



CITY OF PICO RIVERA 2014-2021 Housing Element

April 2013 HCD Submittal

Prepared for the
City of Pico Rivera by ESA



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CHAPTER 4

Housing Element

1. Introduction

Housing Overview

Historical Perspective

The City of Pico Rivera is a City of almost 62,000 people located in Los Angeles County. As shown in **Figure 1**, Pico Rivera is located near and adjacent to two major freeways including Interstates 5 and 605. The City of Pico Rivera traces its beginning to the 1870's when the Atchison, Topeka, Santa Fe and Union Pacific railroads completed rail lines through the area. Newly arrived farmers planted large groves of citrus, avocado, and walnut trees in the midst of the fertile land between the Rio Hondo and San Gabriel Rivers. Eventually, two communities, Pico and Rivera, were established in the area and over the first four decades of the 20th century these two country towns grew slowly in a rustic agricultural setting.

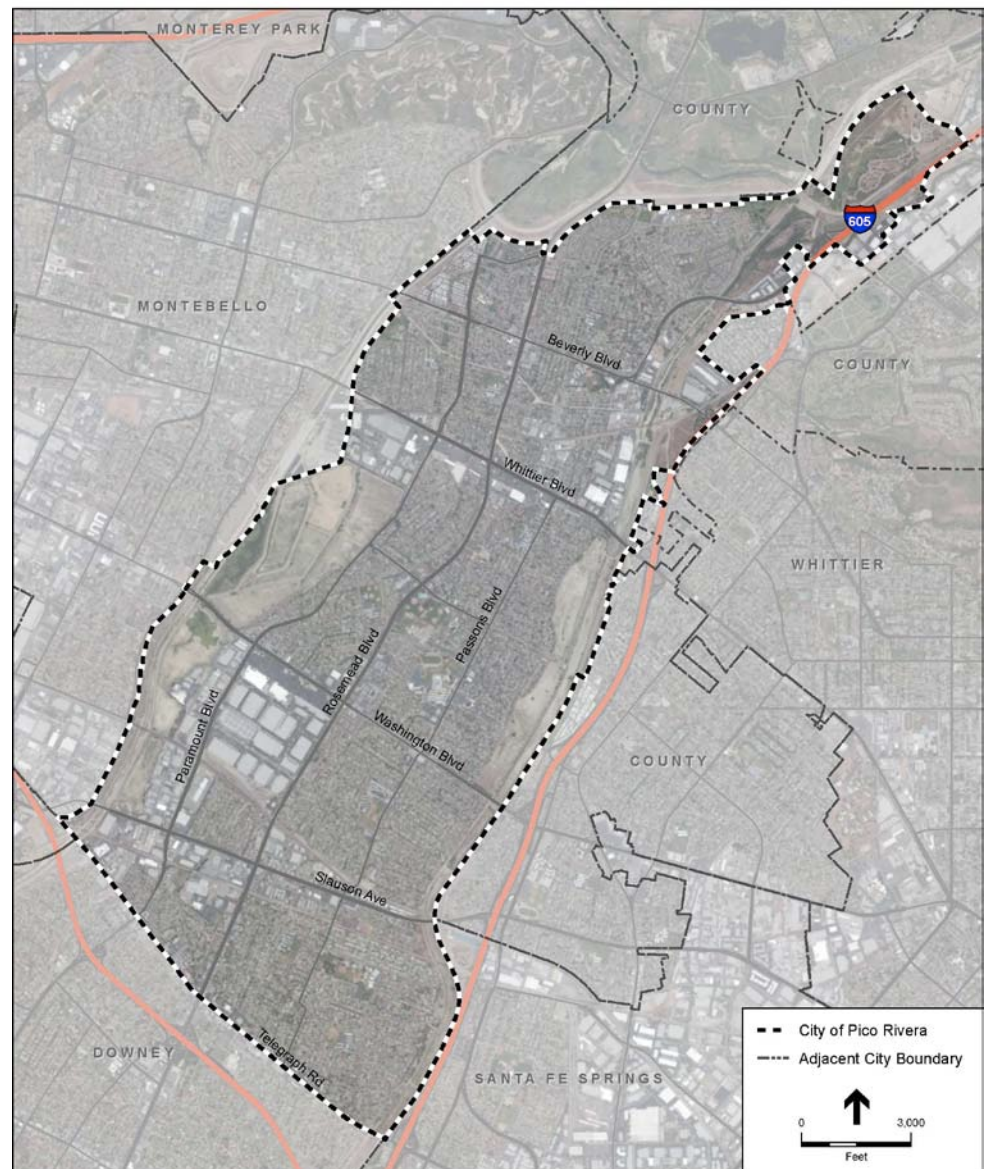
The end of World War II resulted in a sudden demand for housing, attracting land developers to Southern California. During the 1950's, the large parcels of farm land were purchased and cleared to be replaced by tract homes, schools, and churches. Commercial and industrial enterprises were also established in the surrounding areas. As housing subdivisions quickly developed, young families quickly filled the area, drawing the established communities of Pico and Rivera closer together. Local residents developed a stronger sense of civic awareness as "annexation fever" grew in neighboring cities.

