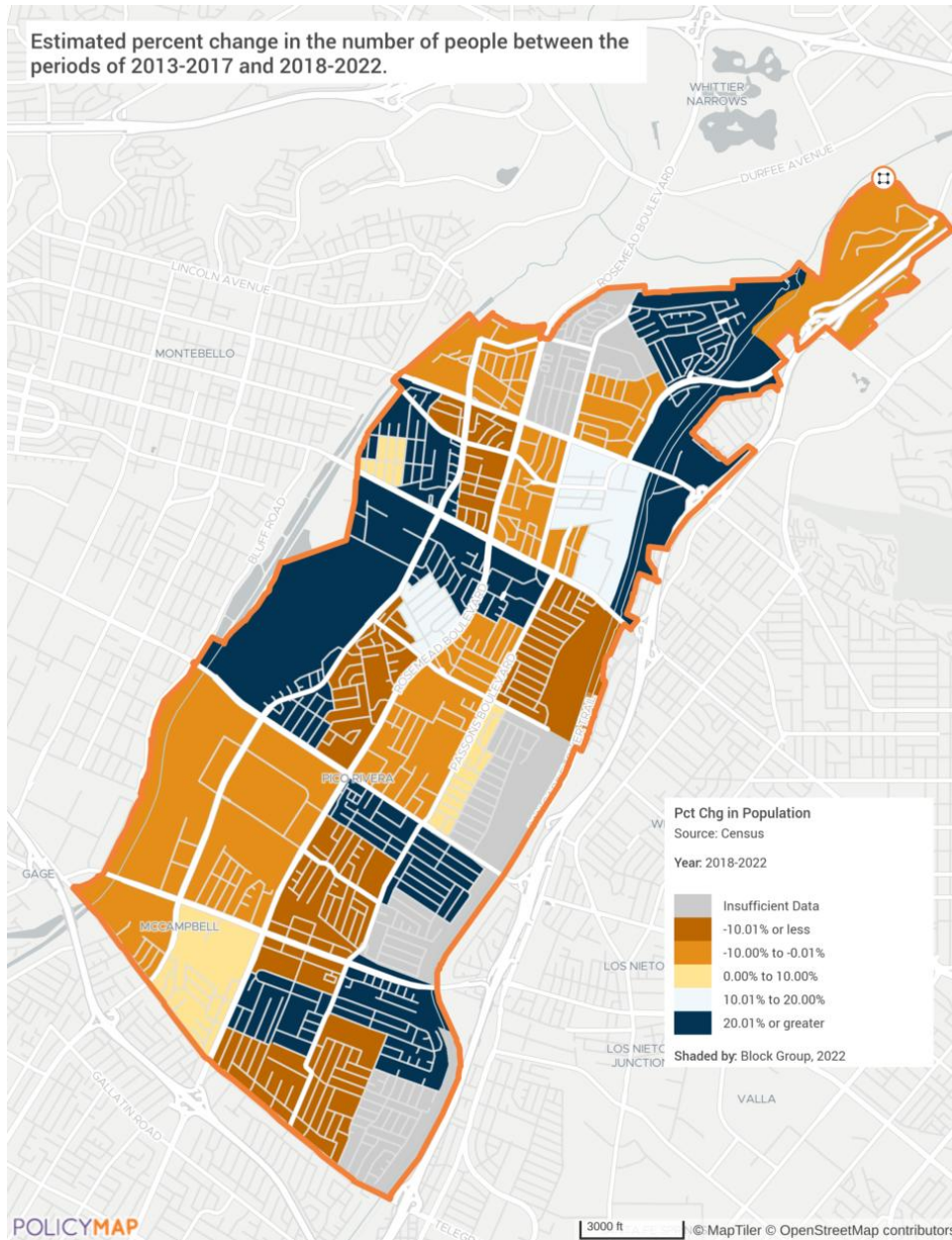
Median Household Income

The median household income map below reveals significant economic disparities across Pico Rivera. While many areas report incomes below $50,000, other neighborhoods exceed $100,000, with the highest concentrations of wealth in the northeast and southwest. This uneven distribution highlights the economic divide and underscores the need for targeted investments and programs to improve conditions in lower-income areas, fostering more equitable economic opportunities citywide.

Estimated median income of a household, between 2018-2022.

Median Household Income
Source: Census

Year: 2018-2022

- Insufficient Data
- $49,999 or less
- $50,000 to $74,999
- $75,000 to $99,999
- $100,000 to $124,999
- $125,000 or greater

Shaded by: Block Group, 2022
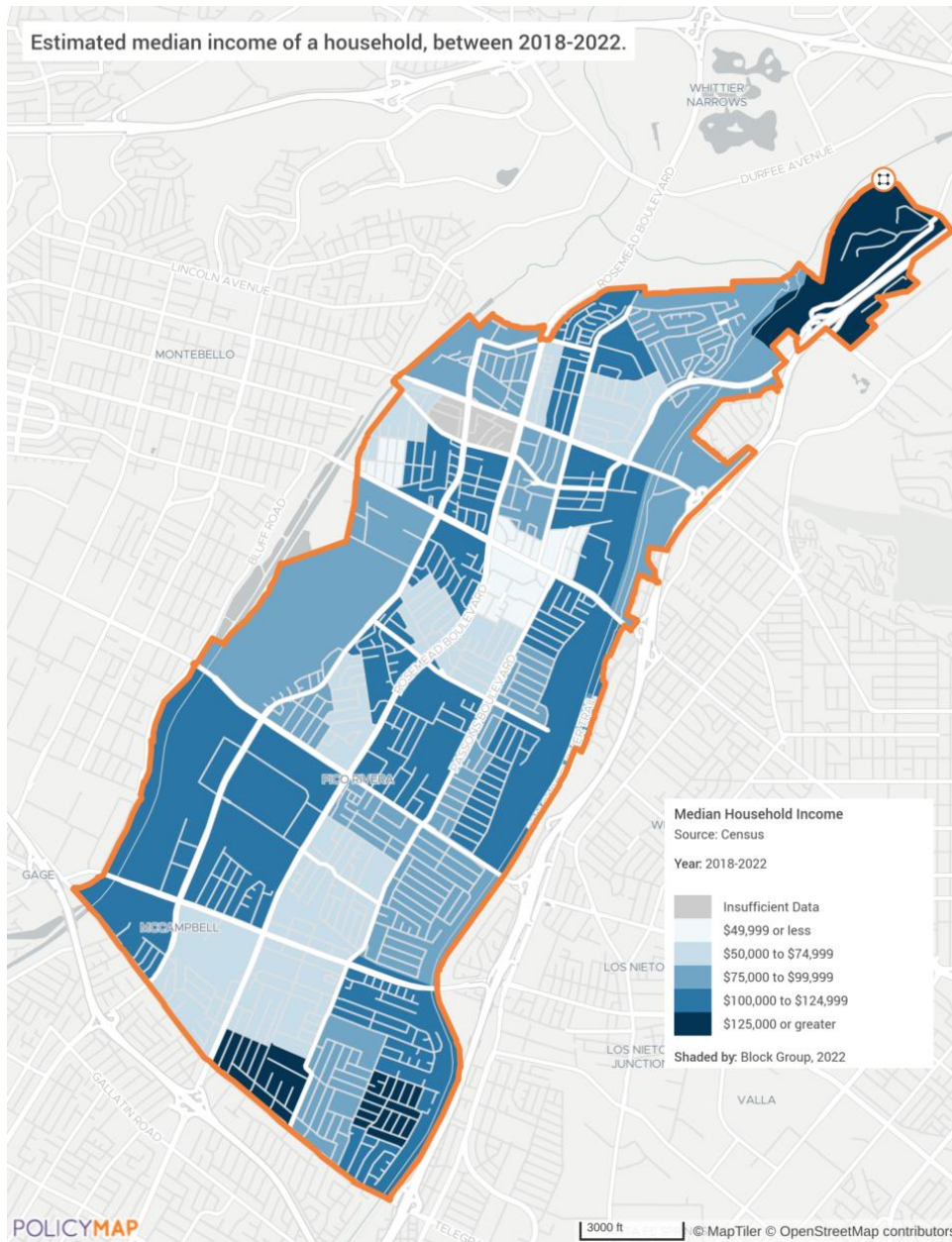
Poverty

The poverty map for Pico Rivera highlights a significant socioeconomic divide across the city. Western and central areas report elevated poverty rates, often exceeding 9% and, in some cases, surpassing 15%. In contrast, the northeastern and southeastern regions have notably lower poverty rates, with many areas below 6%. This disparity emphasizes the need for targeted interventions and investments to address economic challenges in high-poverty areas and promote greater equity citywide.

Estimated percent of all people that are living in poverty as of 2018-2022.
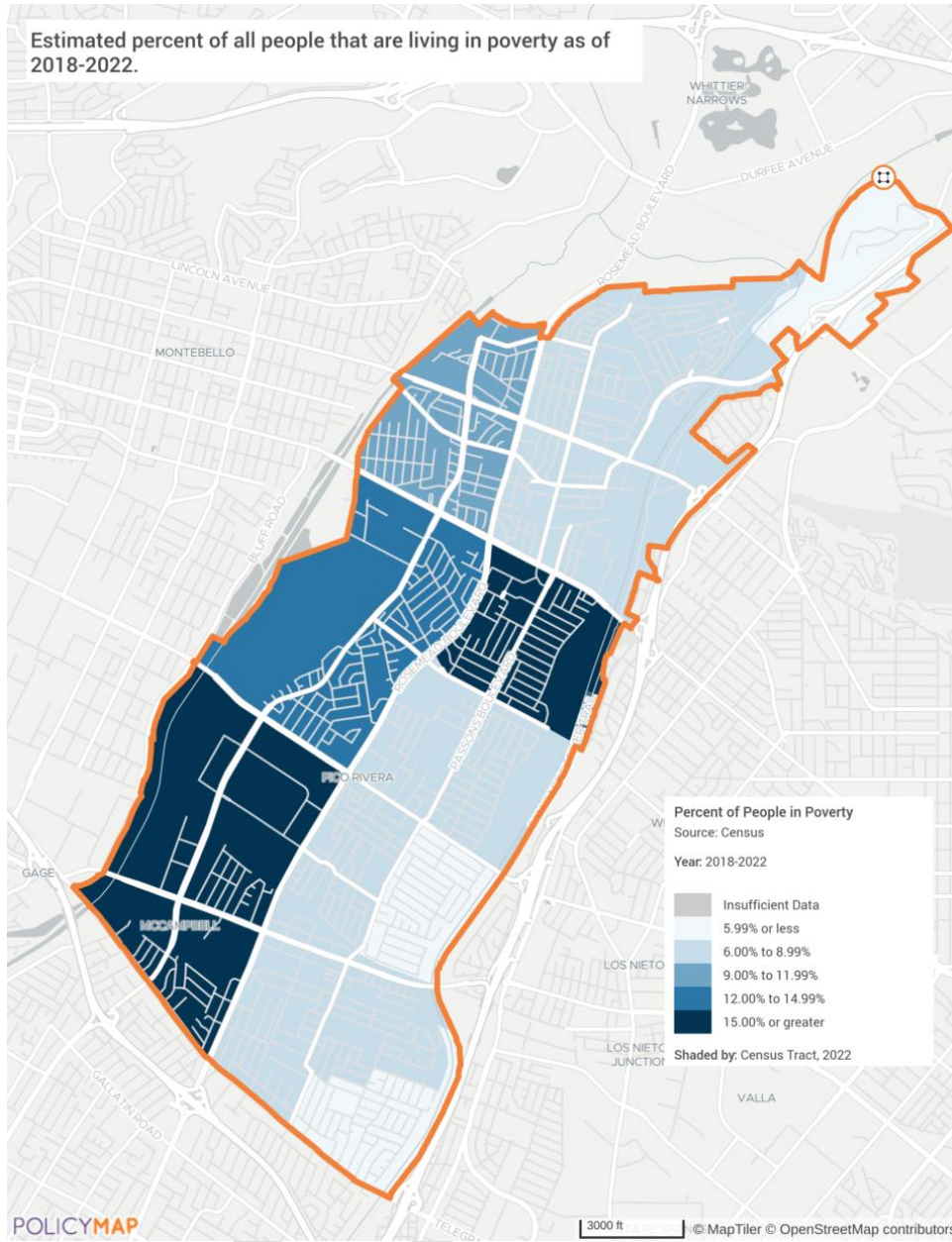
Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,285	2,410	3,630	2,110	5,560
Small Family Households	910	860	1,835	935	3,075
Large Family Households	240	630	765	700	1,470
Households contain at least one person 62-74 years of age	955	695	965	550	1,425

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one-person age 75 or older	1,250	480	430	295	660
Households with one or more children 6 years old or younger	305	438	575	395	820

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

In the above table, data from HUD's 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) provides a detailed look at households in Pico Rivera, using the HUD Area Median Family Income (HAMFI) as a baseline. This document will use the following income group definitions:

- Extremely Low Income: 0-30% HAMFI
- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

According to 2017-2021 CHAS data, almost 55% (9,325) of Pico Rivera's households earn below 80% of the Area Median Income (AMI), classifying them as low-income. Among these low-income households, small households make up approximately 38.7%, while large households represent only 17.5%. There are similar findings of elderly households (those with at least one member aged 62 or older) having nearly 62% below 80% HAMFI and 38% above 80% HAMFI. There are around 52% of households with children under six found to be in the low-income bracket. These trends emphasize diverse housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in Pico Rivera.

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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	60	20	0	190	10	15	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	110	50	35	360	30	45	80	20	175
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	70	285	65	500	25	65	250	235	575
Housing cost burden greater than 50% of income (and none of the above problems)	615	220	0	0	835	625	540	325	10	1,500

	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
Housing cost burden greater than 30% of income (and none of the above problems)	400	285	555	70	1,310	125	210	620	385	1,340
Zero/negative Income (and none of the above problems)	280	0	0	0	280	135	0	0	0	135

Table 7 – Housing Problems Table

Data Source: 2017-2021 CHAS

Housing Needs Summary

A summary of housing issues in Pico Rivera, based on 2017–2021 CHAS data, highlights critical challenges related to cost burden and overcrowding across income groups and tenure types (renter or homeowner). However, the table above only presents housing problems among households earning up to 100% of the AMI. Households with higher incomes may still experience housing problems.

Among the 2,145 cost-burdened renter households, 96.7% earn below 80% of the HUD Adjusted Median Family Income (HAMFI). Similarly, 2,840 cost-burdened homeowner households spend 30% or more of their income on housing, with 86.1% earning below 80% HAMFI.

Overcrowding also presents a significant challenge, affecting approximately 860 renter households, of which 88.4% earn below 80% HAMFI. Additionally, 750 homeowner households live in overcrowded conditions, with 66% earning below 80% HAMFI. Overcrowding is defined as living in spaces with more than 1.01 people per room, further compounding the housing difficulties faced by low-income residents.

Among the total cost-burdened households in the income groups represented, 38.9% of renters and 52.8% of homeowners are classified as severely cost-burdened, with housing expenses exceeding 50% of their household income. These figures underscore the disproportionate financial strain on low-income households, particularly renters, who also experience higher levels of overcrowding. Addressing these issues will require comprehensive and targeted strategies to improve housing affordability and alleviate overcrowded living conditions in Pico Rivera.

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	1,370	745	905	170	3,190	815	875	1,280	655	3,625
Having none of four housing problems	60	180	355	455	1,050	625	615	1,090	840	3,170
Household has negative income, but none of the other housing problems	280	0	0	0	280	135	0	0	0	135

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems

Severe housing problems are a significant issue in Pico Rivera, particularly for lower-income households. Among renter households, approximately 76.8%, or 4,520 households, earning between 0% and 100% of the Area Median Income (AMI) experience at least one severe housing issue, while 54.3% of homeowner households, or 3,760 households, face similar challenges. These problems are most prevalent at the lowest income levels, where 92.5% of renters earning below 30% of the HUD Area Median Family Income (HAMFI) report housing issues, decreasing to 80.5% for those earning between 30% and 50% HAMFI and 71.8% for those earning between 50% and 80% HAMFI.

Homeowners also face significant challenges, with housing problems affecting 91.4% of those earning below 30% HAMFI, 58.7% for households earning between 30% and 50% HAMFI, and 54% for households earning between 50% and 80% HAMFI. Cost burden, defined as spending more than 30% of income on housing, is the most common issue across all groups. These financial pressures highlight the critical need for targeted interventions to improve housing affordability and address the economic challenges facing Pico Rivera's low-income renters and homeowners.

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	10	230	400	640	40	75	375	490

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	0	185	35	220	55	75	120	250
Elderly	385	15	40	440	65	110	90	265
Other	0	15	145	160	0	0	100	100
Total need by income	395	445	620	1460	160	260	685	1105

Table 9 – Cost Burden > 30%

Data Source: 2017-2021 CHAS

Housing Cost-Burdened

 The table above, based on 2017–2021 CHAS data, provides a detailed analysis of cost-burdened households in Pico Rivera within income ranges from 0% to 80% of the Area Median Income (AMI), highlighting variations across household types. Among cost-burdened renter households, 43.8% are small households, while large households account for 15.1%. For homeowners, approximately 44.3% of small homeowner households are cost-burdened, compared to 22.6% of large homeowner households.

Elderly households also represent a notable portion of cost-burdened residents in Pico Rivera. Among homeowners, 24% of elderly households face cost burdens, while 30.1% of elderly renters experience similar challenges. These figures indicate that older residents, regardless of tenure type, face persistent financial pressures related to housing costs, emphasizing the unique vulnerabilities of Pico Rivera's elderly population within low-income brackets.

Geographic disparities in cost-burdened households are further illustrated using ACS data. Maps of Pico Rivera presented below show significant variation by block groups, with lower-income areas exhibiting a higher prevalence of cost-burdened households. Factors such as housing supply constraints and elevated median home values in certain areas contribute to these disparities, highlighting the need for affordable housing initiatives tailored to meet the needs of economically disadvantaged neighborhoods.

Homeowner Cost Burden

Cost-burdened homeowners are prevalent across Pico Rivera, with many neighborhoods in the northeast and southwest reporting over 30% of households spending more than 30% of their income on housing, and some exceeding 40%. In contrast, central areas of the city have lower rates of housing cost burdens, with some neighborhoods reporting rates below 10%. This widespread affordability challenge highlights the need for targeted strategies to address the financial strain on homeowners throughout the city.

Estimated percent of all homeowners who are burdened by housing costs, between 2018-2022.

Percent of Homeowners who are Burdened

Source: Census

Year: 2018-2022

Insufficient Data
9.99% or less
10.00% to 19.99%
20.00% to 29.99%
30.00% to 39.99%
40.00% or greater

Shaded by: Block Group, 2022

POLICYMAP

3000 ft   © MapTiler © OpenStreetMap contributors
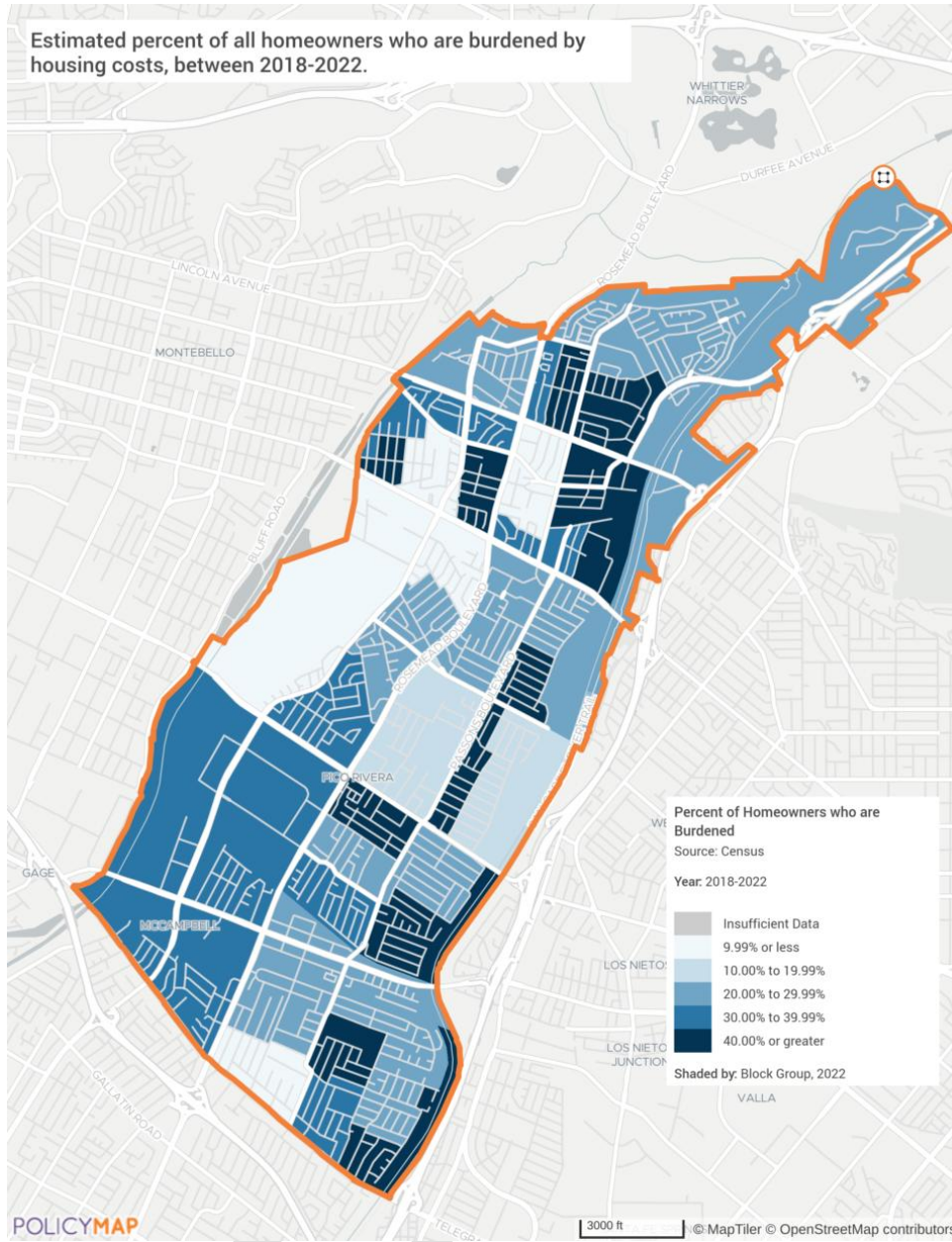
4. Cost Burden > 50%

	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	390	70	0	460	190	175	225	590
Large Related	135	15	4	154	45	145	70	260
Elderly	260	80	0	340	395	195	35	625
Other	160	75	0	235	15	25	30	70

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	945	240	4	1189	645	540	360	1545

Table 10 – Cost Burden > 50%

Data Source: 2017-2021 CHAS

In Pico Rivera, a significant proportion of households are severely cost-burdened, spending over 50% of their income on housing, making them highly vulnerable to financial and housing instability. Among renters facing severe cost burdens, small, related households constitute approximately 38.7%, while large households account for 13%. For homeowners, small, related households represent 38.2% of those severely cost-burdened, with large households comprising 16.8%. Elderly households are notably impacted, with 40.5% of elderly homeowners and 28.6% of elderly renters experiencing severe cost burdens.

Households with severe cost burdens are at a heightened risk of instability, where minor unexpected expenses—such as rising utility bills or medical costs—can significantly threaten their ability to maintain housing. This financial precarity increases the risk of displacement or homelessness for these residents, particularly those in low-income brackets.

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	160	310	100	810	8	70	200	115	393
Multiple, unrelated family households	15	25	40	0	80	45	34	115	135	329
Other, non-family households	25	10	10	0	45	0	0	10	4	14
Total need by income	280	195	360	100	935	53	104	325	254	736

Table 11 – Crowding Information – 1/2

Data Source: 2017-2021 CHAS

Overcrowding

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, and overcrowding in Pico Rivera varies significantly by housing tenure. Renters account for most overcrowded households,

with 935 cases compared to 736 among homeowners. This issue disproportionately affects lower-income households, with approximately 89.3% of overcrowded renter households and 65.5% of overcrowded homeowner households earning below 80% of the Area Median Income (AMI), classifying them as low-income.

These findings underscore the significant impact of overcrowding on Pico Rivera's low-income households, particularly renters, who are more affected by both space and affordability constraints. Addressing this issue would improve living conditions for affected residents, enhance their quality of life, and reduce the stress associated with overcrowded housing. For the city, alleviating overcrowding could lead to stronger community stability, better health outcomes for residents, and a more equitable distribution of housing resources, fostering long-term economic and social benefits.

	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	220	215	210	645	85	223	365	673

Table 12 – Crowding Information – 2/2

The presence of children in Pico Rivera's homeowner households shows a clear relationship with income levels. Higher-income homeowner households are more likely to include children, as demonstrated by the distribution of income among these households. Among low-income homeowner households with children, only 12.6% earn between 0% and 30% of the Area Median Income (AMI), while 54.2% fall within the 50% to 80% AMI range. This trend suggests that households with greater financial resources are better positioned to support families with children.

In contrast, the presence of children in renter households appears unrelated to income levels. Of the 645 renter households with children, 34.1% earn between 0% and 30% AMI, and 32.6% earn between 50% and 80% AMI, reflecting a relatively even distribution across income brackets. This indicates that factors other than income may drive the presence of children in renter households, such as housing affordability and availability.

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

Single-person households in Pico Rivera face significant housing instability risks due to lower income levels and limited resources. According to ACS 2018–2022 data, the median income for single-person households is $23,967, less than half the $59,309 median income for two-person households. These households also face transportation challenges, as they are less likely to own a vehicle, which complicates commuting and access to essential services.

Single-person households are more prevalent among homeowners, with 1,472 single-person homeowner households compared to 1,176 renter households. Data from Tables 3 and 4 indicates that around 36% of small households are cost-burdened, suggesting that approximately 954 single-person households may need housing assistance. These findings underscore the vulnerabilities of single-person households in Pico Rivera, particularly regarding housing affordability and transportation access, highlighting the need for targeted support to address their unique challenges.

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.

Disability

In Pico Rivera, 9.7% of residents—approximately 5,906 individuals—report having a disability, according to 2018–2022 American Community Survey (ACS) data. The prevalence of disability increases significantly with age, with nearly 30.4% of residents aged 65 and older experiencing some form of disability. This underscores the critical need for housing that accommodates physical and cognitive limitations, enabling safe and independent living for older adults and other individuals with disabilities.

Ambulatory difficulty, affecting nearly 3,135 residents, is the most reported disability and often necessitates features like ground-level units, ramps, and other mobility-friendly modifications. Other prevalent disabilities include independent living difficulty and cognitive impairments, which may require in-home support services, counseling, or placement in supportive housing communities. Developing inclusive housing strategies that address these needs is essential to ensuring that all residents in Pico Rivera have access to safe and supportive living environments.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Accurate crime statistics for incidents like family violence, intimate partner violence, and sexual assault are challenging to collect due to significant underreporting. Many survivors refrain from reporting due to fears of retaliation, concerns about child custody, or limited economic and housing resources, highlighting the importance of accessible resources for safety and stability.

According to California's OPENJUSTICE database, the Pico Rivera Police Department received 291 domestic violence calls in 2023, with 171 involving weapons. This represents an almost 4% decrease from 2022, which recorded 302 domestic violence incidents. In 2023, Pico Rivera reported 298 violent crimes, including 36 sexual crimes. These included 18 incidents of rape (forcible rape prior to 2014), 15 incidents of rape (other), and 3 incidents of attempted rape. This reflects an increase from 2022, which reported 44 sexual crimes.

The U.S. Department of Justice estimates that only 42% of violent victimizations are reported to law enforcement. Applying this estimate to Pico Rivera's 2023 data suggests that approximately 86 sexual offenses may have occurred. These figures emphasize the critical need for robust housing and support services to assist survivors in achieving safety, stability, and recovery.

What are the most common housing problems?

Pico Rivera faces significant housing challenges, including cost burdens, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden remains a critical issue, particularly among lower-income households, many of whom spend over 30% of their income on housing, with a substantial portion allocating more than half. This underscores the urgent need for affordable housing to reduce financial strain. Overcrowding is another prevalent issue, primarily affecting lower-income renters due to the limited availability of affordable, family-sized units.

According to 2018–2022 ACS data, Pico Rivera had only 442 vacant housing units. Homeownership opportunities are particularly constrained, with less than 0.1% of homeowner properties laying vacant compared to 1.8% of rental properties. This scarcity contributes to overcrowding and housing instability, disproportionately affecting single-person households, elderly residents, and lower-income families, who often struggle to secure stable housing and access essential services.

The city's aging housing stock presents additional challenges. HUD guidelines highlight lead-based paint hazards (LBPHs) as a significant risk in homes built before 1978. In Pico Rivera, 14,744 housing units were constructed before 1980, with 3,324 predating 1950. These older units, along with other potential environmental hazards like asbestos, require ongoing safety updates.

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

Pico Rivera faces significant housing challenges, including cost burdens, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly severe among lower-income households, with many spending over 30%—and in some cases more than half—of their income on housing. This highlights the urgent need for affordable housing options to alleviate financial strain. Overcrowding, driven by a shortage of affordable family-sized units, is also common among lower-income renters.

Homeownership opportunities in Pico Rivera remain constrained, with 11,477 owner-occupied units compared to 5,188 renter-occupied units and a homeowner vacancy rate of below 0.1%, based on 2018–2022 ACS data. This limited availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to secure stable housing and essential services.

Additionally, HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, especially those built before 1978. In Pico Rivera, 14,744 housing units—86.2% of all housing—were constructed before 1980, with 3,324 built before 1950. These older units, along with potential hazards such as asbestos, require continuous safety updates

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 former homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

HUD defines extremely low-income households as those earning 0–30% of the Area Median Income (AMI) and classifies households spending over 50% of their income on housing as severely cost-burdened. According to 2017–2021 CHAS data from the Housing Needs Summary Tables, Pico Rivera's extremely low-income households, particularly families with children, face critical affordable housing shortages. Approximately 510 extremely low-income homeowner households and 890 renter households in Pico Rivera are severely cost-burdened, spending more than half of their income on housing. These 1,400 households are at high risk of housing instability and potential homelessness.

The data also reveals that Pico Rivera has 305 extremely low-income households with children, most of whom are renters. These families face severe housing challenges, emphasizing the urgent need for targeted interventions to stabilize housing for the city's most vulnerable residents. Addressing these affordability issues is essential to prevent housing instability and provide long-term security for low-income families and households in Pico Rivera.

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.

Apart from the 1,650 extremely low renter households and 950 homeowner households experiencing Severe Housing Problems as shown in Table 7, the City does not provide estimates of the at-risk population.

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

In Pico Rivera, several housing characteristics contribute to instability and an increased risk of homelessness. The city's high percentage of older housing stock often requires expensive repairs and updates to meet safety standards, leaving many properties vulnerable to deferred maintenance or structural issues that may render them uninhabitable. Low-income tenants are particularly at risk of displacement if they cannot afford the necessary repairs. Furthermore, inadequate maintenance and lack of essential repairs—such as plumbing, heating, and electrical work—can lead to health hazards, often forcing residents to vacate or face eviction, especially when they lack resources to address or contest substandard conditions.

The limited housing availability, with only 2.6% of units vacant, coupled with the shortage of affordable options—as evidenced by the high prevalence of cost-burdened households—exacerbates these challenges, underscoring the need for affordable and stable housing solutions in Pico Rivera.

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

Introduction

To understand community needs, it is essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need as when a group experiences housing problems at a rate of at least 10 percentage points higher than the city's average, highlighting whether certain groups in Pico Rivera are more affected by these housing problems.

0%-30% 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	2,185	1,100	0
White	160	105	0
Black / African American	20	0	0
Asian	25	40	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,965	960	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS

*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

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	1,620	795	0
White	95	100	0
Black / African American	10	0	0
Asian	35	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,465	685	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

*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	2,185	1,445	0
White	100	105	0
Black / African American	4	15	0
Asian	30	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	2,020	1,300	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

*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	825	1,295	0
White	10	95	0
Black / African American	15	10	0
Asian	25	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	1,040	0

Table 16 - Disproportionally Greater Need 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, 4. Cost Burden greater than 30%

Discussion

Extremely Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 66.5%. Black / African American, American Indian and Alaska Native households in this income range are considered disproportionately in greater need.

Very Low Income: In this income group, 67.1% of households report a housing problem. Black / African American and Asian households in this income range are considered disproportionately in greater need.

Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 60.2%. Pacific Islander households in this income range are considered disproportionately in greater need.

Moderate Income: In this income group, 38.9% of households report a housing problem. Black / African American households in this income range are considered disproportionately in greater need.

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

Introduction

To understand community needs, it is essential to identify whether any racial or ethnic groups disproportionately face severe housing problems. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate of at least 10 percentage points higher than the city's average highlighting whether certain groups in Pico Rivera are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% 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	1,660	1,620	0
White	160	105	0
Black / African American	20	0	0
Asian	25	40	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,440	1,485	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2017-2021 CHAS

*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

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	1,120	1,285	0
White	65	130	0
Black / African American	10	0	0
Asian	30	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,010	1,140	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS

*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	1,010	2,620	0
White	35	170	0
Black / African American	0	20	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	970	2,340	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2017-2021 CHAS

*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	365	1,745	0
White	0	105	0
Black / African American	15	10	0
Asian	10	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	1,470	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2017-2021 CHAS

*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

Extremely Low Income: The jurisdiction-wide severe housing problem rate in this income group is 50.6%. Black / African American, American Indian, and Alaska Native households in this income range are considered disproportionately in need.

Very Low Income: In this income group, 46.6% of households report a severe housing problem. Black / African American and Asian households in this income range are considered disproportionately in need.

Low Income: The jurisdiction-wide severe housing problem rate in this income group is 27.8%. None of these groups are disproportionately impacted.

Moderate Income: In this income group, 17.3% of households report a severe housing problem. Black / African American households in this income range are considered disproportionately in need.

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

Introduction

To understand community needs, it is essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing cost burdens across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need as when a group experiences housing cost burdens at a rate of at least 10 percentage points higher than the city's average, highlighting whether certain groups in Pico Rivera are more affected by these housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	715	170	215	15
White	140	4	35	0
Black / African American	505	85	55	10
Asian	0	0	15	0
American Indian, Alaska Native	40	4	0	0
Pacific Islander	8,975	3,105	2,450	415
Hispanic	715	170	215	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2017-2021 CHAS

Discussion

Cost Burden: The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 20.0%. No racial or ethnic households are disproportionately impacted.

Severe Cost Burden: The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 16.3%. American Indian and Alaska Native households are disproportionately impacted by severe cost burden.

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?

Housing Problems

- Extremely Low Income: Black / African American, American Indian and Alaska Native households
- Very Low Income: Black / African American and Asian households
- Low Income: Pacific Islander households
- Moderate Income: Black / African American households

Severe Housing Problems

- Extremely Low Income: Black / African American, American Indian and Alaska Native households
- Very Low Income: Black / African American and Asian households
- Low Income: No racial or ethnic groups
- Moderate Income: Black / African American households

Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: American Indian and Alaska Native households

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

The most pressing needs in Pico Rivera include the development of new or renovated affordable housing for both homeownership and rental purposes, alongside expanded economic opportunities such as job training and job placement. Further analysis exploring the intersections of race and ethnicity, income, and housing issues is provided in section MA-50.

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

The relationship between racial or ethnic groups and specific neighborhoods is included in section MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing and affordable housing programs in Pico Rivera aim to provide safe and affordable rental housing for eligible low- and moderate-income families, seniors, and people with disabilities. The City of Pico Rivera Housing Services Division directly administers the Section 8 Housing Choice Voucher (HCV) program, offering rental assistance to qualifying households. This program enables participants to secure housing in the private market while ensuring affordability through federally funded subsidies. However, the Section 8 waiting list is currently closed, and the city is not accepting new applications currently.

Additionally, the Housing Services Division manages Community Development Block Grant (CDBG) programs, which fund housing rehabilitation, public facility improvements, and economic development initiatives to enhance community livability. The city also collaborates with local agencies and developers to increase the supply of affordable housing, particularly for vulnerable populations such as seniors and individuals with disabilities. While Pico Rivera operates its own Section 8 program, it continues to coordinate with the Los Angeles County Development Authority (LACDA) on broader housing policies and funding opportunities.

This section provides an overview of existing HCV allocations, public housing efforts, and affordable housing initiatives led by the City of Pico Rivera, ensuring that housing assistance reaches those who need it most. Further analysis will assess the demographics of those served by these programs, focusing on low-income households, elderly residents, and individuals with disabilities, to guide future housing policies and resource allocation effectively.

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); HCV Data Dashboard 2024

Housing Choice Voucher Distribution

The map illustrates the distribution of Housing Choice Voucher (HCV) households in Pico Rivera as of 2023, showing a very slight prevalence throughout most of the city with a clear concentration in the southwest as well as northeast of the city's center. The distribution reflects the uneven reliance on housing subsidies across the city emphasizing the need to address housing affordability in areas with lower HCV utilization.

Percent of total households that receive Housing Choice Vouchers in 2023.

Percent Households with HCV
Source: HUDs Picture of Subsidized Households

Year: 2023

Insufficient Data
0.99% or less
1.00% to 1.99%
2.00% to 2.99%
3.00% to 3.99%
4.00% or greater

Shaded by: Census Tract, 2020
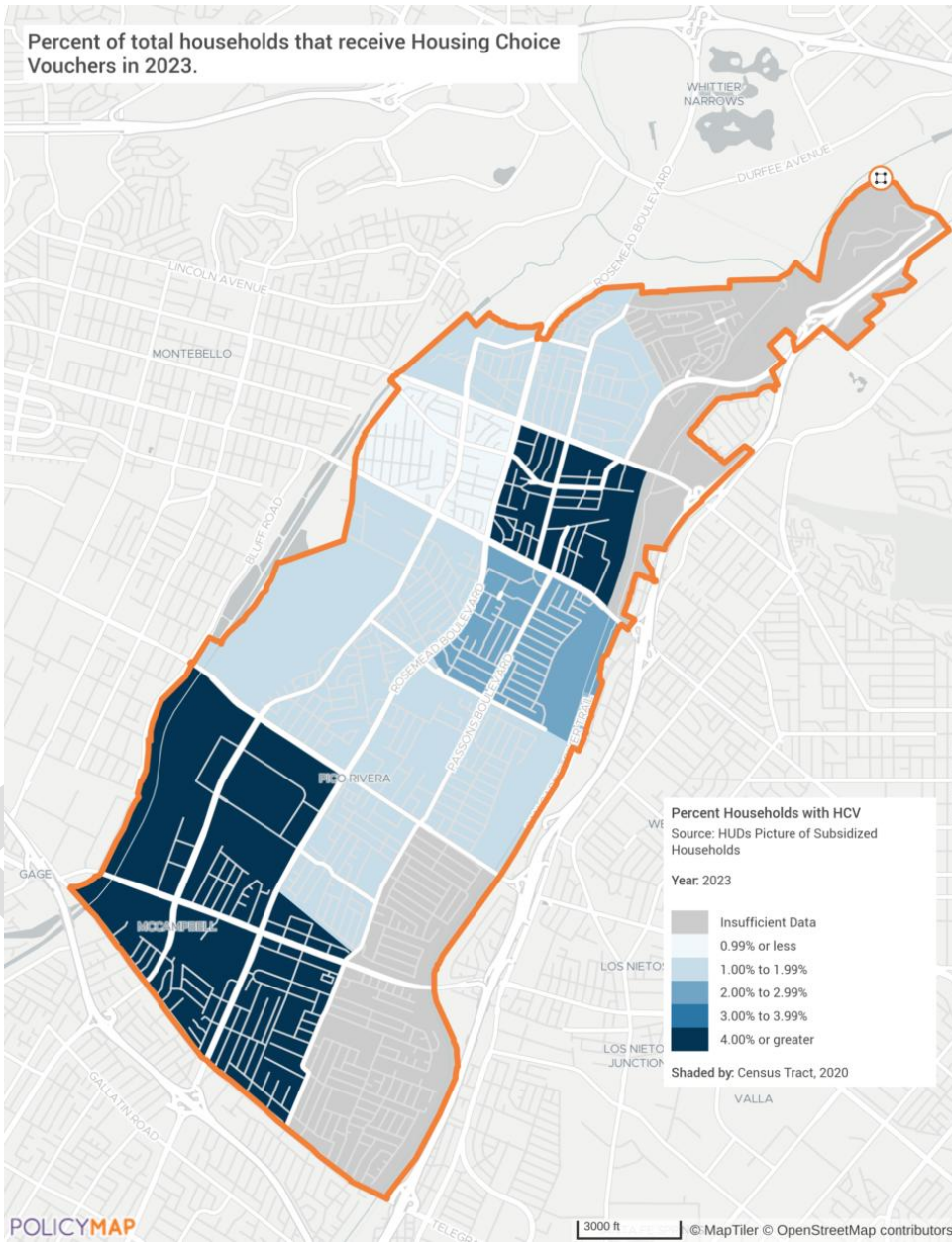
Characteristics of Residents

	Program Type							
	Certificate	**Mod-Rehab**	**Public Housing**	**Vouchers**				
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**	
							Veterans Affairs Supportive Housing	**Family Unification Program**
Average Annual Income	0	0	0	15758	0	15758	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

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							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)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							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.

Tenants and applicants on the waiting list for accessible units require accommodations tailored to their disabilities, including mobility-friendly features such as wheelchair ramps, ground-level units, wider doorways, and modified bathrooms or kitchens. For individuals with sensory impairments, accessible units must also include visual or auditory signaling devices. Additionally, there is a pressing need to reduce waiting times for accessible units, as the limited supply often leads to significant delays in housing placement. Properties like TELACU Del Rio and Verner Villa, which receive federal assistance, are required under Section 504 to provide a portion of their units as accessible, but demand often exceeds supply, leaving many applicants waiting for extended periods.

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

The immediate needs of residents include ensuring access to affordable housing that meets physical and cognitive accessibility standards. This includes units with reasonable modifications, such as grab bars, stair-free entryways, and in-unit features that promote independent living for those with disabilities. For voucher holders, a critical issue is finding private landlords who accept vouchers and offer housing that complies with accessibility requirements. Additionally, timely processing of reasonable accommodation requests under Section 504 is essential, as delays can prevent residents from fully benefiting from these programs.

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

While the general population prioritizes affordability, safety, and proximity to services, individuals with disabilities, residents of public housing, and HCV holders face more complex challenges. They require not only affordable housing but also units with specialized accessibility features and reasonable accommodations. This dual demand places a greater burden on individuals with disabilities compared to the population at large. For example, many properties in Pico Rivera meet general housing needs but fall short in offering adequate accessible units, creating disparities in housing equity. Additionally, incomes of persons in these populations are often much lower than that of the general population, making affordability an even more essential issue to be addressed.

Discussion

The housing landscape in Pico Rivera highlights significant gaps in meeting the needs of residents with disabilities and public housing residents. While properties like TELACU Del Rio and Verner Villa, though not traditional Public Housing, still comply with Section 504. The limited number of accessible units and high demand within these properties underscore the need for increased availability. Addressing these issues requires expanding the stock of accessible units, improving accommodation processes, and incentivizing landlords to offer accessible, voucher-eligible housing. Targeted outreach and support for individuals with disabilities are also critical to closing the gap between their needs and the broader housing market.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

Homelessness is a complex issue that affects communities across the United States, and its challenges stem from a combination of overlapping and interrelated factors. The causes of homelessness rarely arise from a single issue, but rather from the convergence of multiple events and conditions. Economically, homelessness can result from unemployment, a lack of affordable housing, or poverty. Health factors such as mental illness, physical disabilities, HIV/AIDS, and substance abuse also contribute significantly to housing instability. Additionally, social issues like domestic violence, educational attainment, and racial disparities play a role. Since these factors are often interconnected, addressing homelessness requires a collaborative, community-based approach that considers economic, health, and social dimensions simultaneously.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill)
- An institution that provides a temporary residence for individuals intended to be institutionalized
- A public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings

The Los Angeles City and County Continuum of Care (CoC) coordinates the region's response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the region. The data in this section comes from the 2024 PIT Count, conducted by the CA-600 Los Angeles City and County CoC for Service Planning Area 7 (SPA), which includes the city of Pico Rivera.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	575	202	-	-	-	-
Persons in Households with Only Children	1	0	-	-	-	-
Persons in Households with Only Adults	981	4,140	-	-	-	-
Chronically Homeless Individuals	277	1,583	-	-	-	-
Chronically Homeless Families	69	53	-	-	-	-
Veterans	71	81	-	-	-	-
Unaccompanied Child	154	66	-	-	-	-
Persons with HIV	24	43	-	-	-	-

Table 23 - Homeless Needs Assessment

2024 Homeless Count: Pico Rivera

2024 Homeless Count:
Raw Data Totals
Pico Rivera

Select City:
Pico Rivera ▼

Actual Persons Counted:

	2024	2023	Diff
Sheltered:	0	0	0
Unsheltered:	95	90	5
Total Actual Persons:	95	90	5

Improvised Dwellings Counted:

	2024	2023	Diff
Cars:	50	26	24
Vans:	20	5	15
RVs:	7	3	4
Tents:	11	18	-7
Makeshift shelters:	16	33	-17
Total Dwellings:	104	85	19

Notes:
* The data presented above are actual counts of the persons and improvised dwellings and have not been adjusted by a multiplier to estimate the persons living in the counted dwellings.
* These actual counts of persons and improvised dwellings include data collected by volunteers the night of the count along with data collected by special outreach teams who canvass hard-to-reach and/or dangerous areas.
* Sheltered counts do not include clients sheltered with vouchers or in programs with confidential addresses, such as shelters for clients fleeing domestic violence. Voucher-based program data is not available at the census tract level. Data for confidential sites is included only in summaries at the SPA-level or larger to protect their confidentiality.

The Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. The local count conducted in January 2024 for Pico Rivera identified no individuals experiencing homelessness that were residing in shelters, 95 individuals experiencing unsheltered homelessness, and 104 residing in improvised dwellings, such as cars, vans, RVs, or tents, or makeshift shelters. These

2024 local totals for Pico Rivera, or 95 observed individuals experiencing homelessness, represent a very slight increase from the previous year (2023) when 90 homeless individuals were observed. However, these figures do not include individuals who are sheltered through voucher programs or residing in facilities with confidential addresses

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).

- **Chronically Homeless Individuals and Families:** Chronically homeless individuals and families are those who experience long-term or repeated episodes of homelessness, often for a year or more. This population frequently faces mental health challenges, substance use disorders, or physical disabilities that complicate efforts to find and retain stable housing. Due to the enduring nature of their homelessness, these individuals and families typically require intensive support services and permanent supportive housing to achieve housing stability.

- **Families with Children:** Families experiencing homelessness with children consist of one or more adults with minor dependents. These families often experience homelessness due to economic hardship, domestic violence, or a lack of affordable housing. Homelessness can have particularly adverse effects on children, disrupting their education, healthcare access, and overall well-being. Providing stable housing for these families is essential to support the developmental needs of children and promote family stability.

- **Veterans and Their Families:** Veterans experiencing homelessness often have unique needs related to physical or mental health, such as post-traumatic stress disorder (PTSD) or physical disabilities acquired during military service. Veterans are more likely than the general population to experience homelessness, and they frequently benefit from tailored services, such as specialized healthcare and housing assistance. Although most data focus on individual veterans, families of veterans may also face housing instability, especially when veterans face barriers to employment or healthcare.

- **Unaccompanied Youth:** Unaccompanied youth experiencing homelessness are young individuals, typically under 25, who are without parental or guardian care. This population often includes those who have aged out of foster care, fled abusive households, or faced family rejection due to sexual orientation or other factors. Unaccompanied youth face unique vulnerabilities, including limited access to education, healthcare, and employment, and they are at higher risk for exploitation and mental health issues. Targeted interventions are essential to support these youth and help them transition to stable, independent living.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	693	748
Black or African American	485	493
Asian	32	43
American Indian or Alaska Native	39	297
Pacific Islander	12	5
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	879	2,929
Not Hispanic	678	1,413

Alternate Data Source Name: 2024 Greater Los Angeles Homeless Count Service Planning Area 7 Los Angeles Homeless Services Authority

Data Source Comments: CoC: CA-600 Los Angeles City and County CoC

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

The table above presents data from the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 7 (SPA), highlights the significant housing needs of families with children experiencing homelessness. Among the total homeless population, there were 190 families with children comprised of 575 individuals that were experiencing sheltered homelessness on the night of the count, while 62 families with children comprised of 202 individuals were experiencing unsheltered homelessness. Collectively, these families included 373 individuals under the age of 18, demonstrating the substantial presence of children in need of stable housing solutions. The high number of unsheltered families underscores the urgent need for interventions to address both immediate shelter needs and long-term housing stability for families with children. There were no Veterans in families with children identified during the 2024 PIT count.

Addressing the housing needs of these families with children requires expanded access to affordable housing, tailored support services, and programs designed to promote long-term housing stability. These efforts are essential for ensuring that vulnerable populations can transition out of homelessness and achieve a higher quality of life.