By the mid-1950's, leaders from both communities began to voice strong support for incorporation. In an election held January 7, 1958, 56 percent of voters favored incorporation, approving a Council-Manager form of local government, confirming the name "Pico Rivera" for the new city, and electing five citizens to serve as members of the first City Council, thereby creating the 61st city of Los Angeles County.

Today Pico Rivera is home to a variety of households and offers a range of employment opportunities. The City's location and freeway access make it an ideal location to reside within the region. The City is currently planning for future growth, specifically new residential development, through identification of underutilized sites for potential mixed-use development and higher density

housing. The City is also undertaking an update to the General Plan, which will focus on opportunity areas where potential exists for community enhancement through introduction of new land uses, land use intensification, and establishment of design improvements.

Figure 1: City of Pico Rivera Location Map





Demographics

The City's economic and population growth over the past five decades has been accompanied by a shift in the demographic characteristics of the population. Significant changes include an increase in the Hispanic population, an increase in large households, and a small increase in the average age of residents in the City. Generally, a large proportion of residents living in Pico Rivera are young adults that seek a variety of housing options that are affordable and located strategically to access the amenities and services in the region.

Housing Stock

In 2010, there were a total of 17,000 dwelling units in the City, a 1.1 percent increase from the 2000 Census. The City's housing stock is predominately characterized by single-family detached dwelling units which comprise over 80 percent of the housing stock. As the City plans for future housing activity it is important to note that approximately 87 percent of the City's housing stock is more than 30 years old and may be in need of repair or rehabilitation.

Despite the limited availability of vacant residentially zoned land in the City, Pico Rivera has experienced modest housing growth over the past several decades. The City currently has two adopted specific plans: Specific Plan 301 and Specific Plan 400.4. Both provide guidance for the development of identified underutilized sites in the City with residential and commercial uses that will contribute to the revitalization and economic development of Pico Rivera.

As a successfully developed community, the Pico Rivera 2014–2021 Housing Element will focus on preserving and enhancing existing housing, while encouraging and facilitating compatible higher density development. Housing goals, policies and programs will aim to preserve the condition of the existing housing stock, develop new housing in specific targeted growth districts, provide affordable housing opportunities for all income groups, and improve the quality of life in the City's neighborhoods.

Housing Element State Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their Comprehensive General Plans not less than once every five years. However, with the introduction of SB 375, cities must now update their Housing Elements every 8 years in order to align them with the deadlines for the regional transportation plan.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing

goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. **Table 1-1** summarizes these State requirements and identifies the applicable sections in the 2014-2021 Housing Element where these requirements are addressed.

Pico Rivera's Housing Element was last updated in 2012 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region to allow for synchronization with the 2012-2035 Draft Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's 2006-2014 Housing Element. These include:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for persons with developmental disabilities.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.



Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Pico Rivera is a member of the Southern California Association of Governments (SCAG) and SCAG is responsible for preparing the Regional Housing Needs Assessment for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period the City was allocated a total of 850 units, including 217 for very low income, 131 for low income, 140 for moderate income, and 362 for above-moderate income households.

Changes to Housing Element law, specifically, AB 1233 passed in January 2006, requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period."

The Housing Element for the 2006-2014 planning period was adopted in 2012 and certified by HCD, but the City chose not to complete the rezoning necessary to provide adequate sites to accommodate the City's lower income RHNA. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2006-2014) planning period. The City has provided a strategy in **Section 6**, to address AB 1233 as well the current RHNA allocation.

Required Housing Element Contents

State law contains very specific information concerning the content and effect of programs identified to implement the housing element. The State's housing element requirements are summarized in **Table 1-1**.

Table 1-1:
Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 4

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 4, Section 6
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 4
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 6
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5
Analysis concerning the needs of the homeless.	Section 65583.a	Section 4
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 4
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 6
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 4
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 4
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 2
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 3
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Section 6
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 2 and Section 6
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Section 1
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 1, Section 3, and Section 6
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 7

Source: State of California, Department of Housing and Community Development.



Public Participation

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

Prior to the submittal of the Housing Element for initial review, community workshops with the Planning Commission were held on March 18, 2013 and April 15, 2013. The community workshops sought to inform the Planning Commission, residents, and interested stakeholders of the 2014-2021 Housing Element update process. The goal of the workshops was to receive feedback related to the current and future housing needs of the City. Both workshops were advertised at City Hall and the City's website, and flyers advertising the meetings were emailed or mailed directly to stakeholders. The City also proactively mailed copies of the workshop flyer to business owners and surrounding residents of parcels identified in the sites inventory. At the second workshop held on April 15, 2013, City staff provided Spanish translation to workshop participants who requested it during the meeting. Copies of the flyers, a sample stakeholder letter, and the list of stakeholder groups that received the mailing are provided in Appendix C.

After the State Department of Housing and Community Development reviews the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, and provided on the City's website in advance of each hearing.