All data from the 2024 Point-In-Time (PIT) count provided in the previous tables pertains to the Los Angeles City and County Continuum of Care (CoC) Service Planning Area 7, which includes Pico River

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

Based on data from the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 7 (SPA), there were a total of 1,557 individuals experiencing sheltered homelessness and 4,342 individuals experiencing unsheltered homelessness. This comprehensive count highlights significant racial and ethnic disparities among the homeless population across the CoC.

Among the sheltered homeless population, approximately 44.5% were White individuals, 31.1% Black/African American individuals, and 56.5% Hispanic individuals.

Of the unsheltered homeless population, approximately 17.2% were White individuals, 11.4% were Black/African American individuals, and 67.5% were Hispanic individuals. Hispanic individuals represented the largest demographic group among unsheltered individuals, reflecting unique challenges in accessing housing stability.

This demographic data underscores the need for targeted interventions to address the racial and ethnic inequities within the homeless population, ensuring that resources are equitably distributed and tailored to meet the specific needs of these communities.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 7 (SPA), there were 1,557 individuals experiencing sheltered homelessness and 4,342 individuals experiencing unsheltered homelessness across the region. Within this CoC, the Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. A local count conducted in January 2024 for Pico Rivera identified no homeless individuals residing in shelters, 95 unsheltered individuals, and 104 make-shift dwellings, such as cars, vans, RVs, or tents housing an uncounted number of individuals.

These 2024 local totals for Pico Rivera or 95 observed homeless individuals represent a slight increase from the previous year (2023) when 90 homeless individuals were observed. However, these figures do not include individuals who are sheltered through voucher programs or residing in facilities with confidential addresses.

This data provides valuable insights into the scope of homelessness in Pico Rivera, emphasizing the urgent need for targeted interventions to address both sheltered and unsheltered homelessness. Additionally, the presence of individuals in temporary or informal accommodations highlights the importance of solutions that ensure housing stability for all affected residents.

Discussion

All data from the 2024 Point-In-Time (PIT) count provided in the previous tables pertains to the Los Angeles City and County Continuum of Care (CoC) Service Planning Area 7, which includes Pico Rivera unless otherwise noted. This regional data offers valuable insights into the scope of homelessness within

the broader CoC and informs local planning and resource allocation for cities like Pico Rivera. As part of the CoC, Pico Rivera's homelessness challenges and housing needs are reflected within these aggregated statistics, underscoring the shared responsibility to address homelessness across the region.

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

Introduction

This section includes an assessment of non-homeless special needs groups in the city, including the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Common special needs populations identified in the city's Consolidated Plan public/stakeholders' forums included ex-offenders, and persons in need of non-traditional childcare (nights, evening, weekends).

Describe the characteristics of special needs populations in your community.

Elderly: The elderly population in Pico Rivera faces distinct challenges, making access to affordable and suitable housing essential. Staying in familiar environments is both medically and emotionally beneficial for seniors, which is why maintaining an independent lifestyle is a priority. However, many elderly individuals live on fixed incomes or have disabilities, creating financial pressures that limit their independence. As living costs rise, seniors often struggle to increase their income to keep up with inflation.

According to 2018-2022 ACS data, approximately 9,591 individuals in Pico Rivera are over the age of 65, representing 15.6% of the population. Among them, approximately 30.4% have a disability, and 19.8% live below the poverty level. Elderly households are predominantly homeowners, with 79.2% owning their homes. These figures underscore the need for housing affordability initiatives and support services to help Pico Rivera's aging population maintain stability and independence.

HIV/AIDS: In Pico Rivera, various housing programs funded by federal, state, and local resources aim to support vulnerable populations, including low-income households and individuals facing health challenges such as HIV/AIDS. While specific HIV/AIDS data for Pico Rivera are unavailable, Los Angeles County's 2022 HIV Surveillance Report indicates that 53,599 people are living with diagnosed HIV (PLWDH) countywide. This population faces significant challenges, including racial disparities and housing instability, which negatively impact health outcomes.

Black/African Americans and Hispanic individuals experience higher rates of new HIV diagnoses and lower rates of viral suppression compared to White individuals in Los Angeles County. Additionally, approximately 20% of PLWDH in the county reported housing instability, underscoring the critical need for stable and affordable housing to support effective medical care and treatment adherence.

Affordable housing programs in Pico Rivera play a crucial role in supporting residents with chronic health conditions, including those living with HIV/AIDS. Stable housing not only improves health outcomes but also helps low-income individuals and families manage the dual burdens of healthcare costs and housing affordability. By addressing both housing and healthcare needs, these programs contribute to long-term stability and well-being for Pico Rivera's most vulnerable residents.

Alcohol and Drug Addiction: Substance use disorders are a critical concern in Pico Rivera, mirroring trends observed across Los Angeles County. Alcohol and opioids, including prescription opioids and heroin, are

the substances most associated with hospitalizations. Countywide data from 2022 reported approximately 131,365 emergency department (ED) visits due to alcohol-related health issues and 129,449 hospitalizations related to alcohol and illicit drug use. Additionally, the Los Angeles County Department of Public Health noted that 54% of adults aged 18 and older consumed alcohol at least once in the past month, with 18% engaging in binge drinking—defined as consuming five or more drinks on a single occasion for men or four or more drinks for women.

Opioid-related issues also remain a significant concern. In 2021, Los Angeles County reported 16,663 opioid-related ED visits and 11,022 hospitalizations. Alarmingly, accidental fentanyl overdose deaths increased dramatically, reaching 1,910 deaths in 2022, reflecting a staggering 1,652% increase since 2016. These figures highlight the urgent need for targeted interventions to address opioid misuse and overdose prevention.

Pico Rivera, like many other communities, faces the challenge of combating this substance use issues through comprehensive support services. These include increased access to prevention programs, treatment options for substance use disorders, and public awareness campaigns aimed at reducing misuse. Expanding resources to address both alcohol and opioid-related concerns will be critical in supporting the health and safety of Pico Rivera residents.

Disability: In Pico Rivera, 5,906 individuals live with a disability, representing 9.7% of the population. Disability rates naturally increase with age, as older residents are more likely to experience one or more disabilities. Disabilities are less common among children, with 523 individuals 17 years and younger reporting a disability, and 14 reported cases under the age of 5. However, this demographic still requires attention. Households with children who have disabilities may need additional support and resources to address their unique needs, emphasizing the importance of targeted services for this group.

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

Elderly: Housing options for the elderly range from independent living to assisted living, nursing homes, and support facilities like adult day care. Key considerations include location, affordability, proximity to healthcare and essential services, and ease of upkeep. As health issues become more common with age, elderly individuals benefit from access to healthcare and assistance with daily activities such as shopping and housekeeping. Proximity to essential services and reliable transportation is critical as mobility decreases, and safety becomes a growing concern for those living alone.

Providing secure, affordable housing for the elderly is vital. Access to healthcare, shopping, social networks, and public transportation supports seniors in maintaining independence. Additionally, housing may require modifications to address disabilities that often arise with aging, further ensuring a safe and supportive living environment.

Alcohol and Drug Addiction: Individuals with substance abuse problems require a comprehensive support network to maintain sobriety and overall health. Their housing needs often include sober living

environments that provide a structured, substance-free setting conducive to recovery. Access to employment support services is also critical, as stable income can be a key factor in maintaining long-term sobriety. Additionally, housing should be located near health facilities for ongoing medical and psychological treatment, as well as close to family and social networks that can offer emotional support.

Detoxification facilities are essential at the onset of treatment, offering medical supervision during the withdrawal process. These facilities, along with rehabilitation centers, provide the foundation for recovery. Access to such resources, coupled with stable housing and employment, plays a crucial role in breaking the cycle of addiction and preventing relapses. Long-term housing stability, combined with ongoing access to medical and social support services, is key to helping individuals with substance abuse issues rebuild their lives.

Disability: Individuals with disabilities represent a diverse population with varying levels of independence and abilities. While they face many of the same housing challenges as the general population, they also have unique needs based on their capabilities. Many individuals with disabilities rely on a fixed income, limiting their housing options. Those with greater independence often utilize subsidized housing, while individuals requiring more support typically reside in community homes funded by public welfare or privately-owned personal care settings. Some adults with disabilities continue to live with their families throughout adulthood.

Regardless of the type of housing, continuous support services are crucial and must be tailored to individual's abilities. These services may include assistance with daily living activities, transportation, or medical care. The availability of these support systems is essential to ensure that individuals with disabilities can maintain a stable and comfortable living environment, promoting independence and improving their quality of life.

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

While specific HIV/AIDS data for Pico Rivera are unavailable, Los Angeles County's 2022 HIV Surveillance Report indicates that within the Los Angeles Eligible Metropolitan Statistical Area (EMSA), which includes Pico Rivera, there were 53,599 people living with diagnosed HIV (PLWDH) as of 2022. Black/African Americans and Hispanic individuals are disproportionately affected, with higher rates of new diagnoses and lower viral suppression compared to White individuals. Housing instability impacts approximately 20% of PLWDH, emphasizing the critical need for stable housing to support effective treatment and care. Families impacted by HIV/AIDS often face additional challenges, including economic instability and barriers to accessing comprehensive healthcare and supportive services.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not Applicable to the City.

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

Describe the jurisdiction's need for Public Facilities.

Pico Rivera has identified a need to expand and upgrade public facilities to better serve its residents. This includes the improvement of community centers, libraries, and recreational areas to meet the growing demand for public spaces and services. The city currently offers limited park space, with only 1.3 acres per 1,000 residents, significantly below regional and national averages, indicating a need for additional recreational facilities. Moreover, enhancements to existing facilities, such as updated amenities in senior centers and technology upgrades in libraries, are essential to accommodate the diverse needs of the community.

How were these needs determined?

These needs were identified through data-driven assessments and community engagement. The city conducted resident surveys and hosted public meetings to gather input on public facility usage and demand. Additionally, the Los Angeles County Parks Needs Assessment provided critical insights into gaps in recreational space, while departmental evaluations of service participation highlighted areas requiring immediate attention. Strategic goals outlined in the city's Annual Action Plan also prioritize investments in public facilities to enhance quality of life for residents.

Describe the jurisdiction's need for Public Improvements.

Pico Rivera requires significant public improvements, particularly in its aging infrastructure, including streets, sidewalks, drainage systems, and public safety facilities. The city has identified the need to address accessibility and mobility challenges by enhancing pedestrian pathways and implementing ADA-compliant improvements. Upgrades to water and sewer systems are also critical to support the city's economic development goals and ensure environmental sustainability.

How were these needs determined?

The city evaluated public improvements through infrastructure condition assessments, community feedback, and input from city planning departments. Reports from the city's Strategic Plan and Economic Development Plan highlight the importance of infrastructure modernization to attract businesses and facilitate housing development. Regular inspections of streets and utilities further emphasized the necessity of upgrades, and public engagement initiatives revealed resident concerns about safety and mobility challenges.

Describe the jurisdiction's need for Public Services.

Pico Rivera has a pressing need to enhance public services, particularly in the areas of youth programming, senior support, and public health. Youth services, such as after-school programs and recreational activities, require expansion to provide safe and constructive options for children and teens. For seniors, services including meal delivery, transportation, and wellness programs are crucial to supporting an aging

population. Public health services, including access to clinics and mental health resources, are also identified as critical areas for improvement.

How were these needs determined?

These needs were identified through local and regional assessments, including input from community organizations and stakeholders. The city's Strategic Plan and Annual Action Plan included public workshops and surveys that highlighted the demand for expanded youth and senior services. Health service needs were identified through regional data from healthcare providers and community health reports, which showed gaps in access to care and services for vulnerable populations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Pico Rivera, located in southeastern Los Angeles County, is a vibrant community with a rich cultural heritage and proximity to major urban centers. Established in 1958 through the merger of the unincorporated communities of Pico and Rivera, the city has evolved from its agricultural roots into a dynamic suburban area characterized by a diverse population and strong community spirit. The local economy is supported by industries such as manufacturing, retail, and services, driving a steady demand for both affordable and market-rate housing.

The city's population comprises a mix of families, seniors, and young professionals, contributing to its inclusive community character. Pico Rivera's housing stock is predominantly older, with approximately 72.68% of homes built between 1940 and 1969, including many constructed during the post-World War II housing boom. These homes often require upgrades to align with modern safety, energy efficiency, and accessibility standards. While much of the housing remains in fair condition, deferred maintenance is common, particularly among lower-income homeowners and renters. Housing availability is limited, with a homeowner vacancy rate of 0.1% and a rental vacancy rate of 1.8%, creating a competitive housing market and affordability challenges for residents.

Pico Rivera faces several key housing and community needs. Socially, there is a significant demand for more affordable and accessible housing to support low-income households, seniors, and residents with disabilities. Economically, investment in workforce development and job creation is essential to strengthen the local economy and reduce financial strain on residents. Infrastructure improvements, such as enhanced public facilities, upgraded utility systems, and safer transportation networks, are also critical to improving the city's livability and resilience.

Addressing these challenges comprehensively will enhance Pico Rivera's housing market, promote economic stability, and ensure a high quality of life for all residents, securing a brighter future for the city.

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

Introduction

This section provides an analysis of Pico Rivera's housing stock, focusing on housing types and occupancy trends. It examines the number of units per structure, the distribution of multifamily housing, and the range of unit sizes available. Additionally, it explores the balance between owner-occupied and renter-occupied housing, offering insights into the city's housing composition and the availability of diverse housing options throughout the community.

All residential properties by number of units

Property Type	Number	%
1-Unit Detached Structure	12,777	74.7%
1-Unit, Attached Structure	730	4.3%
2-4 Units	554	3.2%
5-19 Units	505	3.0%
20 Or More Units	2,093	12.2%
Mobile Home, Boat, RV, Van, Etc.	448	2.6%
Total	**17,107**	**100%**

Table 26 – Residential Properties by Unit Number

Data Source: 2018-2022 ACS

Pico Rivera's housing stock is diverse, with traditional single-family detached homes comprising 74.7% of all units and multifamily housing, defined as buildings with four or more units, making up 15.2%. Multifamily units vary in size, ranging from small buildings with 3-19 units to medium-sized buildings with 20-49 units, and large developments with 50 or more units, which are primarily located in urban areas. This range of housing types provides options to accommodate various household sizes and preferences, reflecting the city's commitment to meeting diverse housing needs.

Property Type

Small Multifamily Developments

Small multifamily developments (3–19 units) are spread throughout Pico Rivera, with the highest concentrations found near the city center to the northeast and southwest. Most census tracts in this area report a prevalence of small multifamily buildings exceeding 8%, with several neighborhoods surpassing 16% of the housing stock. Throughout the rest of the city, there are significantly lower proportions of small multifamily units, with some areas in the city center reporting less than 4% of their housing stock in this category. This variation reflects localized patterns in housing development, indicating areas where

smaller multifamily housing is more prevalent and accessible to the community.
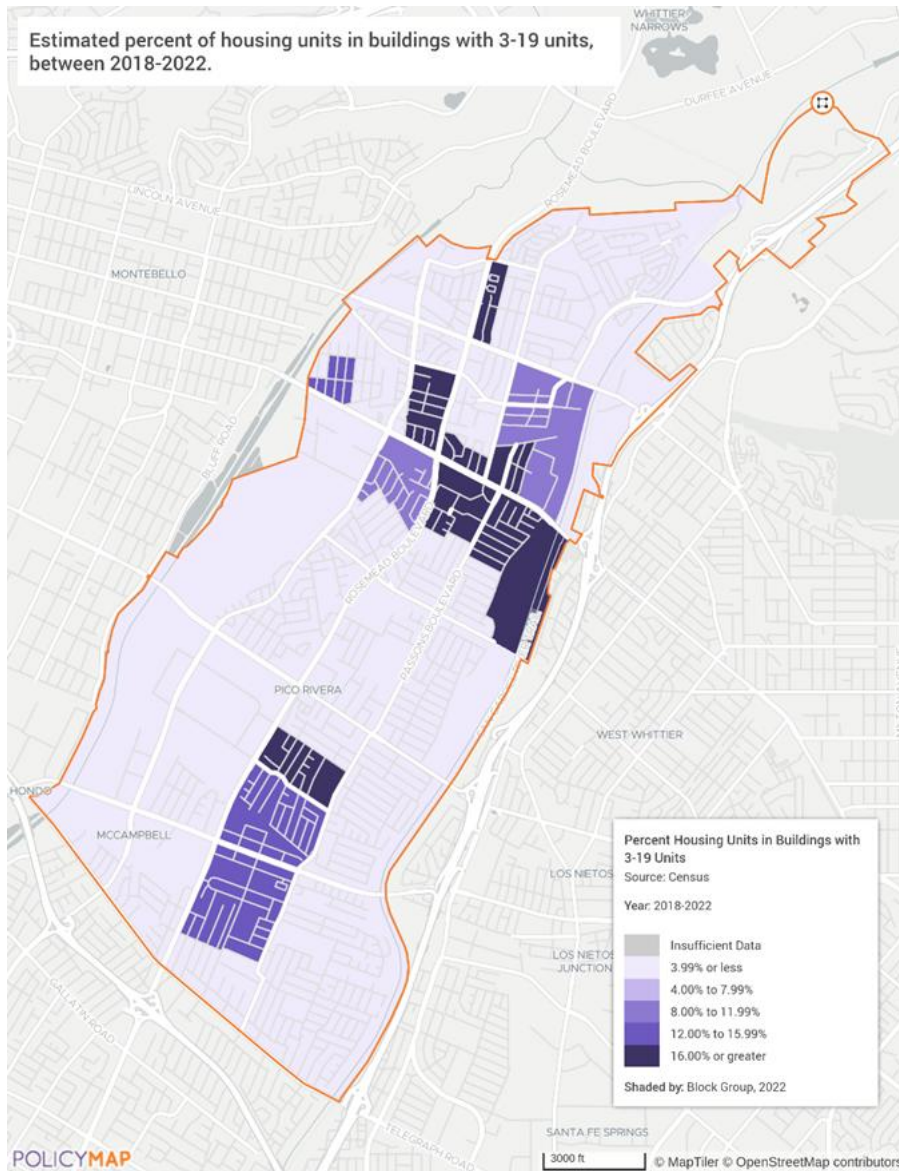
Medium Multifamily Developments

The distribution of medium multifamily developments (20–49 units) in Pico Rivera is limited, with most census tracts reporting less than 4% of housing units in this category. However, areas above and below the center of the city show higher concentrations, with some census tracts reporting 8–12% or more of housing units in medium multifamily developments. These mid-sized multifamily properties are a valuable, though localized, housing option, providing diverse living arrangements that support a mix of families, individuals, and seniors. This highlights an opportunity for targeted development to expand this

housing type, which plays a critical role in meeting the city's housing needs.

Estimated percent of housing units in buildings with 20-49 units, between 2018-2022.

Percent Housing Units in Buildings with 20-49 Units
Source: Census
Year: 2018-2022

- Insufficient Data
- 3.99% or less
- 4.00% to 7.99%
- 8.00% to 11.99%
- 12.00% to 15.99%
- 16.00% or greater

Shaded by: Block Group, 2022
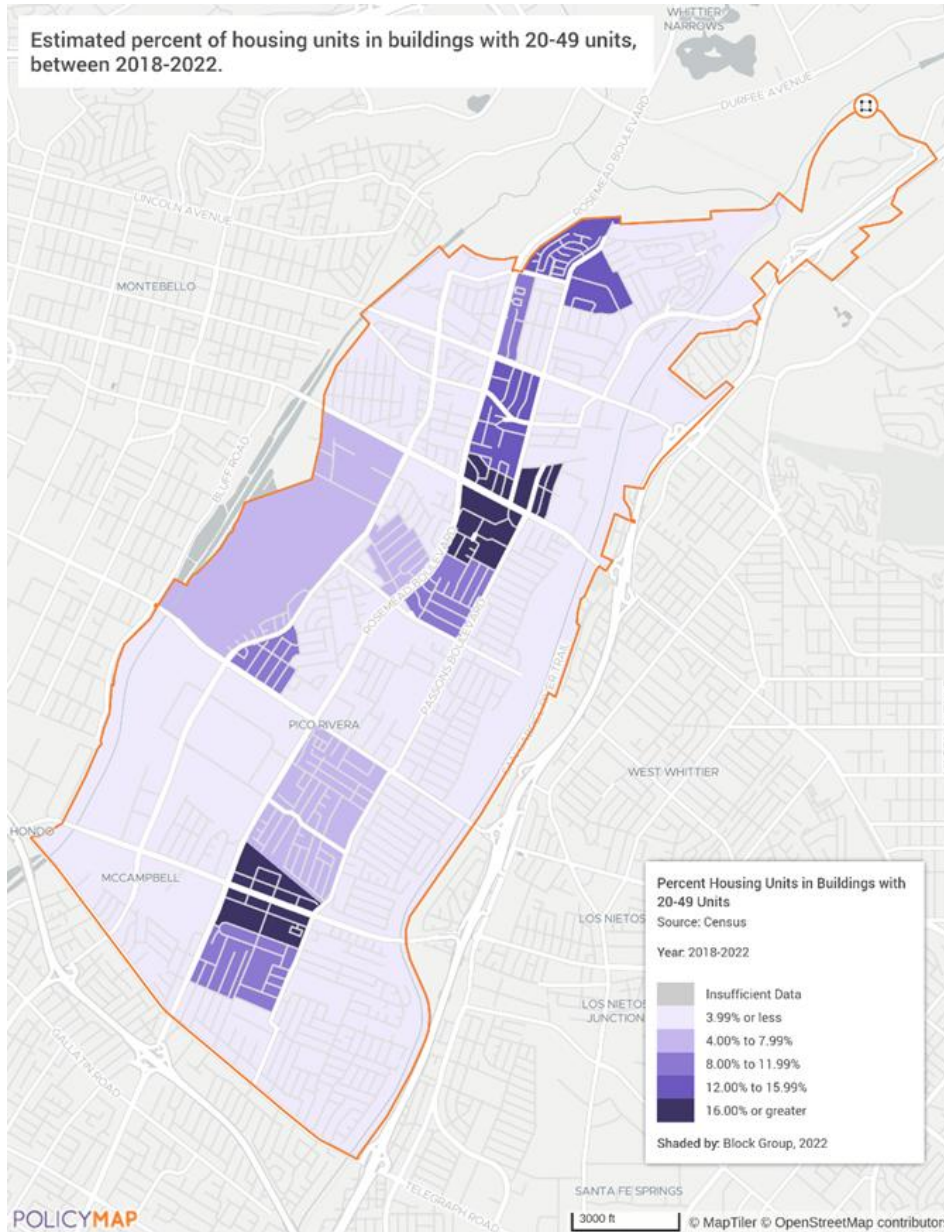
Large Multifamily Developments

Large multifamily developments with 50 or more units are relatively scarce across Pico Rivera, with most census tracts reporting less than 4% of housing units in this category. However, there are notable concentrations in the southeastern and central parts of the city, where over 12% and, in some cases, more than 16% of housing units consist of large multifamily buildings. These developments provide crucial high-density housing options that support affordability and accommodate diverse population needs. The uneven distribution of these properties highlights the importance of evaluating their availability and

accessibility to ensure they adequately meet local housing demand.

Estimated percent of housing units in buildings with 50 or more units, between 2018-2022.

Percent Housing Units in Buildings with 50+ Units

Source: Census

Year: 2018-2022

Insufficient Data
3.99% or less
4.00% to 7.99%
8.00% to 11.99%
12.00% to 15.99%
16.00% or greater

Shaded by: Block Group, 2022
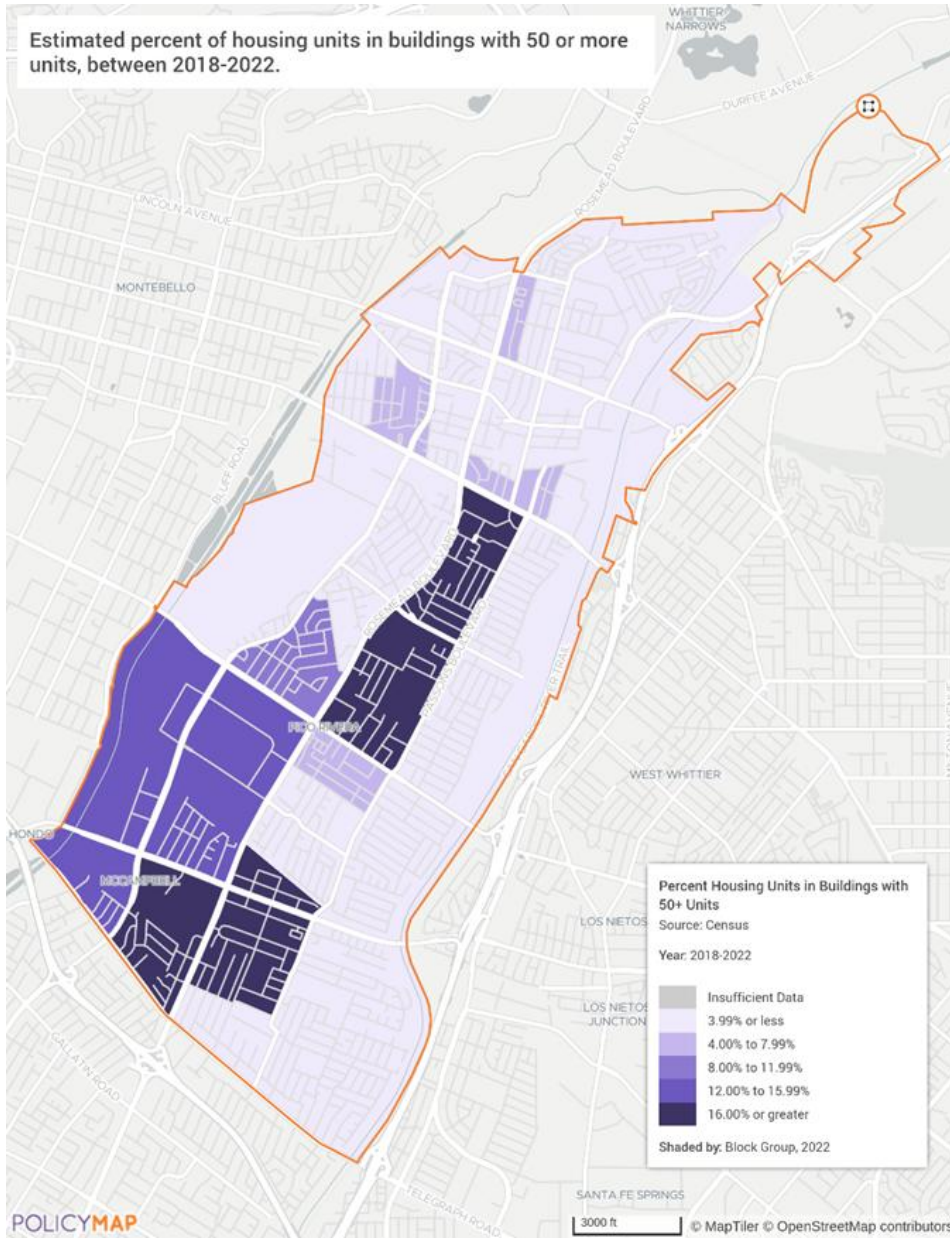
Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	285	2.5%	615	11.9%
1 bedroom	128	1.1%	1,691	32.6%
2 bedrooms	2,868	25.0%	1,525	29.4%
3 or more bedrooms	8,196	71.4%	1,357	26.2%
Total	**11,477**	**100%**	**5,188**	**100%**

Table 27 – Unit Size by Tenure

Data Source: 2018-2022 ACS

Unit Size by Tenure

In Pico Rivera, there is a notable contrast in unit sizes between owner-occupied and rental properties. Larger units with three or more bedrooms dominate the homeowner market, accounting for approximately 71.4% of owner-occupied units, whereas only 26.2% of rental units fall into this category. Conversely, smaller units with one bedroom or less are uncommon among homeowner properties, comprising just 3.6%, but are significantly more prevalent in the rental market, where they make up 44.5% of all units. This disparity highlights a concentration of smaller living spaces within Pico Rivera's rental housing market.

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

Pico Rivera, CA, offers several affordable housing developments supported by federal, state, and local programs, targeting various income levels and family types. Below is a summary of these developments:

1. **Pavilion Court**
   - **Affordable Units:** 132
   - **Assistance Type:** Targets low-income families, offering 1- to 3-bedroom units under the Low-Income Housing Tax Credit (LIHTC) program.
2. **TELACU Del Rio**
   - **Affordable Units:** 69
   - **Assistance Type:** TELACU Del Rio is a 69-unit senior, low-income apartment community developed by TELACU, a community development corporation that utilizes various public and private funding sources to develop affordable housing.
3. **Verner Villa**
   - **Affordable Units:** 75
   - **Assistance Type:** Provides subsidized housing for low-income seniors, participating in the Section 8 Project-Based Rental Assistance program.
4. **Section 8 Housing Choice Vouchers**
   - **Funding Sources:** U.S. Department of Housing and Urban Development (HUD)

- ○ **Number of Assisted Units:** Not specified
- ○ **Target Population:** Low-income families and individuals

These developments highlight Pico Rivera's ongoing efforts to provide stable housing options to families and individuals through partnerships and a combination of funding sources.

Additional Housing Program Funding

The City received an average of $599,000 in Community Development Block Grant (CDBG) funding over the last five-year Consolidated Plan cycle. The last year of the Consolidated Plan cycle, Fiscal Year 2024, the City received an allocation of $589,071. To plan for its new fiscal year, the City uses estimates based off the last funding received, underestimating the anticipated expected funds. Over the upcoming Consolidated Plan cycle, using an annual allocation estimate of $550,000, the City anticipates receiving $2,750,000 in CDBG funds. The City typically programs about 20% of its annual allocation towards home-owner rehabilitation activities that help maintain the City's housing stock affordable. Using the estimated allocations this means that yearly the City will likely set aside $110,000 (or $550,000 over the five-year Consolidated Plan cycle) of its annual allocation to fund a home-owner rehabilitation program.

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

Pico Rivera is currently expected to lose both properties that are contracted with Section-8 within the next five (5) years:

- ● Verner Villa
    - ○ Expiration: September 2025
    - ○ 75 units
- ● TELACU Pico Rivera DBA TELACU Del Rio
    - ○ Expiration: January 2028
    - ○ 69 units

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

Pico Rivera is experiencing a significant shortage of affordable housing, particularly in small to medium-sized units suitable for both growing families and elderly households, as identified in local housing assessments. This shortage is evident in the high rate of cost-burdened households, with many families spending more than 30% of their income on housing. Overcrowding is also a prevalent issue among small family households, highlighting the urgent need for more affordable housing options that can reduce financial strain and better accommodate larger household sizes within the city.

Describe the need for specific types of housing.

Pico Rivera faces a critical need for specific housing types to address the diverse needs of its residents. There is a shortage of affordable rental units for low-income households, particularly those earning below

30% of the Area Median Income (AMI). Many of these households are severely cost-burdened and at risk of housing instability. There is also strong demand for small to medium-sized owner-occupied units, which could accommodate growing families and elderly residents seeking accessible, downsized living spaces.

The supply of ADA-compliant housing in Pico Rivera is limited, creating challenges for elderly residents and individuals with disabilities who require modifications such as ramps, grab bars, and zero-step entries to maintain independent living. Rising home prices and interest rates further limit homeownership opportunities for middle-income families, emphasizing the need for affordable options like townhomes or small single-family homes.

Additionally, there is a significant need for supportive housing with integrated services, including mental health care and substance abuse counseling, to assist residents with complex needs. Expanding these housing options would help alleviate Pico Rivera's housing shortages, reduce cost burdens, and support a more stable and inclusive community.

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

Introduction

In this section, the cost of housing for both homeowners and renters in the City of Pico Rivera is described and analyzed. A review is made of the current home values and rents, as well as how those amounts have changed since 2012. Housing affordability, availability, and cost burden are major issues facing the residents of Pico Rivera.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	$344,900	$596,500	72.9%
Median Contract Rent	$1,103	$1,546	40.2%

Table 28 – Cost of Housing

Data Source: 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	410	8.3%
$500-999	401	8.1%
$1,000-1,499	924	18.6%
$1,500-1,999	1,835	37.0%
$2,000 or more	1,386	28.0%
Total	**4,956**	**100%**

Table 29 - Rent Paid

Data Source: 2018-2022 ACS

Housing Affordability

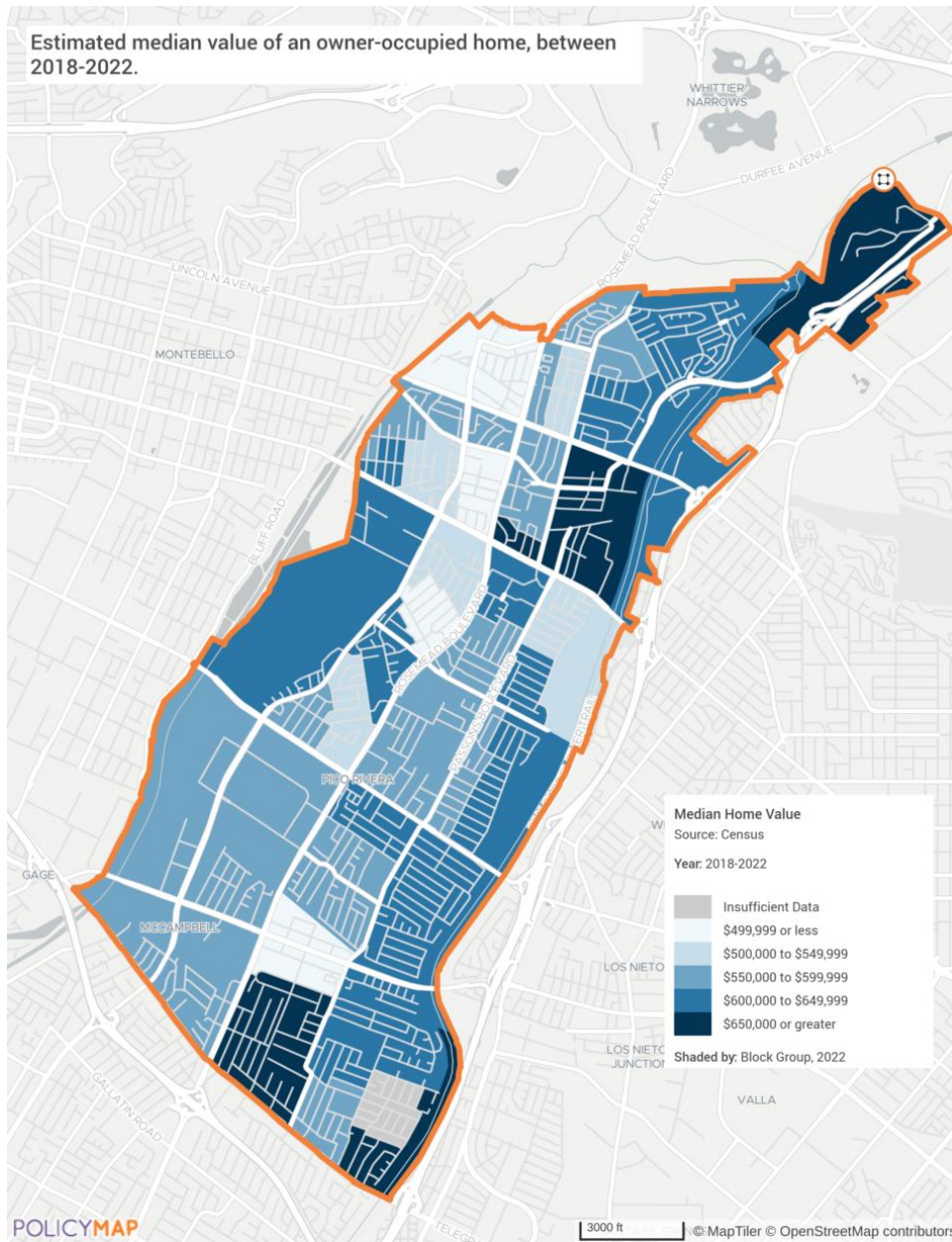| Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	465	No Data
50% HAMFI	1,445	240
80% HAMFI	3,770	770
100% HAMFI	No Data	1,880
Total	*5,680*	*2,890*

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Housing Costs

Housing costs in Pico Rivera have surged, with home prices up 72.9% and rents rising 40.2% since 2012. Currently, 65.0% of renters pay over $1,500 per month, while 18.6% pay between $1,000 and $1,500. These trends highlight growing affordability challenges as housing costs outpace wage growth, underscoring the urgent need for expanded affordable housing options to meet increasing demand.

Median Home Values

The map illustrates the median home values in Pico Rivera, with most areas having values exceeding $500,000. The highest values, surpassing $650,000, are concentrated in several neighborhoods, primarily in the northeastern and southeastern parts of the city. Lower-value areas, particularly near and east of the city center, show median home values below $500,000. This distribution underscores an affordability challenge across Pico Rivera, where rising home values limit access to homeownership for many residents, particularly low- and moderate-income households. Addressing this issue will require targeted efforts to expand affordable housing options and support first-time homebuyers.

Estimated median value of an owner-occupied home, between 2018-2022.

Median Home Value
Source: Census

Year: 2018-2022

	Insufficient Data
	$499,999 or less
	$500,000 to $549,999
	$550,000 to $599,999
	$600,000 to $649,999
	$650,000 or greater

Shaded by: Block Group, 2022

POLICYMAP

3000 ft | © MapTiler © OpenStreetMap contributors

Median Rent

The map of median gross rent in Pico Rivera reveals significant variation across the city. The highest rents, exceeding $2,000, are concentrated in northern and southeastern areas, reflecting a cluster of higher-cost rental housing. Median rents above $1,500 are widespread across much of the city, indicating a general trend toward higher rental costs. However, tracts near the central part of Pico Rivera report much lower rents, with some areas showing median rents below $1,250. This uneven distribution underscores disparities in rental affordability, creating challenges for low- and moderate-income renters, particularly in areas with higher costs.
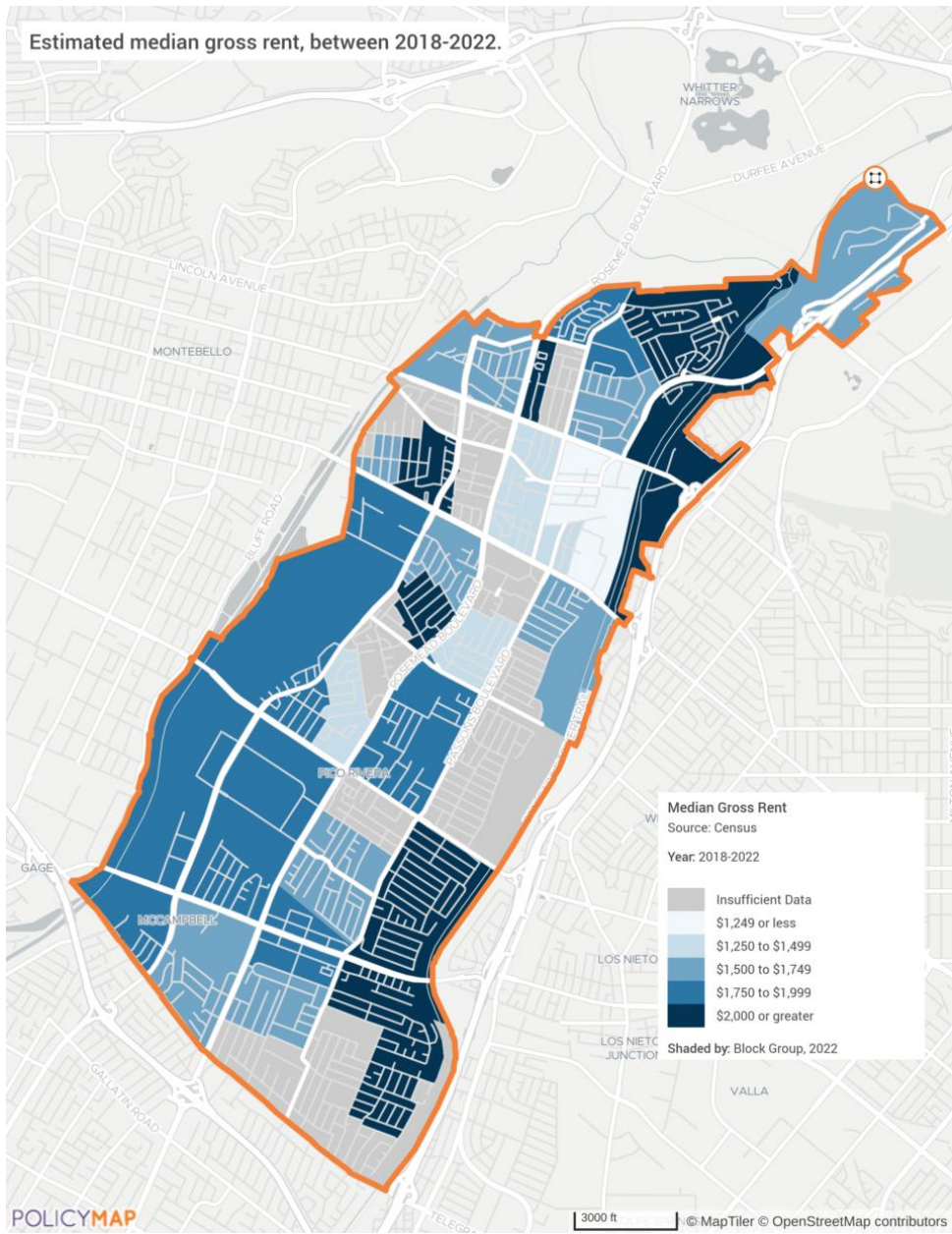
Estimated median gross rent, between 2018-2022.

Median Gross Rent
Source: Census

Year: 2018-2022

- Insufficient Data
- $1,249 or less
- $1,250 to $1,499
- $1,500 to $1,749
- $1,750 to $1,999
- $2,000 or greater

Shaded by: Block Group, 2022

POLICYMAP

3000 ft © MapTiler © OpenStreetMap contributors

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	465	No Data
50% HAMFI	1,445	240
80% HAMFI	3,770	770
100% HAMFI	No Data	1,880
Total	*5,680*	*2,890*

Table 35 – Housing Affordability

Data Source: 2016-2020 CHAS

HUD's Area Median Family Income (HAMFI) is a critical metric used to determine Fair Market Rents (FMRs) and income limits for HUD programs within each jurisdiction. In Pico Rivera, the median family income in 2022 was $82,539. However, access to affordable housing remains a significant challenge for low-to-moderate-income (LMI) households.

Pico Rivera only has 465 rental units that are affordable to households earning 30% of HAMFI or less, a figure that falls drastically short of the demand for affordable housing need at that income level. Similarly, only 1,445 rental units are affordable to households earning 50% of HAMFI, which remains insufficient for moderate-income renters who still face cost burdens.

Overall, renters in Pico Rivera are much more likely to be lower income than owner-occupied households, with a higher percentage of renters experiencing housing cost burdens compared to homeowners. The significant shortage of affordable rental housing, particularly for those earning 50% of HAMFI or less, highlights ongoing affordability challenges in the city. Many households are likely experiencing overcrowding or are at risk of displacement due to rising housing costs. Addressing these affordability gaps remains a critical need for ensuring stable housing options for Pico Rivera's most vulnerable residents.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,777	$2,006	$2,544	$3,263	$3,600
High HOME Rent	$1,559	$1,671	$2,007	$2,310	$2,558
Low HOME Rent	$1,213	$1,300	$1,560	$1,803	$2,011

Table 31 – Monthly Rent

Data Source: 2024 HUD FMR and HOME Rents

Data Source Comments: Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

The City of Pico Rivera is part of the Los Angeles-Long Beach-Glendale, CA HUD Metro Fair Market Rent (FMR) Area. According to HUD's 2024 calculations, the FMRs for this metro area range from $1,777 for an efficiency unit to $3,600 for a four-bedroom unit. According to 2018-2022 ACS data, two-bedroom units are the most occupied rental type in Pico Rivera, with a FMR of $2,544. For a household to afford this rent without being considered cost-burdened (spending over 30% of income on housing costs), an annual income of approximately $101,760 would be required, assuming the household has no other housing expenses.

Is there sufficient housing for households at all income levels?

As outlined in NA-10, Pico Rivera faces a shortage of affordable housing, particularly for small to medium-sized homeowner households, which include both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households.

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

The rising housing costs for renters and homeowners in Pico Rivera reflect broader trends in the regional housing market. While growth in housing costs may slow due to economic or policy shifts, a significant reversal is unlikely without major interventions. To address affordability challenges and reduce the risk of housing instability, a substantial increase in affordable housing units is necessary. Expanding affordable housing options will help alleviate cost burdens for low- and moderate-income households, thereby reducing the risk of homelessness and fostering greater community stability. Without these efforts, many residents will continue to struggle with housing affordability and face potential displacement.

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

In 2022, the median rent in Pico Rivera was $1,546, placing it above the Low HOME Rent Limit and below the Fair Market Rent (FMR) and High HOME Rent Limit for efficiency and 1-bedroom units. For larger units, the median rent fell below all specified rent limits, highlighting affordability challenges particularly for smaller units in the city.

Discussion

No additional discussion.

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

Introduction

The tables and maps below offer insights into the condition of housing units across Pico Rivera by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD defines the four housing problems as:

1. Homes lacking complete or adequate kitchen facilities
2. Homes lacking complete or adequate plumbing facilities
3. Overcrowding, meaning there is more than one person per room
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation."

Standard Condition

In Pico Rivera, housing classified as being in "standard condition" meets the requirements of the California Building Code (CBC), which incorporates the International Building Code (IBC) as adopted and amended by the state of California. Housing in standard condition is structurally sound, provides safe and adequate shelter, and complies with all applicable building, health, and safety regulations. These units are fully habitable, free from significant defects, and meet local and state housing codes.

Substandard Condition but Suitable for Rehabilitation

Housing classified as "substandard condition but suitable for rehabilitation" fails to meet minimum safety and habitability standards but is considered repairable with reasonable investments. This classification is consistent with the definitions provided in the California Health and Safety Code and federal standards under 24 CFR § 5.425. Substandard housing may exhibit issues such as dilapidation, lack of essential utilities or plumbing, inadequate electrical systems, structural defects, or formal declarations of being unfit for habitation by a government agency. Properties within this classification can be restored to meet code requirements without excessive reconstruction, making them viable for rehabilitation.

By aligning with both state and federal guidelines, Pico Rivera prioritizes the rehabilitation of substandard housing to preserve its affordable housing stock while ensuring safe, habitable environments for its residents.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,256	37.1%	2,725	52.5%
With two selected Conditions	205	1.8%	708	13.6%
With three selected Conditions	0	0.0%	49	0.9%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	7,016	61.1%	1,706	32.9%
Total	**11,477**	**100%**	**5,188**	**100%**

Table 32 - Condition of Units

Data Source: 2018-2022 ACS

Housing Conditions

The table above highlights the number of owner and renter households in Pico Rivera that face at least one housing problem. Renters are significantly more likely to experience housing problems, with approximately 67.1% of renters affected, compared to 38.9% of homeowners. Very few households face multiple housing issues, and based on data presented in the Needs Assessment, it is clear that the most common housing problem is cost burden. This indicates that many households are struggling to afford their housing costs, which remains a critical issue for the city.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	430	3.7%	170	3.3%
1980-1999	867	7.6%	837	16.1%
1950-1979	7,816	68.1%	3,322	64.0%
Before 1950	2,364	20.6%	859	16.6%
Total	**11,477**	**100%**	**5,188**	**100%**

Table 33 – Year Unit Built

Data Source: 2017-2021 CHAS

Year Unit Built

In Pico Rivera, most of the housing stock was constructed before 1980, placing a significant number of units at risk for lead-based paint hazards due to the widespread use of lead paint prior to its 1978 ban. An estimated 88.7% of owner-occupied units and 80.6% of renter-occupied units fall into this category, potentially exposing approximately 14,361 households to lead-based paint hazards. This presents a substantial public health concern, particularly for families with young children who are most vulnerable

to the harmful effects of lead exposure. Addressing this issue requires targeted mitigation efforts, such as lead-based paint abatement programs, inspections, and community outreach, to reduce risks in older homes and protect Pico Rivera's residents.