General Plan Consistency

The City of Pico Rivera is currently updating the General Plan. When adopted, the 2013 General Plan update will be comprised of the following nine elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; 7) Safety; 8) Economic Prosperity; and 9) Healthy Communities. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Pico Rivera General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

Organization of the Element

The Housing Element sets forth housing goals and policies for Pico Rivera to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the Housing Program section of the updated document. The updated Pico Rivera Housing Element is comprised of the following major components:

1. Preparation of a Housing Plan to address Pico Rivera's identified housing needs, including housing goals, policies and programs.
2. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
3. An updated evaluation of housing need, including the housing needs of very low-income households and individuals with disabilities.
4. An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing.
5. Preparation of an inventory of potential housing sites in the community.
6. An assessment of past housing element accomplishments.



2. Housing Plan

For the City of Pico Rivera the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period.

The City of Pico Rivera has established the following general housing policies:

General Housing Policy 1: The City of Pico Rivera will encourage the provision of a range of housing types and styles as a means to accommodate existing and future needs.

General Housing Policy 2: The City of Pico Rivera will preserve and maintain its existing residential neighborhoods.

General Housing Policy 3: The City of Pico Rivera will promote the development of higher density housing in those areas that can support such development without creating land use incompatibilities.

General Housing Policy 4: The City of Pico Rivera will continue to promote safe, sound, and quality housing through rehabilitation programs, redevelopment, code enforcement, and development review.

Pico Rivera's more specific housing goals, policies, and programs address the following six major areas:

1. Housing conservation;
2. Opportunities for affordable housing;
3. Special needs housing;
4. Provision of adequate sites;
5. Removal of governmental constraints; and
6. Equal housing opportunities.

Pico Rivera's Housing Plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above six areas. The housing programs introduced on the following pages

include programs that are currently in operation and new programs which have been added to address the City's housing needs.

Goal 1: Preserve and improve existing housing

Policy 1.1: Encourage the maintenance and repair of the City's housing stock through code enforcement and rehabilitation programs.

Policy 1.2: Preserve the integrity of the existing single-family neighborhoods in the community.

Program 1 – Owner-Occupied Housing Rehabilitation Programs

The Housing Rehabilitation Loan and Grant Programs offer homeowners the opportunity to apply for loans and small grants to complete improvement projects on their properties. The Loan Program provides 0% simple interest, deferred payment loans to seniors, persons with a disability, and families of low and moderate income that own and occupy their homes and need financial assistance to make repairs and improvements. The program is backed by federal funds with loans secured by a Deed of Trust. Payment is typically not due payable until the home is sold, transferred in ownership, refinanced, or the 30th year of the loan. The Grant Program provides a \$12,000 grant to very low-income homeowners that occupy their homes and need financial assistance for critical health and safety-related improvements.

Program Objective: Address property, structural, and energy/water conservation improvements for low income homeowners in the City. The City anticipates that 30 projects will be assisted annually through the Grant Program.

Funding Source: CDBG, HOME, CalHOME

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

Program 2 – Neighborhood Improvement Program

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Neighborhood Improvement Division is responsible for enforcing certain provisions of the Municipal Code to ensure a safe, orderly, and aesthetically pleasing community. Neighborhood Improvement Officers enforce violations on private property, such as zoning violations, building code violations, and public nuisances. This program is designed to identify properties with violations and bring such properties up to City code requirements and to clean up unsightly and unsafe properties. Under this program, City personnel will refer property owners cited for Code violations



to housing rehabilitation assistance programs as a means to prevent further deterioration of residential properties.

Program Objective: Continue to conduct inspections on a complaint basis through the City's Neighborhood Improvement Division.

Funding Source: General Fund, CDBG

Responsible Agency: Community and Economic Development Department, Neighborhood Improvement Division

Time Frame: 2014-2021

Program 3 – Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing Division, the use of additional affordable housing assistance programs, as appropriate, to preserve existing affordable units that are at risk of converting to market-rate. The City will make contact with public agencies, non-profit organizations, and tenant groups that may be in a position to purchase and/or manage at-risk projects. When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

Program Objective: City Staff will maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Program 4 – Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City provides information on their website and will

continue to periodically update their literature regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all new and existing residential projects. The City will encourage maximum utilization of Federal, State, and local government programs, including the County of Los Angeles Home Weatherization Program that are intended to help homeowners implement energy conservation measures.

Program Objective: *Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. Encourage energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures. Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design.*

Funding Source: *General Plan*

Responsible Agency: *Community and Economic Development Department, Planning Division*

Time Frame: *2014-2021*

Goal 2: Encourage access to opportunities for affordable housing

Policy 2.1: Support and promote the creation of new opportunities for affordable housing.

Policy 2.2: Cooperate with private and public sector entities in identifying strategies that will be effective in the development of new affordable housing.

Policy 2.3: Promote and support those programs that will assist lower-income households in the purchase of their homes.