Age of Housing

The map underscores the prevalence of older housing units throughout Pico Rivera, where homes built before 1980 make up most of the city's housing stock. In most neighborhoods, over 70% of housing units were constructed before 1980, with some areas exceeding 90%. This trend highlights the challenges posed by aging housing infrastructure, such as the need for regular maintenance, modernization, and compliance with modern building codes. Ensuring safety, improving energy efficiency, and addressing these aging structures is crucial for the city's long-term housing stability and sustainability.
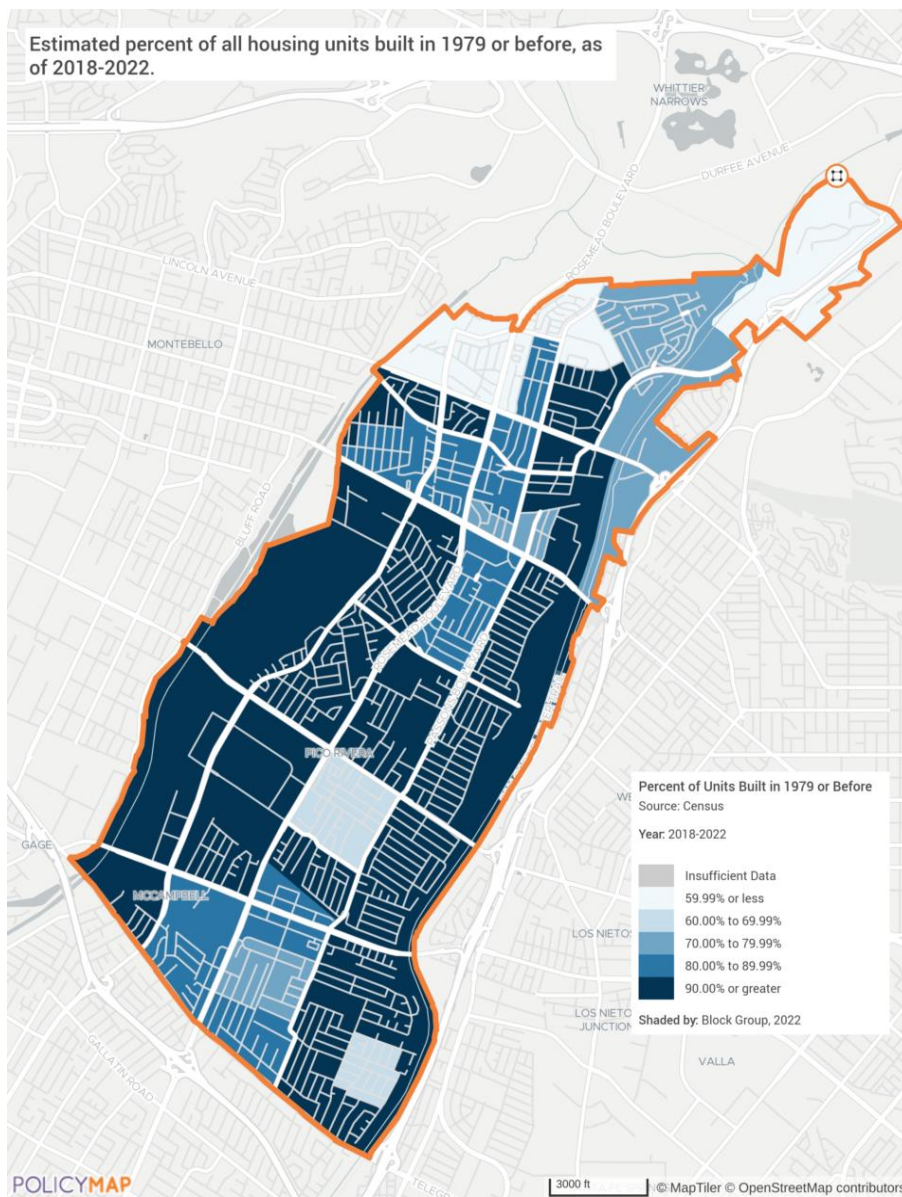
Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	10,180	88.7%	4,181	80.6%
Housing units built before 1980 with children present	1,524	15%	735	17.8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2017-2021 CHAS

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within the City there are approximately 14,361 total units built prior to 1980 according to 2018-2022 ACS Data. Based on the 2017-2021 CHAS data, we can estimate that there are around 1,154 units at risk of having a Lead-Based Paint Hazard that have children under the age of 6 present.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	442	-	442
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 35 - Vacant Units

Vacancy Rate

The map highlights generally low housing vacancy rates across Pico Rivera, with most census tracts reporting vacancy rates below 2%. However, there are concentrated areas of higher vacancy rates, particularly in neighborhoods located southwest, northwest, and within the city's center, where some tracts exceed 8% vacancy rate. This uneven distribution suggests localized issues, such as housing conditions, market demand, or economic factors contributing to higher vacancy rates in these areas. Addressing these localized vacancy challenges requires targeted strategies, such as revitalizing underutilized housing stock and encouraging occupancy while ensuring an adequate housing supply citywide to meet demand.

Estimated percent of housing units that were vacant, between 2018-2022.
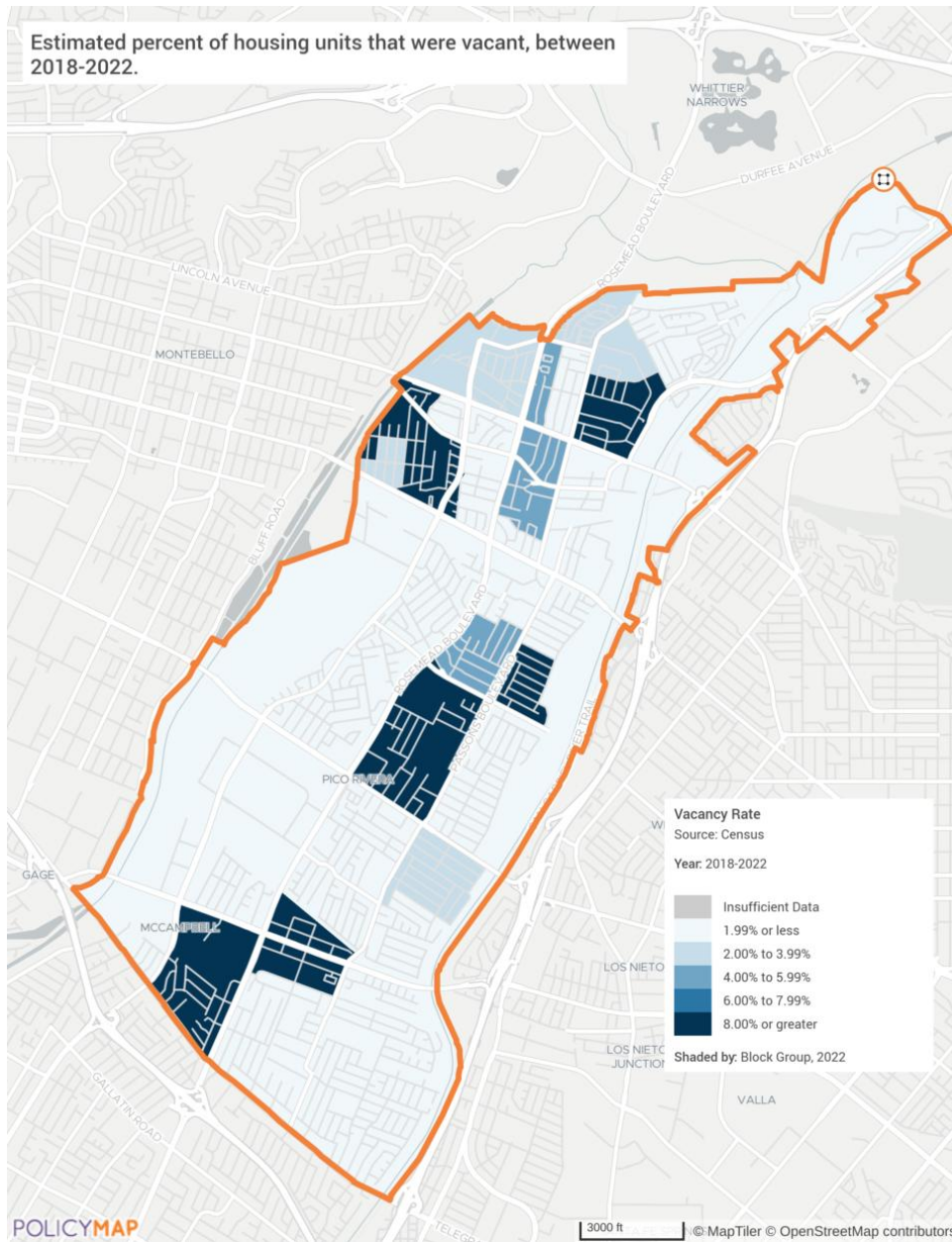
Need for Owner and Rental Rehabilitation

The City of Pico Rivera faces an increasing demand for housing rehabilitation, driven by the aging housing stock prevalent throughout the community. Many homes, particularly those constructed during the mid-20th century, now require significant repairs and upgrades to meet modern safety, energy efficiency, and accessibility standards. This need is especially critical for low-income households, who often lack the financial resources to address essential maintenance. Failure to rehabilitate these homes can lead to unsafe living conditions, further deterioration of properties, and potential displacement. Investing in housing rehabilitation efforts is crucial for preserving the city's housing stock, improving the quality of life for residents, and ensuring long-term community stability.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards.

Housing units in Pico Rivera built before 1980 pose a significant risk of lead-based paint (LBP) hazards, commonly found in window frames, door frames, walls, and ceilings. According to available data, 88.7% of owner-occupied units and 80.6% of renter-occupied units in the city fall into the high-risk category for potential LBP exposure. This concern is heightened by the fact that approximately 55% of households in Pico Rivera fall below 80% of the Area Median Income (AMI), making it difficult for these families to afford testing or abatement efforts. It is estimated that around 8,000 housing units with potential LBP hazards are occupied by low- and moderate-income (LMI) households.

These households face increased health risks associated with LBP exposure, including developmental delays in children and severe health complications for other vulnerable populations. To address this critical issue, targeted interventions are needed, starting with comprehensive LBP hazard testing and abatement programs. Homes occupied by LMI households should be prioritized to mitigate these risks and improve living conditions.

Discussion

No additional discussion.

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

Introduction

There are no public housing projects in the City of Pico Rivera. The City's Housing Services Division directly administers the Section 8 Housing Program and the Housing Choice Voucher (HCV) program, providing rental assistance to eligible low-income households, including seniors and individuals with disabilities. The program's primary objective is to assist households earning 0 to 50% of the Median Family Income (MFI) in securing affordable housing within the private rental market.

Totals Number of Units

	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 available	0	0	0	24,065	2,293	17,503	3,442	524	303
# 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 (HCV Data Dashboard 2024)

Data Comments: CA-002 Housing Authority of the County of Los Angeles

Describe the supply of public housing developments.

There are no public housing units in Pico Rivera, however there are affordable housing developments within Pico Rivera that receive government subsidies and/or accept subsidized housing vouchers:

- Pavilion Court
- TELACU Del Rio
- Verner Villa

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.

While the units listed above are privately owned, since they are subsidized, each individual unit must be held to HUD standards for public unit inspection processes. The Pico Rivera Public Housing Authority provides rental assistance to City residents through the Federal Section 8 Voucher program as well as manage/oversee these properties. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) people and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with an average wait of 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and Voucher availability.

Public Housing Condition

Public Housing Development	Average Inspection Score
No Inspection Scores Available	N/A

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

There are no public housing units in the City.

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

The City of Pico Rivera does not have traditional public housing; however, the Housing Services Division in Pico Rivera, has established a comprehensive strategy to improve the living environment for low- and moderate-income (LMI) families residing in affordable or subsidized housing. These efforts target enhancing housing quality, increasing affordability, and providing supportive services to promote long-term stability and well-being. Key components of this strategy include:

City of Pico Rivera's Initiatives

- **Preservation and Improvement of Existing Housing Stock**: The city prioritizes maintaining and repairing current housing through proactive code enforcement and rehabilitation programs. These efforts aim to extend the lifespan of aging housing stock while ensuring safety and livability.
- **Access to Affordable Housing**: Pico Rivera actively seeks external funding to support affordable housing development and help homeowners. This ensures diverse community needs are met, and housing remains accessible to LMI households.
- **Support for Special Needs Households**: The city emphasizes housing solutions for special needs populations, including seniors, individuals with disabilities, and low-income families, by ensuring resources and housing availability are tailored to these groups.

Pico Rivera implements these strategies to ensure safe, affordable, and high-quality housing for LMI households. By addressing affordability and quality while providing necessary services, these efforts contribute to a healthier, more stable community and improved quality of life for residents.

Discussion

Np additional discussion

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

Introduction

The needs of the homeless and how the City responds to those needs are identified and discussed in this section. Numerous organizations citywide (in Pico Rivera) provide facilities, shelters, counseling services, food and nutrition and healthcare services to people who are experiencing homeless or at-risk of experiencing homelessness. The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the Los Angeles City and County Continuum of Care (CoC). In Service Planning Area 7, which includes Pico Rivera, there are 1,659 ES beds, 290 TH Beds, 30 Safe Haven beds, and 1,134 PSH beds.

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)	4	535	6	692	0
Households with Only Adults	1101	19	284	442	156
Chronically Homeless Households	0	0	0	55	0
Veterans	0	0	177	54	26
Unaccompanied Youth	0	0	38	26	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source: 2024 HUD Los Angeles City and County CoC Housing Inventory Count (HIC) Report SPA 7

Data Comments: CA-600 Los Angeles City and County CoC

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

The City of Pico Rivera collaborates with regional organizations to provide comprehensive services addressing the needs of homeless individuals, integrating health, mental health, and employment support to complement direct homelessness assistance programs. Key services include:

- Pacific Clinics: Offers behavioral health services, including mental health counseling, substance use treatment, and wellness programs for children, youth, adults, and families throughout California.
- Whittier First Day: Provides a broad range of housing and supportive services for people experiencing homelessness or at risk, including health referrals, housing stabilization, and case management.
- Heart of Compassion: Works to alleviate hunger, food insecurities, and the suffering of those who have fallen on hard times, offering food distribution and social services.
- ALMA Family Services: Provides behavioral health programs in Pico Rivera for adults, seniors, children, and adolescents experiencing significant emotional difficulties.
- Los Angeles County Department of Public Social Services (DPSS): Offers programs such as General Relief (GR) to assist individuals and families who are homeless or at risk of becoming homeless due to financial crises.

If immediate services cannot be provided by these organizations, individuals are referred to 211 LA County, which connects them to additional resources such as emergency shelters, food programs, and employment services. Collectively, these efforts ensure that Pico Rivera residents experiencing homelessness have access to holistic support that complements direct housing assistance programs.

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.

The City of Pico Rivera collaborates with various organizations to provide services and facilities addressing the needs of individuals, families with children, veterans and their families, and unaccompanied youth experiencing homelessness, including chronic homelessness. Key services include:

- **Whittier First Day**: Offers housing and supportive services for individuals and families experiencing or at risk of homelessness, including health referrals, housing stabilization, and case management.
- **ALMA Family Services**: Provides behavioral health programs for adults, seniors, children, and adolescents experiencing significant emotional difficulties, including individual, group, and family psychotherapy, case management, and crisis intervention.

- **Pico Rivera Resource Center (Catholic Charities of Los Angeles)**: Serves low-income families and individuals with basic needs such as food, clothing, utilities' payment subsidies, transportation, and rental assistance.
- **Southern California Drug and Alcohol Treatment Halfway House**: Provides halfway housing and substance abuse treatment to help individuals transition from shelters or homelessness to permanent housing.
- **Angel Step Inn Domestic Violence Emergency Shelter**: Offers emergency shelter services for individuals affected by domestic violence, providing a stable living environment for vulnerable individuals.
- **Pico Rivera Dial-A-Ride**: Provides curb-to-curb transportation services within the city for residents 55 and older and disabled residents of any age, facilitating access to shelters and service providers.

These services specifically address the needs of vulnerable subpopulations:

- **Chronically Homeless Individuals**: Whittier First Day provides comprehensive support, including housing stabilization and case management, to assist chronically homeless individuals in achieving long-term stability.
- **Families with Children**: The Pico Rivera Resource Center offers essential resources such as food, clothing, and rental assistance to support families with children, ensuring their basic needs are met.
- **Veterans and Their Families**: While specific programs for veterans are not detailed in the provided sources, organizations like Whittier First Day and the Pico Rivera Resource Center serve all individuals in need, including veterans and their families, connecting them to appropriate services.
- **Unaccompanied Youth**: ALMA Family Services offers behavioral health programs tailored to children and adolescents, addressing the unique needs of unaccompanied youth through therapy and case management.

Through these collaborative efforts, Pico Rivera ensures that its population experiencing homelessness receives the necessary supportive services and facilities to address their immediate and long-term housing and stability needs.

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

Introduction

Pico Rivera is committed to addressing the housing and supportive service needs of its most vulnerable populations, including elderly and frail elderly individuals, those with mental, physical, and developmental disabilities, people recovering from substance use disorders, individuals living with HIV/AIDS and their families, and unaccompanied youth. The city recognizes the unique challenges these groups face, such as securing affordable and accessible housing and accessing critical health and support services, and focuses on creating tailored solutions to meet their diverse needs.

For elderly residents, Pico Rivera prioritizes affordable housing options that provide proximity to healthcare and daily living assistance to maintain their independence. People with disabilities require accessible housing, reliable transportation, and supportive services to foster stability and self-sufficiency. Individuals recovering from substance use disorders benefit from structured, substance-free housing environments paired with counseling and employment resources. Those living with HIV/AIDS often face the dual challenge of managing their health while securing stable housing, making integrated healthcare and supportive housing solutions essential. Unaccompanied youth require transitional housing alongside educational resources and life skills training to achieve independence and long-term stability.

Pico Rivera also focuses on individuals transitioning from institutional care, ensuring they have access to supportive housing and necessary services for successful reintegration into the community. By coordinating resources, the city aims to provide stable housing, behavioral health support, healthcare, and case management services aligned with best practices for long-term success.

Looking ahead, the city's strategy emphasizes expanding affordable housing options, rehabilitating aging housing stock, and improving public facilities to ensure accessibility for all residents. By funding programs that provide comprehensive supportive services, Pico Rivera is working to meet the needs of its special populations, promoting stability, health, and well-being. These efforts reflect the city's dedication to fostering an inclusive and supportive community for all its residents.

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.

In Pico Rivera, various housing options and supportive services are available to cater to the diverse needs of its residents, including the elderly, persons with disabilities, individuals with substance use disorders, persons living with HIV/AIDS, and unaccompanied youth. Below is an overview of these services:

Elderly Residents

Pico Rivera offers housing options such as independent living communities, senior apartments, and assisted living facilities. Key considerations for elderly housing include affordability, proximity to healthcare services, and ease of maintenance. As seniors face increasing health concerns with age, access to healthcare, assistance with daily activities (like meal preparation, shopping, and housekeeping), and reliable transportation are essential to maintaining their independence and quality of life. Housing modifications, such as grab bars and ramps, are often necessary to ensure safety and accommodate aging-related disabilities, particularly for seniors living alone.

Persons with Disabilities (Mental, Physical, Developmental)

Pico Rivera's population includes individuals with a range of disabilities, each requiring varying levels of support to maintain stability. Many individuals with disabilities rely on affordable or subsidized housing options due to limited income. Independent individuals often benefit from accessible subsidized housing, while those requiring intensive support may reside in publicly funded community homes or private care facilities. Essential supportive services include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and enhance their quality of life.

Persons with Alcohol or Drug Addictions

For individuals facing substance use challenges, Pico Rivera provides access to sober living environments and supportive housing designed to offer structured, substance-free settings critical for recovery. These housing options often integrate employment support services, as a stable income is key to achieving long-term sobriety. Close proximity to healthcare facilities ensures access to necessary medical and psychological support, while connections to family and social networks offer additional emotional stability, reducing relapse risks and promoting recovery.

Persons with HIV/AIDS and Their Families

In Pico Rivera, the need for stable and affordable housing for individuals living with HIV/AIDS is a growing concern, as housing security is directly linked to health outcomes. Supportive housing options that combine affordability with healthcare access are crucial, especially for residents unable to afford market-rate housing. Housing must also accommodate specific healthcare needs, such as accessible living arrangements for aging residents. Comprehensive community services, including culturally competent healthcare, mental health support, substance use services, and case management, are vital to helping residents effectively manage their condition and supporting high-risk populations.

Unaccompanied Youth

For unaccompanied youth, local organizations in Pico Rivera offer emergency shelter and transitional housing options that are connected to education, job training, and counseling services. These youth often require access to life skills training, such as financial literacy, employment readiness, and health

education, to transition successfully into independent adulthood. Supportive housing combined with these educational and social services is critical to helping unaccompanied youth achieve stability and avoid long-term homelessness.

Public Housing Residents

Pico Rivera does not have traditional public housing. However, the Housing Services Division of Pico Rivera ensures that residents in affordable housing have access to the necessary supportive services to maintain stable and healthy living environments.

These supportive housing options and services aim to create stable, accessible, and affordable environments for Pico Rivera's most vulnerable residents, empowering them to lead independent and fulfilling lives.

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

Pico Rivera offers several programs and services to support individuals transitioning from mental and physical health institutions to community living, ensuring they receive appropriate supportive housing and related services.

1. Los Angeles County Department of Mental Health (LACDMH) – Full Service Partnership (FSP) Programs

- **Description**: LACDMH's FSP programs provide comprehensive, intensive, community-based mental health services to adults diagnosed with severe mental illness (SMI). These programs assist individuals transitioning from institutional settings to independent community living.
- **Services Offered**: FSP services include counseling and psychotherapy, case management, field-based services, peer support, 24/7 assessment and crisis services, employment linkage, housing assistance, and integrated services for co-occurring substance abuse and mental health disorders.

2. Community Assistance, Recovery, and Empowerment (CARE) Court

- **Description**: CARE Court is a framework designed to support individuals with mental health and substance use disorders by connecting them with a court-ordered Care Plan for up to 24 months. This program aims to assist individuals transitioning from institutional care to community-based living.
- **Services Offered**: CARE Plans may include behavioral health services, medication management, housing assistance, and other supportive services tailored to individual needs.

3. Pathways Community Services LLC (Clarvida) – Pico Rivera

- **Description**: Located at 8337 Telegraph Rd, Pico Rivera, CA 90660, Pathways Community Services LLC, also known as Clarvida, provides outpatient mental health services to adults, children, and transitional-aged youth (TAY).
- **Services Offered**: Services include individual, group, and family psychotherapy, case management, crisis intervention, psychiatric assessment, medication support, and programs addressing the unique needs of older adults and their families.

4. ALMA Family Services – Behavioral Health Programs

- **Description**: ALMA Family Services offers behavioral health programs in Pico Rivera for adults, seniors, children, and adolescents experiencing significant emotional difficulties.
- **Services Offered**: Services may include individual, group, and family psychotherapy, case management, crisis intervention, psychiatric assessment, medication support, and specialized programs for various age groups and needs.

These programs collectively contribute to a coordinated approach in Pico Rivera, ensuring that individuals returning from mental and physical health institutions receive the necessary support and housing to facilitate their successful reintegration into the community.

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).

The City of Pico Rivera's Housing Service Division has outlined specific activities for the upcoming fiscal year to address the housing and supportive service needs of non-homeless individuals with special needs.

- **Housing Rehabilitation Program**
    - **Objective**: Preserve and enhance the existing housing stock for low- and moderate-income households, including the elderly and individuals with disabilities.
    - **Activities**:
        - Provide grants or low-interest loans to eligible homeowners for essential repairs, such as roof replacements, plumbing upgrades, and accessibility modifications (e.g., installation of wheelchair ramps and grab bars).
        - Conduct outreach to identify homes with aging infrastructure or accessibility challenges.
    - **One-Year Goal**: Rehabilitate 5 housing units, as outlined in Pico Rivera's FY 2025-2026 Annual Action Plan, prioritizing the improvement of housing quality and the reduction of safety hazards in low-income neighborhoods.

- **Senior Services Program**
  - **Objective**: Enhance the independence and quality of life for Pico Rivera's senior population.
  - **Activities**:
    - Expand the Senior Nutrition Program to provide hot daily meals at community centers and deliver meals to homebound seniors.
    - Increase access to recreational and wellness activities, including fitness classes and health screenings.
    - Offer transportation services through programs like Dial-A-Ride to ensure seniors can attend medical appointments and participate in social activities.
  - **One-Year Goal**: Achieve a 10% increase in senior participation in programs, in line with Pico Rivera's Annual Action Plan, which emphasizes senior health and community engagement.

- **Services for Persons with Disabilities**
  - **Objective**: Promote independent living and equal opportunities for individuals with disabilities.
  - **Activities**:
    - Provide financial assistance for housing modifications, such as ramps, widened doorways, and grab bars, through the city's housing improvement initiatives.
    - Partner with organizations to offer case management and housing support services.
    - Conduct workshops to educate landlords and tenants on reasonable accommodations under the Fair Housing Act.
  - **One-Year Goal**: Serve 3 individuals with disabilities through housing and supportive services, as detailed in LACDA's Annual PHA Plan, which emphasizes accessibility and inclusivity in housing programs.

- **Health and Mental Health Services**
  - **Objective**: Expand access to health and mental health resources for underserved populations.
  - **Activities**:
    - Collaborate with local health providers to offer mobile health clinics, counseling sessions, and preventive care outreach in low-income areas.
    - Provide mental health crisis intervention and referral services for individuals at risk of housing instability.
  - **One-Year Goal**: Partner with health and mental health service providers to help residents, address health disparities.

These planned activities reflect Pico Rivera's commitment to addressing the housing and supportive service needs of non-homeless special needs populations.

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))

Not applicable.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local, regional, and state levels have significantly impacted affordable housing and residential investment in Pico Rivera. While some initiatives aim to promote housing development, certain policies have inadvertently created challenges.