Program 5 – Developer Consultation

The City will continue to promote and encourage early consultation with developers to assist in expanding housing opportunities in order to streamline the process involved in development of affordable housing. This early consultation



will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing. City staff will provide information in the form of handouts and on the City's website indicating the benefits of early consultation for the development community.

Program Objective: City staff will offer early consultation with developers on an as needed basis

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 6 – Partnerships for Affordable Housing Programs

As a means of further leveraging housing assistance, the City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance. These agencies and organizations may include, but are not limited to:

- Los Angeles County- Mortgage Credit Certificate (MCC) Program
- Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program

As the City has little control over how these programs are administered by each responsible agency or organization, the City will be responsible for providing information on the City website and at City Hall.

Program Objective: Increase resident awareness about housing programs offered by other agencies and organizations by advertising them on the City's website and by offering Staff assistance at City Hall.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Program 7 - Section 8 Rental Assistance

The Section 8 program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (30 percent of their income) and the payment standard negotiated for the community. The City manages the Section 8 program with HUD. The City's Housing Division keeps record on the number of households in Pico Rivera that participate in the Section 8 program.

On average, there are approximately 500 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals.

Program Objective: *Continue to provide assistance to households through the Section 8 program and encourage rental property owners to register their units with the City. The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.*

Funding Source: *Department of Housing and Urban Development (HUD)*

Responsible Agency: *Community and Economic Development Department, Housing Division*

Time Frame: *2014 – 2021*

Goal 3: Ensure an adequate supply of housing for households with special needs

Policy 3.1: Cooperate with housing providers and developers to promote the development of housing to accommodate those households with special needs.

Policy 3.2: Pursue the feasibility of providing additional senior housing opportunities in the City.

Policy 3.3: Recognize the basic shelter needs of homeless persons.

Program 8 – Senior Housing

The City currently permits the development of senior housing in the R-M (Multiple Family Residential Variable Density) zone, subject to the approval of a Conditional Use Permit, with an incentive of reduced unit size (500 square feet). The City requires one parking space per three dwelling units for senior housing developments, which is a reduced parking standard from Zoning Code requirements. To assist and facilitate the development of affordable senior housing, the city will review the Zoning Code, and amend as necessary, to develop additional incentives, including, but not limited to reduced height standard and increased maximum lot coverage. The City will work with potential senior housing developers to explore additional incentives.

Program Objective: *Review the Zoning Code, and amend as necessary, to offer incentives to developers to facilitate the development of alternative housing models that are favorable to senior residents. Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.*

Funding Source: *General Fund*



Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 9 – Community Based Transitional Housing Program

Historically, the City has provided funding for a community-based transitional housing provider in the Pico Rivera. The following organizations provide services to the City: The Whole Child Family Housing and the Salvation Army Housing Services. The City anticipates that the transitional housing provider will provide temporary housing and offer services including, child care, healthcare, and employment training. The City will continue to allocate funding, when available, to a community-based transitional housing provider.

Program Objective: Continue to allocate funding, when available, to a community based transitional housing provider. The City anticipates funding assistance for up to 70 individuals.

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Program 10 – Women's and Children's Crisis Shelter Program

The City will continue to allocate funding, when available, to the Women's and Children's Crisis Shelter. The Women's and Children's Crisis Shelter operate several facilities in southeast Los Angeles County. Services provided include medical services, legal services, counseling and housing services.

Program Objective: Continue to allocate funding, when available, to the Women's and Children's Crisis Shelter. The City anticipates funding assistance for up to 250 individuals.

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 11 – Emergency Shelters, Transitional and Supportive Housing Program

Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City has

amended the Zoning Code so that transitional and supportive housing are permitted in all residential zones by right without a Conditional Use Permit or other discretionary action, subject only to those regulations that apply to other residential dwelling units of the same type in the same zone. The City has also amended the Zoning Code to allow single-room occupancy units (SROs) in at least one zone, along with applicable objective management and development standards.

The City has also revised the Zoning Code to permit emergency shelters by right without a Conditional Use Permit or other discretionary action in a newly established Emergency Shelter Overlay Zone. This area was selected due to its proximity to bus service along Beverly Boulevard, the proximity of other services (parks, schools, etc), and the proximity of the area to employment. This area is bounded by Beverly Boulevard on the north, Tobias Avenue on the west, the San Gabriel River channel on the east, and the BNSF railroad right-of-way on the south. Other than personal storage business located along the south side of Beverly Boulevard, light industrial uses are located in the remaining portion of the Overlay Zone's geographic boundaries. The total land area of the properties that could feasibly accommodate such uses is 9.21 acres. Within these properties, a total of 13 vacant and/or underutilized buildings totaling approximately 124,000 square feet were identified, which is more than sufficient to accommodate at least one emergency shelter.

The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low income residents whenever possible.

Program Objective: *Ensure that the housing need of all residents is met by providing opportunities for transitional and supportive housing, emergency shelters, and SRO units to be accommodated within the City. Prioritize available incentives for extremely low income households.*

Funding Source: *General Fund*

Responsible Agency: *Community and Economic Development Department*

Time Frame: *2014 – 2021*

Program 12 – Development of Housing for Large Households

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding, and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger households, especially lower income large



households, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger households. The City will encourage development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, waiving of specific development standards, etc.

Program Objective: Ensure that the housing need for large households is met by prioritizing available incentives for large households.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014 – 2021

Program 13 – Development of Second Units

Development of second units provides lower-income households an affordable housing opportunity typically within a single-family neighborhood setting. Therefore, the City will continue to allow for second units in the Zoning Code. Recently adopted amendments to the Zoning Code include allowing second units administratively and permitting a reduction in the required lot size to qualify for a second unit, thus increasing opportunities to construct second units in the City. Second units, also known as “granny flats,” are a practical method for a family to maximize the available land on their own lot. By utilizing land and utilities, a family minimizes construction costs. The City is capitalizing on the Zoning Code by increasing the stock of affordable units while maintain the existing single-family neighborhoods. To ensure greater participation on behalf of Pico Rivera residents in the development of second units, the City will provide information on second unit development opportunities on the City's website and at City Hall.

Program Objective: Encourage the development of second units

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Program 14 – Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes

available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Pico Rivera will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Pico Rivera will work with the Eastern Los Angeles Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Program Objective: Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach programs with the Eastern Los Angeles Regional Center within 1-year of Housing Element adoption.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

Goal 4: Provide adequate sites to meet the existing and future housing needs of the City

Policy 4.1: Support the development of higher density housing along selected arterial corridors as a means to accommodate the City's projected housing need.

Policy 4.2: Establish a mixed-use overlay zone and increase minimum density in identified areas to meet the City's housing need.

Program 15 – Provision of Adequate Sites for Housing Development

As shown in **Section 6, Housing Resources**, of the Housing Element the City has vacant land zoned R-E, R-I, S-F, PUD, or R-M and has identified a number of appropriately zoned sites that are currently underutilized and ideal for redevelopment. To ensure the continued availability of adequate sites to accommodate estimated future housing need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet the projected need for the 2014-2021 planning period. Specifically, the City will amend the Zoning Ordinance to establish a mixed use overlay zone and rezone identified sites in



Section 6 of this Housing Element. The mixed-use overlay zone will permit by-right residential development at a minimum density of 30 du/ac. Identified sites to be rezoned exclusively residential will permit by-right residential development at a minimum density of 24-30 du/ac as indicated in **Section 6**. The new residential zoning districts are: a medium density residential zone (6-14 du/ac) and a high-density residential zone (14-30 du/ac). These sites shall permit exclusively by-right residential development and will accommodate at least 50 percent of the City's very low- and low-income growth need at a minimum 30 du/ac. To encourage and facilitate the development of a variety of housing types, the City offers development incentives including, but not limited to; (1) Regulatory concessions/waivers; (2) Fee waivers/financial assistance; (3) Streamlined entitlement review/approvals; (4) Technical assistance for financing/funding of development projects. Assistance is prioritized for developments that provide units for special needs groups including: large households, the elderly, individuals with disabilities, including those with developmental disabilities, and extremely low income residents. During the planning period the City will provide information on housing opportunity sites identified in the Housing Element and any additional areas of the City to interested developers.

Program Objective: Provide appropriate land use designations/classifications and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: Prior to October 2014

Program 16 - Lot Consolidation

A number of infill parcels especially those that are identified as opportunity sites for mixed use development are smaller and would benefit from lot consolidation. Individually, some of these smaller lots may not support the development densities that would facilitate mixed-use development. Through the joining (or consolidation) of multiple parcels, more efficient development will be possible. As part of this program's implementation, the City will provide technical assistance to property owners and developers in support of lot consolidation. This assistance may include, but not be limited to publicizing the underutilized sites inventory on the City's website, providing technical assistance to potential developers including design and development incentives along with the identification of potential funding sources that may be available to assist in land acquisition. The City will also utilize various incentive (design, development, impact fee, processing) to encourage densities, residential uses and lot consolidation, and to promote more intense residential development within the areas that have been included in the Mixed Use Overlay zone. Information on

these financial and regulatory incentives will be made available on the City's website and at City Hall.

Program Objective: *Encourage lot consolidation of smaller parcels to accommodate projects including a minimum of 16 units to at least 30 dwelling units per acre or higher.*

Funding Source: *General Fund*

Responsible Agency: *Community and Economic Development Department*

Time Frame: *Following Housing Element certification*

Goal 5: Remove Governmental Constraints

Policy 5.1: Continue to support changes to the City's Zoning Ordinance as a means to streamline the development process.

Policy 5.2: Continue to support reduced fees and/or development standards for those developments that meet the criteria for being affordable.

Policy 5.2: Continue to encourage the use of energy-saving technology in the design and construction of new housing.

Program 17 – Remove Development Constraints

City Staff will periodically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as individuals with disabilities. The City of Pico Rivera is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. The City will work with the developer through density bonuses or a PUD if necessary and will further review any standards identified in the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. In the interim, Staff will continue to, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for residents with disabilities. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.