- **Impact of Senate Bill 9 (SB 9) and Assembly Bill 1033 (AB 1033) -** The implementation of Senate Bill 9 (SB 9) and Assembly Bill 1033 (AB 1033) offers opportunities to expand housing in Pico Rivera but also raises affordability concerns. SB 9 enables property owners to split lots and build up to four units, potentially increasing the housing supply.

  However, increasing density on existing lots may require upgrades to local infrastructure, such as water, sewer systems, and roads, which can result in significant costs. These expenses are often recouped through impact fees or other charges to developers, who in turn pass these costs down to buyers or renters, impacting on affordability for low- and moderate-income (LMI) households.

  Similarly, AB 1033 allows Accessory Dwelling Units (ADUs) to be sold as condominiums, promoting homeownership but potentially reducing affordable rental options and increasing administrative costs.

- **California Environmental Quality Act (CEQA)** – CEQA mandates extensive environmental review for new developments, which can delay housing projects by years and invite costly lawsuits, often used by opponents to stall or block housing. Studies have found that CEQA appeals in major cities delay projects by an average of 2.5 years, and many CEQA lawsuits target infill housing rather than truly sensitive sites. This adds significant time and expense to building new homes.

- **Proposition 13 (1978)** – This state constitutional amendment caps property tax increases, which incentivizes cities to favor commercial development over housing. Because Prop 13 limits property tax revenue from homes, cities often seek sales-tax-generating businesses (like retail) instead of new residential projects. The result is a reduced housing supply (fewer homes built) and a heavier tax burden on new homeowners, contributing to higher housing costs for new buyers.

- **Article 34 (Voter Approval for Low-Rent Housing)** – Article 34 of California's Constitution requires local voter approval before any public agency can develop "low-rent" (affordable) housing. No other state has such a requirement. Enacted in 1950, it delayed or deterred affordable housing projects statewide by adding an extra hurdle for city-led projects. In practice, this rule makes it harder for cities like Pico Rivera to directly fund or build affordable units, as any significant project must win a ballot measure first.

Regional Level:

- **Prevalence of Single-Family Zoning – A**cross Los Angeles County's jurisdictions, restrictive zoning heavily favors single-family homes. The *median city in L.A. County bans apartments on about 80% of its residential land*, limiting multi-family development to a few areas . This county-wide pattern of low-density zoning severely constrains housing supply and pushes prices up. In effect, it keeps higher-density or affordable housing out of most neighborhoods, affecting cities like Pico Rivera by restricting regional housing growth.

Local Policies:

- **Zoning Regulations**: Pico Rivera's zoning laws have historically emphasized single-family residences, limiting the availability of land for higher-density, affordable housing projects. This restriction hampers the development of multifamily units essential for low- and moderate-income families. The city's ongoing Comprehensive Zoning Code Update seeks to address these issues by revising land use regulations to facilitate diverse housing options.

- **Permit Approval Processes**: Complex and lengthy permitting procedures can deter developers from pursuing affordable housing projects in Pico Rivera, leading to reduced investment in such developments. The city has recognized this challenge and, through its Housing Element, has committed to streamlining the permitting process to encourage residential development.

Impact on Pico Rivera:

These policies contribute to a constrained housing market in Pico Rivera, characterized by limited affordable housing availability and increased competition for existing units. The challenges in developing new affordable housing exacerbate issues such as overcrowding and housing instability among low-income residents.

Recent Developments:

In response to these challenges, Pico Rivera has taken steps to address affordable housing needs. The city has updated its Housing Element for the 2021-2029 planning period, identifying strategies to conserve existing affordable housing, provide adequate housing sites, assist in developing affordable housing, remove governmental constraints, and promote equal housing opportunities.

While these efforts indicate progress, the cumulative impact of existing policies continues to present challenges to affordable housing and residential investment in Pico Rivera. Addressing these issues requires ongoing collaboration between local, regional, and state entities to create a more supportive environment for affordable housing development.

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

Introduction

This section provides an overview of Pico Rivera's economic development, with a focus on key areas such as business sector employment, unemployment rates, commuting times, and education levels. The accompanying table outlines employment distribution across the county's business sectors. Additionally, the analysis delves into trends in unemployment, average commuting times for workers, and educational attainment, all of which play significant roles in shaping Pico Rivera's economic landscape and future growth.

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	159	0	1%	0%	-1%
Arts, Entertainment, Accommodations	3,001	1,998	10%	11%	1%
Construction	2,134	1,063	7%	6%	-1%
Education and Health Care Services	5,665	3,643	19%	20%	1%
Finance, Insurance, and Real Estate	1,295	643	4%	3%	-1%
Information	380	42	1%	0%	-1%
Manufacturing	3,969	2,602	13%	14%	1%
Other Services	1,402	720	5%	4%	-1%
Professional, Scientific, Management Services	2,913	636	10%	3%	-7%
Public Administration	1,198	261	4%	1%	-3%
Retail Trade	3,683	2,998	12%	16%	4%
Transportation & Warehousing	3,156	2,179	10%	12%	2%
Wholesale Trade	1,147	1,713	4%	9%	5%
Grand Total	30,102	18,498	--	--	—

Table 39 - Business Activity

Data Source: 2018-2022 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Pico Rivera has a notable surplus of workers relative to available jobs, with approximately 30,102 residents participating in the workforce but only 18,498 jobs available within the city. This disparity suggests that a substantial number of Pico Rivera residents commute to jobs outside the city, contributing to increased reliance on regional transportation networks and potentially reducing community engagement and economic activity within Pico Rivera itself.

This dynamic highlights the need for strategies to expand Pico Rivera's local job inventory, particularly by attracting industries that align with the skills and needs of the city's workforce. Increasing local employment opportunities could help retain more workers within the city, reducing commuting

burdens, improving residents' quality of life, and strengthening the local economy. Addressing this imbalance may also support broader goals of sustainability by minimizing environmental impacts associated with long commutes.

Labor Force

Total Population in the Civilian Labor Force	31,078
Civilian Employed Population 16 years and over	29,629
Unemployment Rate	2.9%
Unemployment Rate for Ages 16-24	7.4%
Unemployment Rate for Ages 25-65	4.3%

Table 40 - Labor Force

Data Source: 2018-2022 ACS

Unemployment

There are various methods for measuring unemployment, each with unique advantages and limitations. The U.S. Census provides annual unemployment data by census tract, enabling detailed geographic comparisons across smaller areas. However, this data is typically two or more years old, reducing its relevance for real-time analysis. Alternatively, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the citywide level, limiting its ability to capture localized trends within specific neighborhoods or tracts.

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
4.9	5.1	4.8	4.2	4.5	5.0	5.1	5.4	5.1	4.7	4.7	5.0

Table A - Unemployment Rate in 2023, BLS – Pico Rivera, CA

In 2023, Pico Rivera's unemployment rate demonstrated fluctuations influenced by seasonal and economic factors. The year started at a rate of 4.9% in January, which trended downward to a low of 4.2% in April, reflecting a period of employment gains. However, unemployment peaked at 5.4% in August, potentially due to seasonal job reductions or broader economic challenges. Following this peak, the rate steadily declined, ending the year at 5.0% in December.

These trends suggest that Pico Rivera's labor market is sensitive to both seasonal employment patterns and broader economic shifts. The city's unemployment dynamics underline the importance of initiatives to attract sustainable employment opportunities, reduce seasonal volatility, and support workforce stability.

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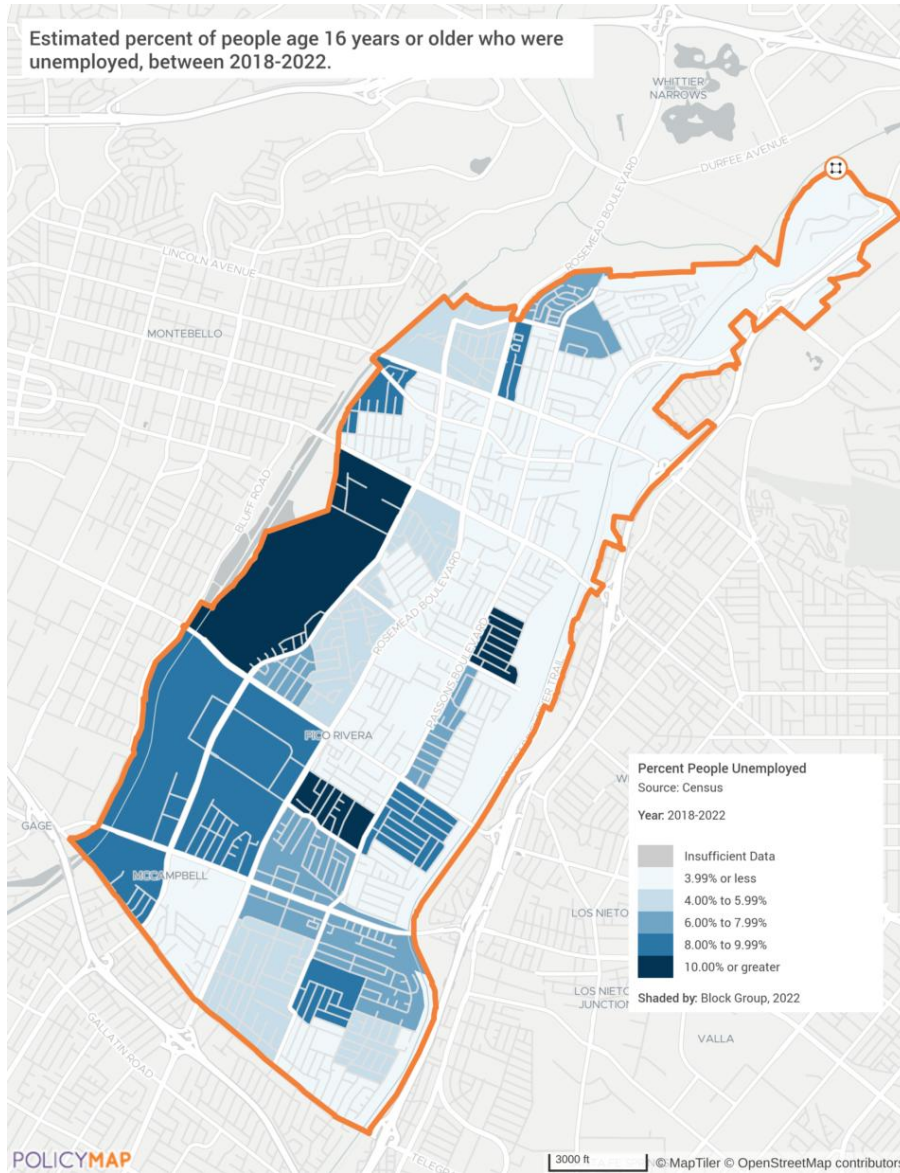
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Estimated percent of people age 16 years or older who were unemployed, between 2018-2022.

Occupations by Sector	Number of People
Management, business and financial	7,244
Farming, fisheries and forestry occupations	118
Service	5,611
Sales and office	7,871
Construction, extraction, maintenance and repair	2,737
Production, transportation and material moving	6,048

Table 41 – Occupations by Sector

Data Source: 2018-2022 ACS

Occupations by Sector

The "Occupations by Sector" table highlights the distribution of job roles within Pico Rivera's workforce, offering insights distinct from industry-based classifications. For example, managerial positions across various fields are grouped under "Management, Business, and Financial" occupations, whereas industry classifications would separate them by sector, such as healthcare or retail.

In Pico Rivera, the largest occupational group is the Sales and Office sector, comprising approximately 7,871 jobs. This is closely followed by the Management, Business, and Financial sectors, with around 7,244 jobs. These sectors encompass critical roles, such as sales representatives, office administrators, financial analysts, and business managers. Together, they underscore Pico Rivera's economic reliance on administrative, managerial, and commercial activities, which support both local businesses and the broader regional economy.

This distribution reflects the city's role as a hub for business services and retail, while also highlighting the importance of maintaining a skilled workforce to sustain economic stability and growth.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,166	49.1%
30-59 Minutes	10,136	37.8%
60 or More Minutes	3,513	13.1%
Total	**26,814**	**100%**

Table 42 - Travel Time

Data Source: 2018-2022 ACS

In Pico Rivera, most residents experience short to medium commutes. About 49.1% of commuters, or 13,166 individuals, travel less than 30 minutes each way to work. Additionally, 37.8%, or 10,136 people, commute between 30 and 59 minutes. In contrast, only 13.1%, or 3,513 commuters, face longer commutes of 60 minutes or more. This data highlights that the majority of Pico Rivera's workforce enjoys relatively short travel times to their places of employment.

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	21,819	1,247	10,138
High school graduate (includes equivalency)	5,857	306	1,751
Some college or Associate's degree	7,970	577	2,045
Bachelor's degree or higher	7,534	302	1,355

Table 43 - Educational Attainment by Employment Status
Data Source: 2018-2022 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	29	323	705	3,386	2,930
9th to 12th grade, no diploma	303	490	838	2,109	1,225
High school graduate, GED, or alternative	2,473	2,983	2,667	4,837	2,795
Some college, no degree	2,365	2,180	1,673	2,773	1,351
Associate's degree	392	1,032	600	896	467
Bachelor's degree	724	1,203	931	1,797	600
Graduate or professional degree	21	323	352	712	223

Table 44 - Educational Attainment by Age
Data Source: 2018-2022 ACS

The table above illustrates educational attainment by age for individuals 18 years and older in Pico Rivera. Education levels show notable variation across age groups, with one consistent pattern: a below 9th-grade level of education is significantly more prevalent among residents over the age of 45 years old. This trend underscores generational differences in access to and attainment of formal education within the city.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$31,483
High school graduate (includes equivalency)	$41,670
Some college or Associate's degree	$46,181
Bachelor's degree	$64,860
Graduate or professional degree	$76,000

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2018-2022 ACS

Median Earnings by Educational Attainment

Educational attainment plays a critical role in determining earning potential and financial stability in Pico Rivera. Individuals with higher levels of education consistently earn significantly more than those with lower educational attainment. For example, a person with a Bachelor's degree typically earns over twice what someone without a high school diploma earns. Similarly, individuals with a graduate or professional degree earn over 80% more income than those with a high school education.

This disparity is even more pronounced over a lifetime. A person with a Bachelor's degree working from age 23 to 62 can expect to earn around $2.5 million, compared to $1.8 million for someone with a high school diploma working from age 18 to 62 resulting in an earnings difference of approximately $700,000. This gap significantly impacts wealth accumulation, as higher earnings often translate to increased opportunities for homeownership, investments, and retirement savings, further solidifying financial security for those with higher education levels.

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

Education and Health Care Services are the largest employment sectors for Pico Rivera residents, employing approximately 19% of all workers living in the city. This is followed by Manufacturing, which accounts for 13% of employed residents. Within Pico Rivera itself, Education and Health Care Services also make up most of the local job opportunities, providing 20% of the total jobs available, reflecting their significant role in both local employment and the city's overall economic structure.

Describe the workforce and infrastructure needs of the business community.

Pico Rivera, strategically located near major transportation routes, offers a favorable environment for businesses. However, to fully capitalize on its potential, the city must address specific workforce and infrastructure needs.

Workforce Needs:

1. Skill Development and Training: Industries such as education, healthcare, and manufacturing are prominent in Pico Rivera. Enhancing workforce skills through targeted training programs is

essential to meet employer demands and reduce unemployment. Collaborations with local educational institutions, such as Rio Hondo College, can facilitate this development.

2. Employment Opportunities: With a significant portion of residents commuting outside the city for work, expanding local employment opportunities is crucial. Attracting businesses that align with the local workforce's skills can help retain talent within Pico Rivera. The city's Community and Economic Development Department provides quality service to residents and businesses, aiming to foster economic growth and job creation.

Infrastructure Needs:

1. Transportation Enhancements: Pico Rivera's proximity to major freeways provides excellent connectivity. However, improving local transportation infrastructure, including public transit options and road maintenance, is vital to support business operations and employee commutes. The city's Multimodal Plan addresses near- and long-term transportation and mobility needs, aiming to enhance connectivity and support economic activities.

2. Commercial Development: Investing in commercial infrastructure, such as modern office spaces and retail centers, can attract new businesses and stimulate economic growth. The city's ongoing initiatives, including the Historic Whittier Boulevard Revitalization Program, aim to develop existing business sectors and encourage entrepreneurship.

3. Technological Infrastructure: Upgrading digital infrastructure, including high-speed internet access, is essential for businesses to operate efficiently and remain competitive in the modern economy. The city's Innovation & Design Lab is forming partnerships with major educational institutions to offer immersive, real-world learning experiences, which can contribute to technological advancements and workforce readiness.

Addressing these workforce and infrastructure needs through strategic planning and investment will enhance Pico Rivera's business environment, leading to sustainable economic growth and improved quality of life for its residents.

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.

Pico Rivera is experiencing significant economic developments poised to impact local employment and business growth. Both public and private sector investments are instrumental in revitalizing the city and fostering new opportunities.

● **Historic Whittier Boulevard Revitalization Program**

The city has initiated the Historic Whittier Boulevard Revitalization Program, a comprehensive effort to rejuvenate this key corridor. The program encompasses multiple projects aimed at enhancing infrastructure, promoting economic development, and improving quality of life for residents. This initiative is expected to attract new businesses, create jobs, and stimulate economic growth along Whittier Boulevard.

- **Multimodal Transportation Improvements**

Pico Rivera is investing in multimodal transportation enhancements to improve connectivity and support economic activities. The city's Multimodal Plan addresses near- and long-term transportation and mobility needs, aiming to enhance connectivity and support economic activities.

- **Innovation & Design Lab**

The city has established the Innovation & Design Lab to foster workforce development and education. By partnering with major educational institutions, the lab offers immersive, real-world learning experiences in urban planning and related fields. This initiative aims to equip residents with the skills needed for emerging job opportunities, thereby enhancing the local talent pool for businesses.

- **Capital Improvement Program**

The Public Works Department has launched an aggressive Capital Improvement Program (CIP) aimed at enhancing the quality of life for residents and businesses. The CIP is a multi-year plan that identifies future public infrastructure and facility improvements within the city, providing information regarding needs, timing, costs, and funding sources.

- **Economic Impact and Needs**

These investments are projected to stimulate Pico Rivera's economy by creating jobs, attracting businesses, and improving residents' quality of life. To fully capitalize on these opportunities, the city must address the following needs:

- **Workforce Development**

To support redevelopment and business growth, there is a need for targeted workforce training programs. Collaborations with local educational institutions, such as Rio Hondo College, can facilitate this development.

- **Business Support**

As new businesses enter the market and existing ones expand, they will require guidance on navigating regulatory processes, accessing funding opportunities, and adopting sustainable

practices. The city's Community & Economic Development Division provides the highest level of quality service to the residents and businesses of Pico Rivera.

- **Infrastructure Enhancement**

  Improvements to transportation networks, utilities, and broadband infrastructure are critical to accommodate increased economic activity. Enhancements to public transit and road maintenance are essential for facilitating the flow of goods, services, and workers, ensuring Pico Rivera's infrastructure supports its growing economy.

These strategic investments and initiatives, coupled with efforts to address workforce and infrastructure needs, position Pico Rivera for sustained economic growth while supporting the long-term prosperity of its residents.

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

The educational attainment of Pico Rivera's workforce aligns with some of the city's employment opportunities but reveals gaps in higher education and specialized skills. According to the data, approximately 21,819 individuals in the labor force lack a high school diploma, limiting access to higher-wage and skilled jobs. An additional 5,857 individuals have a high school diploma, while 7,970 have completed some college or earned an Associate's degree, supporting roles in sectors such as manufacturing, transportation, and warehousing. These sectors account for 13% and 10% of the city's workforce, respectively, offering employment opportunities for those with intermediate educational backgrounds.

However, only 7,534 individuals hold a Bachelor's degree or higher, restricting access to professional, scientific, and management positions, which represent 10% of the city's workforce. Additionally, the Education and Health Care Services sector, which is the largest employer at 19% of jobs, may demand more advanced training and degrees for roles like teaching and healthcare provision than many residents currently possess.

While the workforce aligns with some existing industries, addressing gaps in higher education and specialized skills is essential for broadening opportunities and supporting economic growth in Pico Rivera.

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.

Pico Rivera benefits from workforce training initiatives designed to meet the city's economic goals of reducing unemployment, improving workforce readiness, and fostering economic development. Key programs include:

1. **Southeast Los Angeles Workforce Development Board (SELWDB) Initiatives**

- **Overview**: The SELWDB, funded by the Workforce Innovation and Opportunity Act (WIOA), provides job training, career counseling, and placement services. The programs target high-demand sectors, including logistics, manufacturing, and retail, which are significant employers in Pico Rivera.

- **Alignment**: These initiatives address unemployment and align with Pico Rivera's long-term goals by enhancing workforce readiness and connecting residents with local employment opportunities.

- **Source**: selwdb.org (2024).

2. **Rio Hondo College Workforce Training Programs**
   - **Overview**: Located nearby, Rio Hondo College offers degree and certification programs in fields such as automotive technology, nursing, and business, which align with Pico Rivera's key industries. Short-term training programs in manufacturing and logistics also provide pathways to employment for those without advanced degrees.

   - **Alignment**: These educational opportunities help bridge skill gaps, ensuring residents can access in-demand roles in sectors like transportation, warehousing, and healthcare.

   - **Source**: riohondo.edu (2024).

3. **Youth Employment Services (YES) Program**
   - **Overview**: Pico Rivera's YES program provides youth with hands-on work experience, focusing on building job readiness and fostering career exploration. Participants engage in internships with local businesses and receive mentorship and training.

   - **Alignment**: This program supports the city's Annual Action Plan by fostering economic mobility and preparing the next generation of the workforce.

   - **Source**: pico-rivera.org (2024).

4. **Countywide Regional Workforce Development Programs**
   - **Overview**: Pico Rivera collaborates with Los Angeles County's workforce development programs, which provide specialized training in construction, technology, and logistics. These programs include partnerships with unions and private companies to ensure hands-on training.

   - **Alignment**: Workforce development efforts address critical skill shortages while aligning with Pico Rivera's long-term economic sustainability plans.

   - **Source**: workforce.lacounty.gov (2024).

These programs collectively support Pico Rivera's workforce needs by aligning training opportunities with industry demands, improving job readiness, and fostering economic stability. As the city implements its revitalization and infrastructure improvement plans, these initiatives will ensure that residents are prepared to capitalize on emerging employment opportunities.

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

Pico Rivera participates in a Comprehensive Economic Development Strategy (CEDS) through its inclusion in Los Angeles County's CEDS. The Los Angeles County Development Authority (LACDA) developed this collaborative strategy to guide regional economic development planning efforts, aiming to diversify and strengthen the regional economy. As a city within Los Angeles County, Pico Rivera is encompassed by this regional strategy, which addresses economic development across the county's 88 cities.

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.

Pico Rivera is actively pursuing a variety of economic development initiatives aligned with its strategic goals, including the 2020-2025 Consolidated Plan and other city plans. These initiatives focus on supporting small businesses, infrastructure improvements, and community engagement to foster economic growth and resilience.

1. **Business Support and Development**
   - *Initiative Overview*: The city's Community and Economic Development Department (CEDD) provides quality services to residents and businesses, focusing on well-planned development, community preservation, and redevelopment.

   - *Alignment with Plans*: By fostering local entrepreneurship and business retention, this initiative strengthens Pico Rivera's economic base and aligns with its long-term strategy to increase economic opportunities for residents and businesses.

2. **Infrastructure Enhancement**
   - *Initiative Overview*: Pico Rivera has outlined numerous infrastructure and capital projects aimed at improving the quality of life within the city.

   - *Alignment with Plans*: These projects support the city's strategic goals by enhancing public spaces, transportation networks, and utilities, thereby creating a more attractive environment for business investment and community development.

3. **Strategic Planning**
   - *Initiative Overview*: The City of Pico Rivera has adopted a five-year Strategic Plan focusing on fiscal and organizational sustainability, economic development and land use, infrastructure, health, wellness and safety, and community engagement.

- *Alignment with Plans*: This strategic plan provides a roadmap for coordinated economic development efforts, ensuring that initiatives are aligned with the city's mission and vision, thereby promoting sustainable growth and improved quality of life for residents.

By integrating these initiatives with its long-term planning efforts, Pico Rivera ensures a coordinated approach to economic development that supports both residents and businesses. These programs collectively contribute to the city's vision of a sustainable, prosperous, and inclusive community.

Discussion

No additional discussion.

MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In Pico Rivera, housing problems are rare except for being cost burdened. According to the 2018-2022 ACS 5-Year Estimates, the citywide rate of each is:

- Cost Burden Homeowners: 30.2%
- Cost Burden Renters: 63.3%
- Overcrowding: 15.9%
- Lack of Complete Plumbing Facilities: 0.1%
- Lack of Complete Kitchen Facilities: 1.3%

There are no areas of concentration that have two or more housing problems that are substantially higher than the Citywide average. For this analysis, HUD's definition of "disproportionate" was used to identify areas substantially higher: 10 percentage points higher than the rate for the jurisdiction.

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

For the purposes of this analysis a "racial or ethnic concentration" will be any block group where a racial or ethnic minority group makes up 10 percent or more than the citywide rate. According to the 2018-2022 ACS 5-Year estimates the racial and ethnic breakdown of Pico Rivera's population is:

- White, non-Hispanic: 4.5%
- Black, non-Hispanic: 0.9%
- American Indian and Alaska Native, non-Hispanic: 0.3%
- Asian, non-Hispanic: 3.5%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.0%
- Other Race, non-Hispanic: 0.1%
- Two or More Races, non-Hispanic: 0.2%
- Hispanic or Latino: 90.5%

Hispanic/Latino households make up the vast majority of Pico Rivera's population, accounting for 90.5% of households. There are three block groups in the city considered to have a "concentration" of Hispanic/Latino residents which requires there to be a 100% of households comprised of this ethnicity within each of these areas. The Hispanic/Latino population is relatively evenly distributed across the rest of the city.

Additionally, there are concentrations of Asian households and American Indian and Alaska Native households in Pico Rivera.
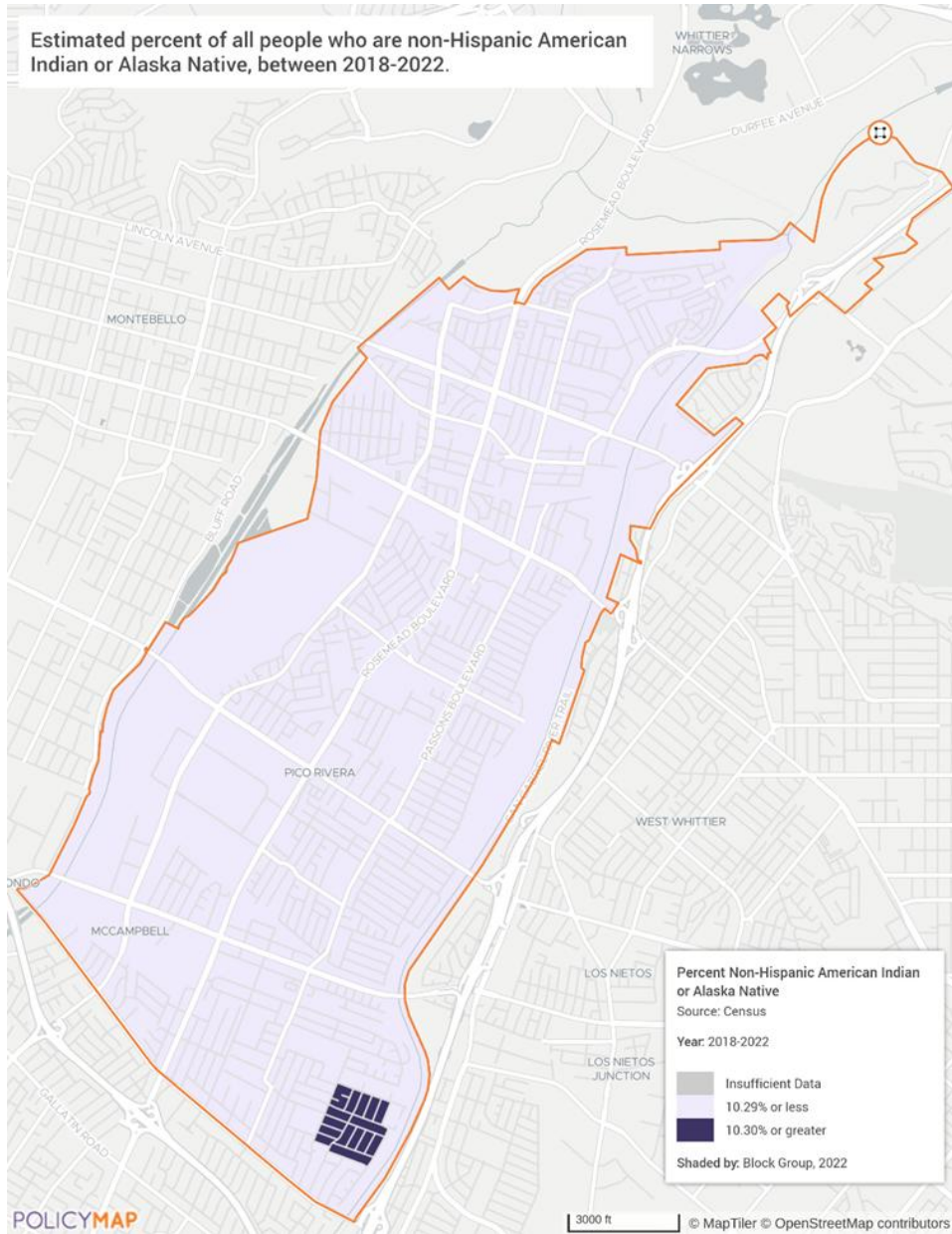
Please see the following corresponding maps which illustrate areas with concentrated populations by race and ethnicity, highlighting demographic patterns across the city. *Maps are not provided for populations without a concentration*
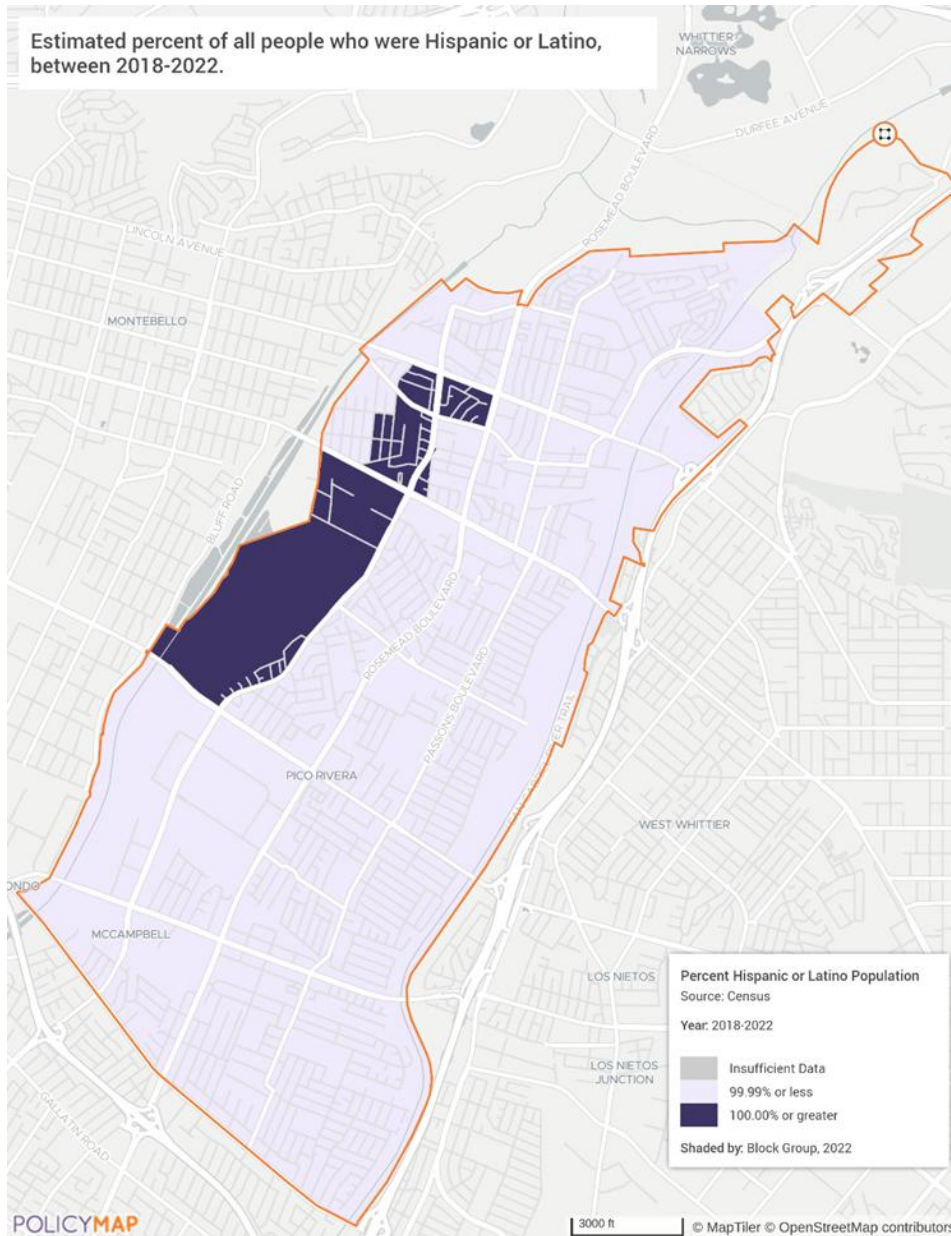
Concentration of Asian (Non-Hispanic) Households over 13.5%
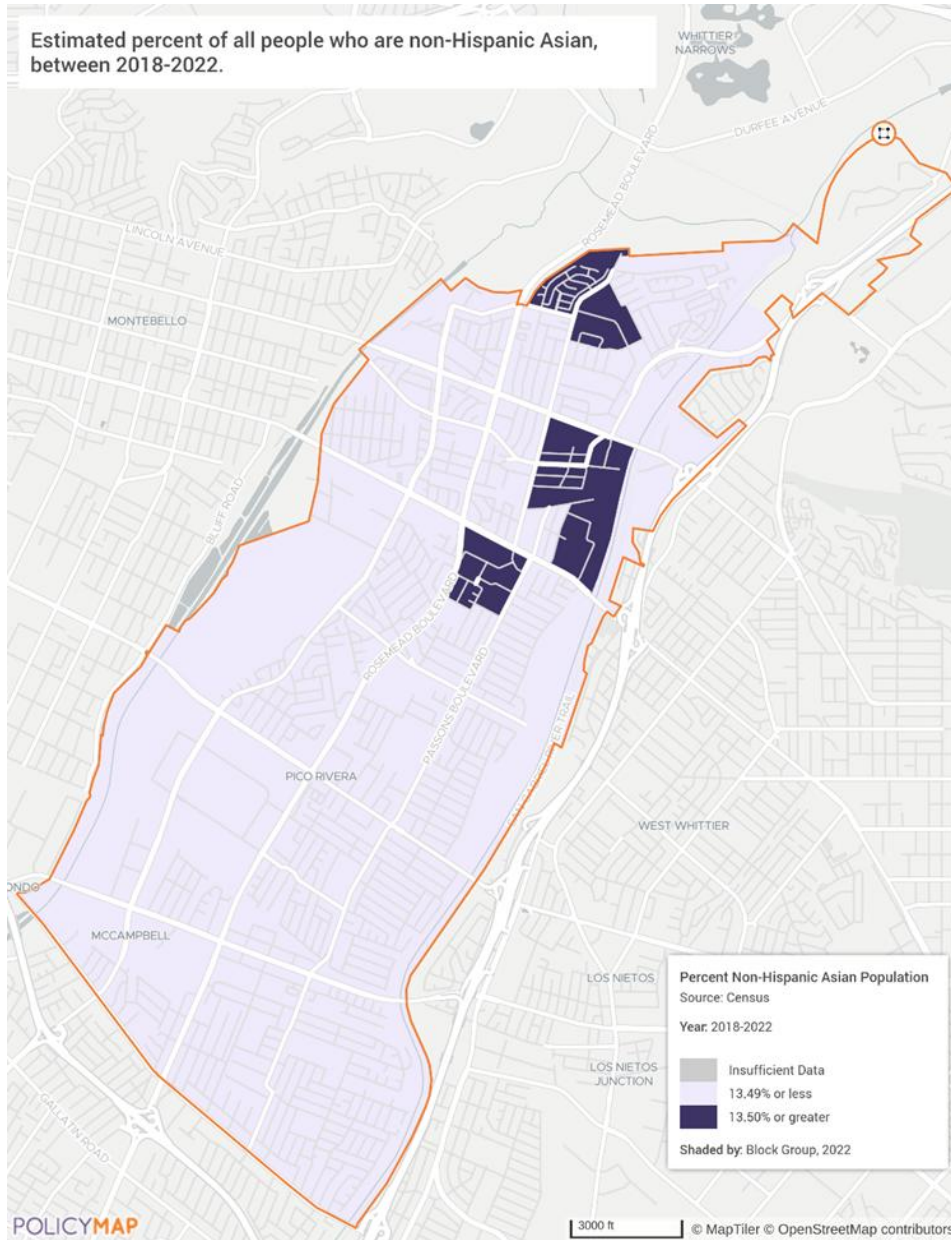
Concentration of American Indian and Alaska Native (Non-Hispanic) Households over 10.3%

Estimated percent of all people who are non-Hispanic American Indian or Alaska Native, between 2018-2022.

Percent Non-Hispanic American Indian or Alaska Native
Source: Census
Year: 2018-2022

Insufficient Data
10.29% or less
10.30% or greater
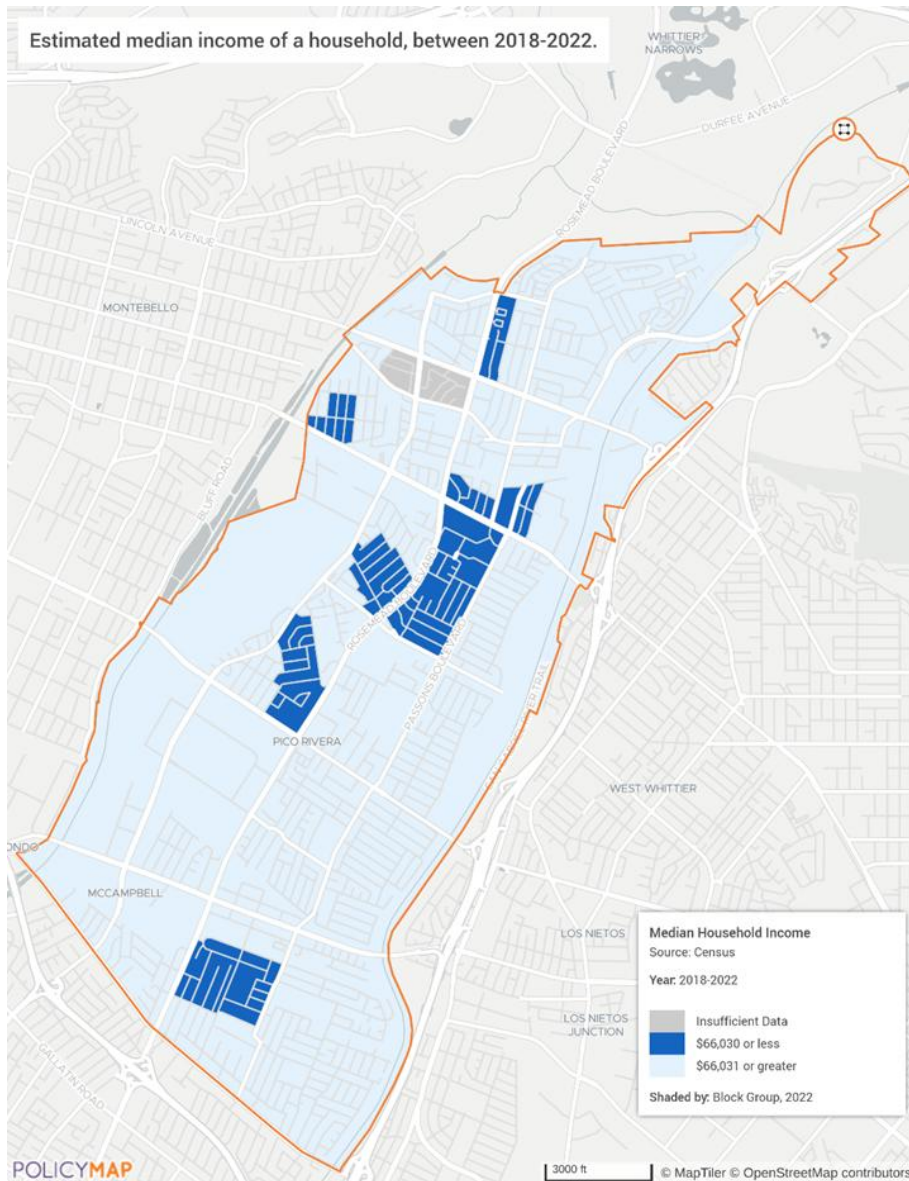
Shaded by: Block Group, 2022

Low Income Households

A "low-income concentration" is any block group where the median household income for the tract is 80% or less than the median household income for the City of Pico Rivera. According to the 2018-2022 American Community Survey 5-Year Estimates, the Median Household Income (MHI) in Pico Rivera is $82,539. A tract is considered to have a low-income concentration if the MHI is $66,031 or less. There are several block groups that have concentrations of low-income households all in the central, southern and western portions of the city as shown in the following map:

Block Group: 060375004041   Block Group: 060375007002

Block Group: 060375006002   Block Group: 060375009003

Block Group: 060375004022   Block Group: 060375007004

Block Group: 060375009004   Block Group: 060375026022

Estimated median income of a household, between 2018-2022.

Median Household Income
Source: Census
Year: 2018-2022

Insufficient Data
$66,030 or less
$66,031 or greater

Shaded by: Block Group, 2022

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

The market characteristics in Pico Rivera's neighborhoods with concentrated racial/ethnic populations reflect distinct housing and economic patterns. Areas where Hispanic/Latino households make up 100% of residents and where American Indian and Alaska Native households exceed 10.3% are predominantly renter-based, with moderate unemployment and limited public transit access. In contrast, neighborhoods with Asian households, comprising over 13.5% in the northeastern region, show higher homeownership rates and a more stable housing environment but fewer rental options. These areas face challenges in transportation and economic access, emphasizing the need for targeted investments in housing diversity, infrastructure, and workforce opportunities.

Are there any community assets in these areas/neighborhoods?

Pico Rivera offers several community assets that enhance the quality of life for its residents and support the local economy:

- Pico Rivera Sports Arena: This venue hosts concerts and various events, serving as a cultural and entertainment hub for the community.

- Pico Rivera Municipal Golf Course: Established in 1965, this nine-hole executive golf course provides recreational opportunities for residents and visitors, contributing to local tourism and leisure activities.

- Parks and Recreation Facilities: The city maintains nine parks and eight playgrounds, including Smith Park, Rivera Park, and Pico Park, offering spaces for sports, community gatherings, and outdoor activities.

- Senior Center: Recently renovated with federal funding, the center features a high-tech computer lab, fitness room, and activity spaces, providing essential services and programs for the city's senior population.

- Rio Hondo College: Located in nearby Whittier, this public community college serves Pico Rivera residents, offering a range of degree and certificate programs that support workforce development and higher education aspirations.

These assets collectively contribute to Pico Rivera's social cohesion and economic vitality, making it a vibrant and resilient community.

Are there other strategic opportunities in any of these areas?

Pico Rivera is at a pivotal point in its development, with numerous initiatives and untapped opportunities that have the potential to enhance the city's economic vitality and improve residents' quality of life. Realized projects already provide a strong foundation for progress, while unrealized opportunities offer pathways for continued growth and innovation. These efforts collectively aim to strengthen Pico Rivera's economy, infrastructure, and community well-being.

Realized Strategic Opportunities

- **Historic Whittier Boulevard Revitalization Program**

  This initiative, part of the "Pico Rivera 2035" comprehensive plan, focuses on rejuvenating Whittier Boulevard through mixed-use, transit-oriented development, improved streetscapes, and economic stimulation. The program aims to promote economic growth, enhance community engagement, and encourage healthier lifestyles for residents while positioning Whittier Boulevard as a vibrant commercial and cultural corridor.

- **Riverfront Sports and Entertainment District**

  In response to the potential impacts of the Whittier Narrows Dam Safety Project, Pico Rivera plans to establish a Riverfront Sports and Entertainment District centered around the Pico Rivera Sports Arena. This district aims to preserve cultural landmarks and stimulate local tourism and economic activity, creating a dynamic hub for entertainment and recreation.

- **Pico Rivera Innovative Municipal Energy (PRIME)**

  The PRIME program is a Community Choice Aggregation initiative offering residents and businesses access to cleaner, more affordable energy options. This initiative reduces energy costs, promotes environmental sustainability, and supports the city's broader economic growth objectives.

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

  The city's Housing Element update focuses on addressing housing needs, particularly through the development of affordable housing, community preservation, and infrastructure improvement. These efforts aim to enhance housing availability and support long-term resilience in Pico Rivera's housing market.

Unrealized Strategic Opportunities

- **Technology and Innovation Hub**

  Pico Rivera has the potential to establish a technology and innovation district near its commercial corridors or within the revitalized Whittier Boulevard area. Such a hub could attract technology firms and startups, creating new job opportunities, diversifying the local economy, and fostering skill development among residents.

- **Regional Green Infrastructure Network**

  By leveraging its existing open spaces and parks, Pico Rivera could develop a green infrastructure network that enhances environmental sustainability and improves flood resilience. This opportunity aligns with regional environmental goals and could make the city more livable while attracting eco-conscious businesses and visitors.

- **Cultural Tourism Expansion**

  Expanding cultural and heritage tourism linked to Pico Rivera's rich Latino history and landmarks like the Pico Rivera Sports Arena presents a significant opportunity. This strategy could boost tourism revenue and strengthen the city's identity as a cultural destination, benefiting both residents and businesses.

- **Enhanced Workforce Training Programs**

Collaboration with regional colleges and local businesses could expand workforce development programs in high-demand industries such as technology, logistics, and renewable energy. This initiative would prepare residents for emerging job opportunities, reduce unemployment, and improve household incomes, driving long-term economic stability.

● **Transit Connectivity Enhancement**

Partnerships with regional transit authorities to improve public transportation connectivity between residential areas and employment hubs could significantly benefit the city. Enhanced transit options would reduce commuting challenges, increase workforce mobility, and support economic activity throughout Pico Rivera.

Pico Rivera's strategic opportunities, both realized and unrealized, demonstrate a strong commitment to fostering economic and community growth. Initiatives such as the Whittier Boulevard Revitalization Program and PRIME energy initiative highlight the city's forward-thinking approach, while unrealized prospects, including a technology hub and cultural tourism expansion, provide promising avenues for future development. By leveraging these opportunities, Pico Rivera can ensure a sustainable, inclusive, and prosperous future for its residents and businesses.

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.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Pico Rivera, California enjoys comprehensive broadband coverage across residential areas, including LMI areas. The average Pico Rivera household has access to two (2) broadband-quality internet service options. According to ISPReports.org, the city benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Internet service in Pico Rivera has a 99.62% availability rate, with 89% of households connected. Of those households, 75% have fiber, cable, or DSL, 10% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Pico Rivera, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

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

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, diminishes the incentive to deliver reliable and consistent services. According to ISPReports.org, Pico Rivera is served by eleven (11) internet providers offering residential service. Among these, Spectrum stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

Spectrum (Cable and Fiber)

Frontier (Fiber and DSL)

EarthLink (Fixed Wireless)

AT&T (Fixed Wireless)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

DISH (Satellite)

DirecTV (Satellite)

Starlink (Satellite)

Viasat (Satellite)

HughesNet (Satellite)

The map below highlights the number of broadband service providers by census tract. Most areas in Pico Rivera have access to two high-speed internet options from competing providers. Expanding the number of providers could encourage greater competition, potentially improving service reliability and affordability. This could also help maintain strong household subscription rates and support more affordable, universal access.

See map below: High Speed Internet Providers

Broadband Access

Availability of residential wired broadband internet access in 2020.

Wired Broadband Access (Residential)
Source: FCC

Year: 2020

Insufficient Data

Broadband Available

No Broadband Available

Shaded by: Block

Highspeed Internet Providers

Number of residential wired internet providers with download speeds above 3 Mbps in 2020.

Wired Internet Providers (Download >3 Mbps; Residential)
Source: FCC

Year: 2020

- Insufficient Data
- 1 or less
- 2
- 3
- 4
- 5 or greater

Shaded by: Block

3000 ft   © MapTiler © OpenStreetMap contributors

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

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

Pico Rivera, CA has historically faced various natural hazard risks, including extreme heat, inland flooding, droughts, and earthquakes, as outlined in the 2020 County of Los Angeles All-Hazards Mitigation Plan (AHMP). Research from the AHMP indicates that extreme weather patterns are expected to become increasingly common over the next century. Average summer temperatures are projected to rise significantly, with inland areas experiencing a greater frequency of days exceeding 100°F and regional temperatures increasing by 2.5°F to 8°F. Drier conditions are expected to intensify the frequency and severity of wildfires. Furthermore, sea level rise poses a substantial threat to Los Angeles County, with 3 feet of rise anticipated to flood 2.25 square miles by 2050–2060 and 6 feet of rise projected to inundate 6.13 square miles by 2100. According to the FEMA National Risk Index, Los Angeles County, which encompasses Pico Rivera, is particularly vulnerable to hazards such as earthquakes, heat waves, landslides, lightning, tornadoes, and wildfires.