Program Objective: On a bi-annual basis, the City will review development standards, to ensure that the development of lower income housing can occur. Revise the development code to address all constraints identified in Section 5 of the Housing Element. Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities.

Funding Source: General Fund

Responsible Agency: Community and Economic Development

Time Frame: 2014-2021

Program 18 - Density Bonus

To facilitate development, the City offers developers the opportunity of a Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low income households; or (2) at least 5 percent reserved for very low income households; or (3) units reserved for senior households. The units must remain affordable for at least 30 years if the density bonus is granted. Developers are informed of the Density Bonus Program through contact with Community and Economic Development Department staff members and handouts.

Program Objective: Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and by offering Staff assistance at City Hall.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: 2014-2021

Program 19 - Streamline Processing

The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City will modify the application packet, as appropriate, to simplify and streamline the application process. Through the current update of the City's General Plan, the City's will computerize its comprehensive zoning map and general plan land use map using enhanced geographic information system technology.

Program Objective: Continue to monitor permit processing times and investigate ways to streamline the process. Continue to digitize information including building permits and the Zoning Code.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Program 20 – Prioritize Housing Program Activities

The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain Pico Rivera's stable yet aging housing stock. In addition, the City uses CDBG funding sources to assist in improvements and expansions to the City's existing housing stock. Similarly, funds are made available (through the Section 8 program) to address renter over payment issues.

The City recognizes that housing priorities shift over time as housing needs change. The characteristics of the City's current housing need have been identified through the Housing Needs Assessment specifically the analysis of the special needs groups. Based on the needs analysis in this Housing Element, there is a need to provide affordable rental units for large families. The City will also prioritize its program activities to meet the needs of other special needs groups, including extremely-low income households, and people with disabilities including developmental disabilities.

Program Objective: Identify housing needs and prioritize housing program activities to meet those needs through annual updates to the City's Consolidated Plan.

Funding Source: Section 8, CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

Program 21 - Planning and Development Fees

The City conducts periodic internal reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. The City conducts regular internal reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. To further reduce development costs, Pico Rivera, offers a streamlined permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant.

Program Objective: Continue to conduct annual reviews of planning and development fees.

Funding Source: General Fund



Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Program 22 - Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Pico Rivera is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Program Objective: Submit the adopted Housing Element to local water and sewer providers for their review and input.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division; Public Works Department

Time Frame: 2014-2021

Goal 6: Promote Equal Housing Opportunities

Policy 6.1: Continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or the presence of persons with disabilities.

Policy 6.2: Continue to promote greater awareness of tenant and landlord rights.

Program 23 – Reasonable Accommodation for Persons with Disabilities

Pursuant to Government Code Section 65583, the City of Pico Rivera is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties

are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City of Pico Rivera encourages and promotes accessible housing for persons with disabilities. This includes the retrofitting of existing dwelling units and enforcement of the State accessibility standards for new residential construction.

The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the Housing e Rehabilitation Loan and Grant Program, and will continue to direct eligible residents to apply for funds. Applicants can apply for grants or a loan to complete improvement projects that remove constraints to their living facilities. In general, City Staff takes into consideration the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing projects and grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City anticipates that they will have formal reasonable accommodations prepared by 2013.

Program Objective: Administer the Housing Rehabilitation Loan and Grant Program to assist households with persons with disabilities with architectural modifications to their homes and continue to implement the provisions of the California Americans with Disabilities Act (Cal ADA). Provide information in public places regarding the City's reasonable accommodation ordinance and the Housing Rehabilitation Loan and Grant Program.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Housing, Planning, and Building Divisions

Time Frame: 2014-2021

Program 24 – Fair Housing

The City will continue to contract with the Southern California Housing Rights Center to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. The organization's Fair Housing Program is designed to raise awareness of fair housing laws that protect individuals and families against housing discrimination. The organization develops and distributes educational literature and resources that describe ways to prevent housing injustices and applicable laws, and also offers free fair housing law workshops for landlords, tenants, nonprofit organizations, and city employees. The City will refer fair housing complaints to the Housing Rights Center as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations.



Program Objective: Continue to assist households and refer fair housing complaints to the Southern California Housing Rights Center

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

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3. Quantified Objectives

Affordable Housing Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Pico Rivera cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, substantial rehabilitation of substandard units and the conservation of affordable housing. New construction of affordable units focuses on the City's ability to accommodate its combined remaining RHNA allocation of 1,639 units (**see Table 6-4**) on land identified in the sites inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community.

In addition to new construction, the City anticipates that approximately 30 units will be assisted annually through the Housing Rehabilitation Grant Program as outlined in Section 2. As indicated in **Table 4-25** there are 216 housing units at risk of transitioning to market rate prices that the City is monitoring.

Table 3-1:
Quantified Objectives

	Extremely Low (d)	Very Low	Low	Moderate	Above Moderate	Total
New Construction (a)	214	214	265	283	663	1,639
Rehabilitation (b)	0	240			0	240
Conservation/Preservation (c)	0	0	216		0	216

Notes:

(a) Construction objectives represent the City's combined RHNA need including the 2014-2021 allocation and AB 1233 carryover.