While Pico Rivera is considered an inland city, it may still experience indirect coastal effects. Rising sea levels and increased storm activity could lead to population displacement from coastal areas, and an influx of new residents to Pico Rivera could drive up housing costs, reduce job availability, and strain local resources. As climate-related hazards pose greater threats to coastal regions, stable inland communities like Pico Rivera may see an increase in climate migrants from more vulnerable areas, further impacting state infrastructure, housing, and resources.

The AHMP highlights that climate change will impact all residents and areas of Los Angeles County. It projects a significant increase in the number of extreme heat days, with inland areas experiencing temperatures exceeding 100°F more frequently. These extreme heat events can lead to heat-related illnesses, such as heat stroke, and exacerbate respiratory issues due to increased air pollution. Additionally, hotter and drier conditions are expected to intensify the frequency and severity of wildfires, particularly in High and Very High Fire Hazard Severity Zones (FHSZ). Wildfire poses substantial risks, including the destruction of homes, businesses, and critical infrastructure; disruption of transportation and utilities; and threats to human and animal life.

These factors reflect the broader impact of climate change on Pico Rivera's natural hazard profile, affecting public health, infrastructure, and resource management. The Center for Disease Control and Prevention (CDC) highlights that climate change, along with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones. To counter these challenges, proactive measures are essential for fostering community resilience in an evolving climate landscape.

Pico Rivera is actively addressing climate change through a voluntary water use restriction schedule to conserve resources and promote sustainability. The city advances urban planning under its "PR 2035" initiatives, including transit-oriented development and micro-electric vehicle support, while fostering

community engagement with streamlined solar panel permitting. Complementing these local efforts, California's Department of Water Resources implements a <u>Climate Action Plan</u> emphasizing greenhouse gas reduction and resilience, while Governor Newsom leads state initiatives targeting net-zero emissions by 2045, carbon capture technology, and equitable investment in sustainable infrastructure (<u>SGC California</u>)(<u>Environmental Defense Fund</u>).

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

Low- and moderate-income households, whether renting or owning, face heightened vulnerability to the impacts of climate change and natural disasters due to their limited financial resources. Sudden increases in electricity or housing costs can quickly push these residents into precarious living situations, increasing their risk of homelessness or forcing them to live in substandard conditions. The 2024 America's Rental Housing Study from the Joint Center for Housing Studies at Harvard University underscores this growing threat, revealing that escalating insurance premiums and the withdrawal of coverage by providers in high-risk markets complicate efforts to secure adequate protection against weather- and climate-related losses. Additionally, the study highlights the obstacles property owners encounter when trying to invest in climate resilience measures, given the stagnation in operating income growth.

The 2021 EPA study on Climate Change and Social Vulnerability in the United States further illustrates these challenges, showing that low-income individuals are more likely to live in areas facing significant increases in mortality rates due to extreme temperature changes, as well as experiencing the highest rates of labor hour losses among weather-exposed workers. Rural communities are particularly disadvantaged, often lacking access to public support during emergencies and having fewer resources to repair or fortify their homes against climate-related damage. Addressing these vulnerabilities is essential for building resilience among low- and moderate-income households, who are increasingly at risk from climate change, threatening their safety, stability, and overall well-being.

The AHMP for Los Angeles County identifies vulnerable populations within the county, including individuals who face challenges accessing medical care, maintaining independence, or require supervision. One of the most at-risk groups is people experiencing homelessness, with nearly 60,000 individuals affected in the region. The AHMP acknowledges that additional vulnerable groups will be recognized in future updates, particularly with new data from the 2020 U.S. Census on factors like socioeconomic status, disability, housing, and transportation.
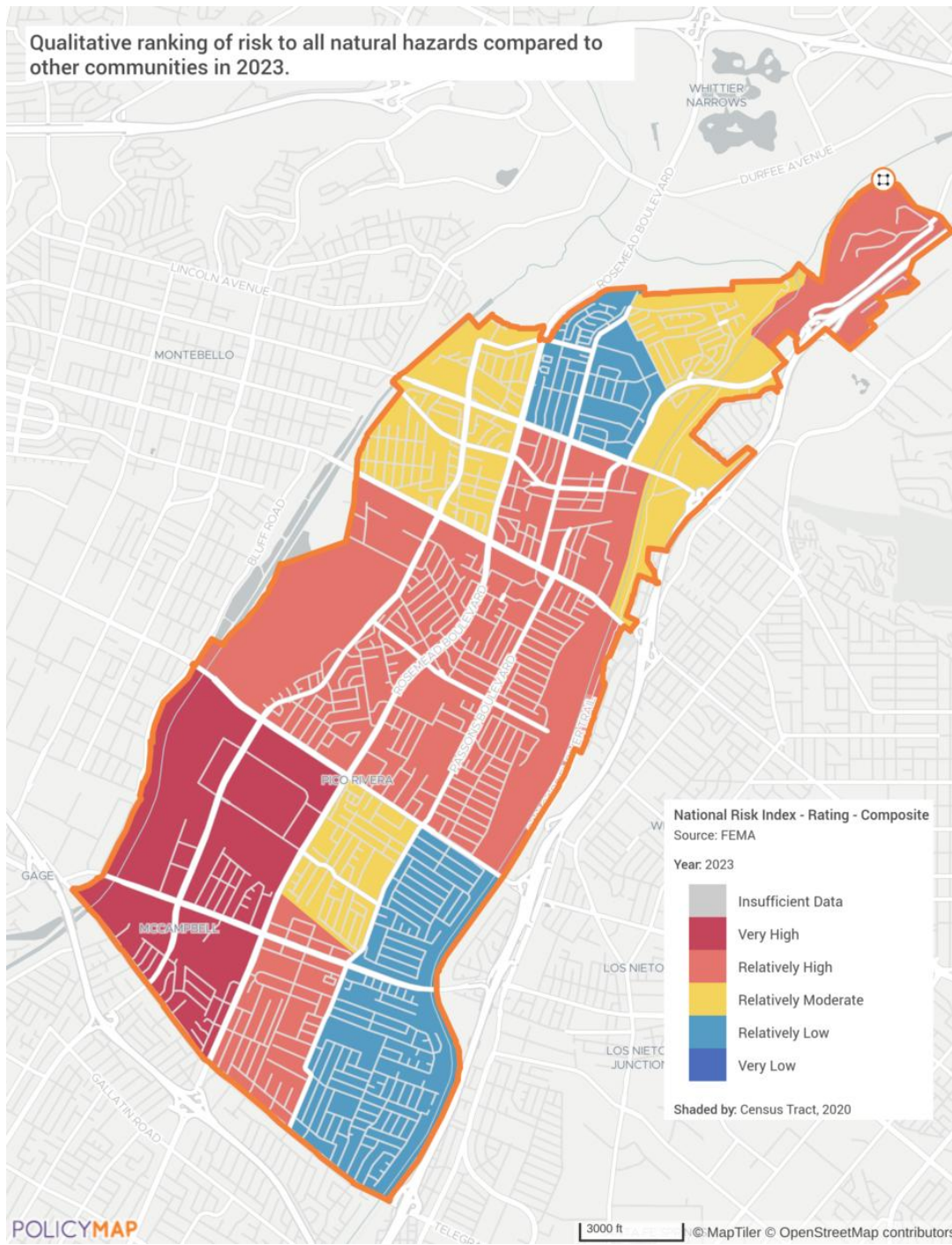
FEMA's National Risk Index identifies Los Angeles County as having a very low level of community resilience, indicating that its residents have a very low ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Pico Rivera, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels throughout the city vary significantly, with different areas classified anywhere from "relatively low" to "very high" risk. This indicates that various areas may need more targeted attention and resources to address specific hazards, making them more vulnerable than the rest of the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Pico Rivera is dedicated to educating and preparing the public for multi-hazard mitigation through a variety of channels. This includes the city's Emergency Management Division and Community Emergency Response Team (CERT) websites. At the present time, the city is updating its 2019 Local Hazard Mitigation Plan (LHMP) to better prepare for natural hazards. Additionally, the Los Angeles County Office of Emergency Management website provides vital information, such as emergency preparedness resources and Alert LA County Emergency Notification system. The Voluntary Organizations Active in Disaster (VOAD) for Los Angeles County also provides valuable resources to enhance community disaster resilience. To effectively tackle the increasing impacts of climate change, ongoing investment is crucial for maintaining and expanding these programs and resources.

See map: Risk to All Natural Hazards

Qualitative ranking of risk to all natural hazards compared to other communities in 2023.

National Risk Index - Rating - Composite
Source: FEMA

Year: 2023

- Insufficient Data
- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low

Shaded by: Census Tract, 2020

POLICYMAP

3000 ft   © MapTiler © OpenStreetMap contributors

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery System
- Goals Summary
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homeless Strategy
- Lead Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

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

Geographic Area

1	**Area Name**	Eligible CDBG Target Areas
	Area Type	Local Target Area
	HUD Approval Date	N/A
	% of Low/Mod	N/A
	Revital Type	Comprehensive
	Other Revival Type Description	N/A

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

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 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) person.

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

Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Public Service Programs To Improve Quality of Life	High	• Income – Extremely Low • Income – Low • Income – Moderate • Family Type – Large Families • Family Type – Families with Children • Family Type – Elderly • Non-Homeless Special Needs – Elderly	Citywide	Public Services	Improving the quantity and quality of public services, principally for low-and-moderate income persons.	Priority is consistent with the results of the *2025 - 2029 Consolidated Plan Survey*, that was distributed to community members and stakeholders. Public services was the highest priority identified.
Public Facilities & Infrastructure Maintain Suitable Living Environments for Residents	High	• Income – Extremely Low • Income – Low • Income – Moderate • Income – Middle • Non-Homeless Special Needs – Non-Housing Community Development	CDBG Census Tracts	Public Facilities & Infrastructure Improvements	Some of the public facilities such as parks and public buildings which are in low and moderate neighborhoods and accessed by residents need improvements to maintain suitable living environments. The City will continue to fund public facilities and infrastructure improvements.	The need to upgrade or construct public facilities and infrastructure has been identified by the Capital Improvements Program, *2025 - 2029 Consolidated Plan Surve*, and city staff.
Address Substandard Housing & Maintain Affordable Housing	High	• Income – Extremely Low • Income – Low • Income – Moderate • Family Type – Large Families • Family Type – Families with Children • Family Type – Elderly • Non-Homeless Special Needs – Elderly	Citywide	Maintain Affordable Housing	Homeowner rehabilitation program.	Improving and conserving the physical quality of existing housing units is a cost-effective way to invest limited resources in housing that is already affordable to low- and moderate-income households. Providing decent housing is a high priority because of the age and condition of the housing stock and limited incomes of some homeowners.

Address Housing Discrimination	High	• Income – Extremely Low • Income – Low • Income – Moderate • Income – Middle • Family Type – Large Families • Family Type – Families with Children • Family Type – Elderly • Homeless – Individuals • Homeless – Families with Children • Homeless – Mentally Il • Homeless – Veterans • Homeless – Person with HIV/AIDS • Homeless –Victims of Domestic Violence	Citywide	Fair Housing	The City will fund fair housing services to comply with its regulatory requirements and affirmatively further fair housing, in accordance with the Fair Housing Act.	HUD mandates that all recipients of federal housing and community development assistance such as CDBG take actions to affirmatively further fair housing, in accordance with the Fair Housing Act. 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.
Economic Development Activities	Middle	• Non-Homeless Special Needs – Non-Housing Community Development	Citywide	Economic Development	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.	Consistent with the results of the *2025 - 2029 Consolidated Plan Survey*. Although it was not a high priority, the City is including this goal should it be interested in funding economic development activities during this Consolidated Plan cycle.
Planning & Administration	High	• Non-Homeless Special Needs – Non-Housing Community Development	-	Planning & Administration	The City will allocate 20% of its annual CDBG allocation to Planning and Administration, including fair housing services.	Administration of HUD programs is needed to carry out successful activities that have positive community impacts.

Table 47 – Priority Needs Summary

Narrative (Optional)

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 High Priority.

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 to extremely low, very low- and low-income households. The tenants pay about 30% of their income on rent while the Housing Assistance Agency pays 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 need 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 via its homeowner rehabilitation program.
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 city is using its FY 2024-2025 allocation, the last year of the Consolidated Plan cycle, as a basis to estimate the funding it may receive over the course of the 5-year period of the Consolidated Plan. As part of their methodology the City' estimate includes a reduction from the FY 2024-2025 allocation and is using $550,000 as an estimated annual allocation for the anticipated resources over the course of next five-year Consolidated Plan cycle.

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	$30,930	$580,930	$2,200,000	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.

The City and HUD share an interest in leveraging HUD resources to the maximum extent that it is feasible to address priority needs and associated goals. The Section 8 rental voucher program provides rental assistance to help very low-income families afford decent, safe, and sanitary rental housing. 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.

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

No additional discussion.

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 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 programming 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	Administer HUD programs; Carryout activities as noted in the Consolidated Plan and Annual Action Plans; Reporting	Citywide

Table 50 - Institutional Delivery Structure

Assessment 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 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
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
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		
Transportation	X		
Other			
Other			

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 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 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.

The city has cooperative relationships with surrounding jurisdictions, diverse types of agencies, and nonprofits who can help the city meet its Consolidated Plan goals. This coordination leads to solid working relationships that enable all service providers to better assist those in need. The City collaborates with various nonprofit organizations to address community needs, such as homelessness, special needs, fair housing, and food distribution services. The City's Public Housing Authority administers the Housing Choice Voucher Program (Section 8) for Pico Rivera residents.

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

1. Maintaining open communication with its current and former subrecipients and other consolidated planning partners.

2. Utilizing technology to share and distribute information and to foster and maintain constant contact with community planning partners.

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	Public Services	2025	2029	Non-Housing Community Development	Citywide	Public Service Programs To Improve Quality of Life	CDBG: $412,500	Public Service Activities Other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2025	2029	Non-Housing Community Development	CDBG Census Tracts	Public Facilities & Infrastructure Maintain Suitable Living Environments for Residents	CDBG: $1,218,430	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
3	Maintain Affordable Housing	2025	2029	Affordable Housing	Citywide	Address Substandard Housing & Maintain Affordable Housing	CDBG: $550,000	Homeowner Housing Rehabilitated: 10 Households Housing Units
4	Fair Housing	2025	2029	Affordable Housing	Citywide	Address Housing Discrimination	CDBG: $48,950	Other: 400 Persons Assisted
5	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Economic Development Activities	CDBG: $50,000	5 Businesses Assisted
6	Planning & Administration	2025	2029	Other	N/A	Planning & Administration	CDBG: $501,050	Other: 1

Table 52 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Public Services	Improving the quantity and quality of life principally for low-and-moderate income people by funding public service activities.
Public Facilities & Infrastructure Improvements	Acquisition, design, construction, and installation of needed public facilities and improvements located in CDBG income eligible Target Areas where infrastructure is missing or substandard. Public facilities and improvements may include ADA-compliant ramps and sidewalk improvements, storm drains, and water and sewer lines. Improvements may facilitate pedestrian activity, eliminate flooding, and provide for safer streets within the Target Areas.
Maintain Affordable Housing	Conserving and improving housing stock through rehabilitation of units occupied by low-and-moderate income households. Activities are designed to improve existing substandard or deteriorated housing stock that does not meet building, safety.
Fair Housing	The City will fund fair housing services to comply with its regulatory requirements and affirmatively further fair housing, in accordance with the Fair Housing Act.
Economic Development	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.
Planning & Administration	Overall program management, coordination, monitoring, and evaluation of projects funded by CDBG and the preparation of the Annual Action Plans, CAPERs, and other reports.

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 provide affordable housing for ten household units during this next Consolidated Plan cycle.

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).

This section is not applicable to the City as there are no public housing units located in the City.

Activities to Increase Resident Involvements.

This section is not applicable to the City.

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

This section is not applicable to the City.

Plan to remove the 'troubled' designation.

This section is not applicable to the City.

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

Barriers to Affordable Housing

Barries to affordable housing have been noted in section MA-40 of this Consolidated Plan. Barriers included in that section are outlined below.

- Affordability concerns stemming from Senate Bill 9 (SB 9) and Assembly Bill 1033 (AB 1033)
- Extensive environmental review for new developments required by the California Environmental Quality Act (CEQA) which can delay housing projects.
- Impacts on housing supply and taxes from Proposition 13
- Impacts of Article 34 – Voter for Approval for Low-Rent Housing
- Zoning policies

Strategy to Remove or Ameliorate the Barriers to Affordable Housing.

Pico Rivera has taken steps to address some of the barriers to affordable housing. The city has updated its Housing Element for the 2021-2029 planning period, identifying strategies to conserve existing affordable housing, provide adequate housing sites, assist in developing affordable housing, remove governmental constraints, and promote equal housing opportunities.

Addressing barriers to affordable housing will require ongoing collaboration between local, regional, and state entities to create a more supportive environment for affordable housing development. 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.

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 due to limited CDBG funding. Although the City does not specifically focus on this target population, it collaborates with LAHSA and other homelessness service/shelter providers with expertise in homeless outreach, assessment, and services to help link homeless persons 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 are the end-of-goal in addressing homelessness. To this end, the City encourages service providers to make every effort to minimize the amount of time an individual/household remains 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. The City will continue to engage with systems that assist efforts for persons and families to transition to permanent housing and independent living through a variety of resources involving the continued partnerships and financial support to local nonprofit service providers and participation

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.

Although the City has limited funds, it is committed to assisting low-income individuals and families to 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.

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

Actions to address LBP hazards and increase access to housing without LBP hazards.

To help evaluate and reduce the number of housing units containing lead-based paint (LBP) hazards the City has two main courses of action: (1) the City has integrated LBP hazards evaluation and reduction activities into its housing programs, and (2) the City also provides public information and education concerning lead-based paint. 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 14,685 housing units were built before 1980. Based on the age of housing and the HUD-approved prevalence rates, it is likely that about 5,630of the housing units built prior to 1980 may contain LBP.

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. Housing program participants are provided the 'Renovate Right Informational Booklet' from the United States Environmental Protection Agency. Each participant signs a certification that they received and reviewed the booklet.

A City housing specialist is available to answer questions a participant may have regarding the lead-based paint. City Building Inspectors also discuss with housing program participants any issues found in a dwelling and initiate further evaluation as necessary.

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

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

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 January 2025, participated in three safety net programs is as follows:

CalWORKs   458 - 406
General Relief   140 - 146
CalFresh   3,092 – 4,60

When reviewing programs to fund with its CDBG funds, the City prioritizes funding services that will yield a high benefit to participants, with additional prioritization towards services and programs that assist in reducing families and individuals experiencing poverty. Absent these and other safety net programs, Pico Rivera's poverty rate would increase significantly. The City will work to inform poverty-income families of poverty-reduction programs such as the Earned Income Tax Credit (EITC). 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.

The City will follow the anti-poverty policies noted below.

- *Anti-Poverty Policy #1*: Allocate CDBG public service funds to projects and activities that will help people and families who have incomes fall below the poverty level.

- *Anti-Poverty Policy #2*: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

- *Anti-Poverty Policy #3*: 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.

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 goal of maintaining affordable housing. 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, are likely to have poverty level incomes.

With respect to Section 8 rental assistance, the City will continue to support the Housing Assistance Agency's Section 8 Housing Choice Voucher Program.

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 ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Monitoring serves as an effective tool to ensure that expenditures of funds are consistent with Federal requirements, CDBG National Objectives, and achieve program/project goals.

When working with an organization as a City subrecipient, the City prepares an agreement that outlines the scopes of work, timelines, and documentation requirements. At least quarterly, each subrecipient reports on their program progress/accomplishments/challenges, expenditures, and provides beneficiary data as required by HUD reporting. The City conducts an on-site monitoring visit for each subrecipients at least once per year, usually towards the middle of the program year.

All construction projects comply with Federal Labor and Procurement Procedures as well as the various affirmative action, equal opportunity, and Section 3 requirements mandated by various federal and state laws. Staff review contract preparation at each step from bid preparation, contract document preparation, pre- construction meetings, and ongoing project inspections.

Annual Action Plan (FY 2025-2026)

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

Introduction

For FY 2025-2026 the city of Pico Rivera anticipates the resources noted in the table below. Although HUD has not yet released the City's funding allocations for FY 2025-2026, the City is using estimated allocations based on the allocations it received last year from HUD.

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	$30,930	$580,930	$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 53 - 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. The Section 8 rental voucher program provides rental assistance to help very low-income families afford decent, safe, and sanitary rental housing. 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.

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

No additional discussion.

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	Public Services	2025	2026	Non-Housing Community Development	Citywide	Public Service Programs To Improve Quality of Life	CDBG: $ **TBD**	Public Service Activities Other than Low/Moderate Income Housing Benefit: **TBD** Persons Assisted
2	Public Facilities & Infrastructure Improvements	2025	2026	Non-Housing Community Development	CDBG Census Tracts	Public Facilities & Infrastructure Maintain Suitable Living Environments for Residents	CDBG: $ **TBD**	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: **TBD** Persons Assisted
3	Maintain Affordable Housing	2025	2026	Affordable Housing	Citywide	Address Substandard Housing & Maintain Affordable Housing	CDBG: $ **TBD**	Homeowner Housing Rehabilitated: **TBD** Households Housing Units
4	Fair Housing	2025	2026	Affordable Housing	Citywide	Address Housing Discrimination	CDBG: $ **TBD**	Other: **TBD** Persons Assisted
5	Planning & Administration	2025	2026	Other	N/A	Planning & Administration	CDBG: $ **TBD**	Other: 1

Table 54 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Public Services	Improving the quantity and quality of life principally for low-and-moderate income people by funding public service activities.
Public Facilities & Infrastructure Improvements	Acquisition, design, construction, and installation of needed public facilities and improvements located in CDBG income eligible Target Areas where infrastructure is missing or substandard. Public facilities and improvements may include ADA-compliant ramps and sidewalk improvements, storm drains, and water and sewer lines. Improvements may facilitate pedestrian activity, eliminate flooding, and provide for safer streets within the Target Areas.
Maintain Affordable Housing	Conserving and improving housing stock through rehabilitation of units occupied by low-and-moderate income households. Activities are designed to improve existing substandard or deteriorated housing stock that does not meet building, safety.
Fair Housing	The City will fund fair housing services to comply with its regulatory requirements and affirmatively further fair housing, in accordance with the Fair Housing Act.
Planning & Administration	Overall program management, coordination, monitoring, and evaluation of projects funded by CDBG and the preparation of the Annual Action Plans, CAPERs, and other reports.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 55 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Administration
	Funding	CDBG: $
	Description	Program Management and Oversight
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	6615 Passons Boulevard, Pico Rivera, CA 90660
	Planned Activities	CDBG Administration

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

Target Area	Percentage of Funds
CDBG Target Areas	**TBD**
Citywide	**TBD**

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

TBD

Discussion

TBD

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	3
Special-Needs	0
Total	3

Table 57 - 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	3
Acquisition of Existing Units	0
Total	3

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

To address affordable housing, the City typically allocates funds to a home rehabilitation program. In FY 2025-2026 the City anticipates that three projects will be completed. Although it is not noted in the table, the Pico Rivera Housing Assistance Agency will also provide rental assistance through its Housing Choice Voucher program to support residents with affordable housing.

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.

This section is not applicable to the City.

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

This section is not applicable to the City.

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

This section is not applicable to the City.

Discussion

No additional discussion.

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

Introduction

The City does not implement programs that primarily focus on homeless outreach due to limited CDBG funding. Although the City does not specifically focus on this target population, it collaborates with LAHSA and other homelessness service/shelter providers with expertise in homeless outreach, assessment, and services to help link homeless persons with appropriate services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

  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 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 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 remains 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 to 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 employs 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, The Whole Child, LAHSA, PATH, Jovenes, and a Los Angeles County Transit Deputy.

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 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.

Pico Rivera has taken steps to address some of the barriers to affordable housing. The city has updated its Housing Element for the 2021-2029 planning period, identifying strategies to conserve existing affordable housing, provide adequate housing sites, assist in developing affordable housing, remove governmental constraints, and promote equal housing opportunities.

Addressing barriers to affordable housing will require ongoing collaboration between local, regional, and state entities to create a more supportive environment for affordable housing development. 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.

Discussion

No additional discussion.

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 2025-2029 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 2025-2026 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 use. 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 homeowner rehabilitation 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 2025-2026 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.

- Allocate CDBG public service funds to projects and activities that will help people and families who have incomes fall below the poverty level.

- Continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

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 implementing 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 the 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 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:

No additional discussion.

Program Specific Requirements

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

Introduction:

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