(b) Average 30 units per year (multiplied by 8 years) per the City's 2010-2015 Consolidated Plan. Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with the City's Housing Plan.

(c) The conservation/ preservation objective is consistent with the City's total count of affordable units that could potentially be at-risk of converting to market rate (see Table 4-25).

(d) 50% of Very Low-Income Category



4. Housing Profile

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for Pico Rivera. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of Pico Rivera in an effort to determine the specific housing needs of the City and its residents.

Population Trends and Characteristics

Population Growth Trends

The 1990 U.S. Census reported that the City of Pico Rivera had a population of 59,177 persons. The number of residents grew to 63,428 by the year 2000, marking an increase of 4,251 people in ten years. This was a 7.2 percent increase. During the same period, Los Angeles County's population grew 7.4 percent from 8,863,164 to 9,519,338. The City's population growth rate was similar to the County's population growth rate between 1990 and 2000 in comparison to the cities surrounding Pico Rivera (including Bellflower, Downey, Montebello, Norwalk, and Whittier). The surrounding cities experienced population growth rates ranging from a low of 2.6 percent in Bellflower to a high of 17.4 in Downey with an average growth rate of 9.8 and a median average population growth rate of 9.6 percent.

Based on the U.S. Census, in 2010 the City's population was 62,942, a 0.7 percent decrease from the population reported in 2000. In comparison to Los Angeles County, the City's growth rate was lower than the countywide growth rate of 3.1 percent.

Overall, between 1990 and 2010, the total population growth in Pico Rivera was 6.3 percent. During this same period, the growth rate for Los Angeles County was 10.7 percent. The growth rate for Pico Rivera was lower than the County's growth rate. The cities surrounding Pico Rivera experienced population growth rates during this period ranging from a low of 4.9 percent in Montebello to a high of 24 percent in Bellflower. **Table 4-1** indicates population growth trends for Pico Rivera and surrounding communities.

Table 4-1:
Population Growth Trends

Jurisdiction	1990	2000	2010	Percent Change 1990-2010
Pico Rivera	59,177	63,428	62,942	6.3%
Bellflower	61,815	63,428	76,616	23.9%
Downey	91,444	107,323	111,772	22.2%
Montebello	59,564	62,150	62,500	4.9%
Norwalk	94,279	103,298	105,549	11.9%
Whittier	77,671	83,680	85,331	9.9%
Los Angeles County	8,863,164	9,519,338	9,818,605	10.7%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low to moderate priced condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. **Table 4-2** shows the age distribution of the population of the City of Pico Rivera in 2010, and the proportionate age distribution Los Angeles County residents in 2010.

According to the 2010 Census, Los Angeles County, as a whole, can be characterized as having a young population (median age of 34.8 years in 2010). Pico Rivera follows this trend with a median age of 34 years in 2010. In Pico Rivera, preschool and school age residents comprised 30 percent of the population in 2010. Young adults between the ages of 25 and 44 comprised 35 percent of the population. Finally, senior residents, ages 65 years and older, comprise 12.1 percent of the total population. As the majority of the population is school age or considered to be a young adult, it is evident that Pico Rivera is predominately made up of families.



Table 4-2:
Age Distribution

Age Group	2010			
	Los Angeles County		Pico Rivera	
	Population	Percent	Population	Percent
Preschool, under 5 years	645,793	6.6%	4,262	6.8%
School Age, 5-19 years	2,066,165	21.1%	14,702	23.4%
College Age, 20 to 24 years	752,788	7.7%	4,799	7.6%
Young Adults, 25 to 44 years	2,906,057	29.6%	17,225	27.4%
Middle Age, 45 to 64 years	2,382,103	24.2%	14,323	22.7%
Senior Citizens, 65 and over	1,065,699	10.9%	7,631	12.1%
Total	9,818,605	100%	62,942	100%
Median Age	34.8		34.0	

Source: U.S. Census Bureau, 2010 Demographic Profile Data.

Race and Ethnicity

The racial and ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-3** shows the changes in the racial/ethnic composition of Pico Rivera residents between 2000 and 2010.

In Pico Rivera, between 2000 and 2010, there was a major and continuing shift in the racial/ethnic composition of the population. The greatest shift, reflecting a regional trend, has been the growth and predominance of the Hispanic population group. In 2010, the Hispanic population made up 91.2 percent of the total population, a 2.9 percent increase from 2000.

In addition to this trend, between 2000 and 2010, the Black (African-American) population increased by 0.3 percent, and the Asian/Pacific Islander population decreased by 0.1 percent. The 2010 Census identified 602 Black, and 1,656 Asian/Pacific Islander residents in the City. In 2010 the U.S Census also reports that 871 people identified as American Indian a small increase from 859 persons in 2000.

Table 4-3:
Racial and Ethnic Change

Race/Ethnicity	2000		2010	
	Persons	Percent	Persons	Percent
Hispanic or Latino (a)	56,000	88.3%	57,400	91.2%
White Alone	31,360	49.4%	37,411	59.4%
Black or African American Alone	450	0.7%	602	1.0%
American Indian and Alaska Native Alone	859	1.4%	871	1.4%
Asian/Pacific Islander Alone	1,759	2.7%	1,656	2.6%
Some Other Race Alone	25,551	40.3%	20,069	31.9%

Source: U.S. Census 2000 Summary File 1 (SF 1) - Sample Data and U.S. Census Bureau 2010 Summary File 2 (SF 2) – Sample Data.

Notes:

^(a) Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

Employment

The 2010 U.S. Census reports that there were 29,562 people in the Pico Rivera labor force. As shown in **Table 4-4**, there were 27,480 Pico Rivera residents employed, indicating an unemployment rate of 7.0 percent. Out of the six occupational categories listed in Table 4-4, 17.6 percent of the employed worked in educational services, and health care and social assistance occupations. The next highest category (with 11.8 percent of the employed) is manufacturing. Generally, pay compensation for managerial, professional and related occupations are significantly higher than all of the other occupation categories. However, because the categories listed below are so broad, it is difficult to draw more specific conclusions.

The construction industry has a 6.0 percent share of the employed labor force for the City. Current industry trends in Southern California suggest a significant drop in construction industry employment. The residential construction industry, although recently booming, has stalled and shrunk due to the contracting of the housing market as of the writing of this document. The education, health and social services industry, however, has been growing and is expected to continue to grow as long as the State population continues to grow and the aging “baby boomer” population continues to grow.



Table 4-4:
Employment by Sector

Industry Sector	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	114	0.4%
Construction	1,785	6.0%
Educational services, and health care and social assistance	5,216	17.6%
Manufacturing	3,496	11.8%
Wholesale trade	1,444	4.9%
Retail trade	3,224	10.9%
Transportation and warehousing, and utilities	2,554	8.6%
Information	557	1.9%
Finance and insurance, real estate and rental leasing	1,617	5.5%
Professional, scientific, management, and administrative services	1,963	6.6%
Arts, entertainment and recreation	2,468	8.3%
Public administration	1,222	4.1%
Other professions	1,820	6.2%
Total (civilian employed population)	27,480	93.0%

Source: 2006-2010 American Community Survey Five-Year Estimates.

Household Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

Household Composition and Size

The Bureau of the Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2010 U.S. Census, there were 16,566 households in the City of Pico Rivera with an average household size of 3.77 persons. Of these households, 13,647 (approximately 82 percent) were families. Generally, Pico Rivera was among the leading cities in the region with an overwhelming majority of family households. In comparison, in 2010, the Los Angeles County family households comprise 67.7 percent of all households. Single-person households also had a significant presence in the City. In 2010, 13.7 percent of all households in Pico Rivera were single person households. The remaining 3.9 percent of households were unrelated non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-5**.

Table 4-5:
Pico Rivera Household Characteristics

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	13,872	84.2%	13,647	82.4%	-1.6%
With children	7,167	43.5%	6,115	36.9%	-14.7%
Without children	6,705	40.7%	7,532	45.5%	12.3%
Singles	2,109	12.8%	2,276	13.7%	7.9%
Other non-families	487	3.0%	643	3.9%	32.0%
Total Households	16,468	100%	16,566	100%	0.6%
Average Household Size	3.83		3.77		
Average Family Size	4.12		4.10		

Source: U.S. Census Bureau 2000 and 2010.

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As indicated in **Table 4-5**, between 2000 and 2010, the average household size in Pico Rivera decreased from 3.83 to 3.77 persons per household. However, as noted in **Table 4-6**, among neighboring cities, Pico Rivera had the highest persons per household compared to its neighboring cities. The persons per household among neighboring cities range from a low of 2.96 persons per household in the City of Whittier to a high of 3.73 persons per household in the



City of Norwalk. The County of Los Angeles had 2.97 persons per household in 2010.

Table 4-6:
Average Household Size

City	Persons Per Household
Pico Rivera	3.77
Bellflower	3.13
Downey	3.27
Montebello	3.27
Norwalk	3.73
Whittier	2.96
Los Angeles County	2.97

Source: U.S. Census Bureau: State and County QuickFacts, 2010.

Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2010 American Community Survey, 2,559 households, or 15.5 percent of all households in Pico Rivera were overcrowded. Of this total approximately 1,193 were renter households, representing 46.6 percent of all overcrowded households and 23.3 percent of all renter households. The incident of overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a City.

Table 4-7:
Overcrowding by Tenure

Tenure	Total Housing Units	Overcrowded Households	Percentage	Severely Overcrowded Households	Percentage
Renters	5,122	849	16.6%	344	6.7%
Owners	11,355	980	8.6%	386	3.4%

Source: U.S. Census Bureau, 2006-2010 American Community Survey Five-Year Estimates.

Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. According to the 2010 Census, the median household income in Pico Rivera was \$57,594 per year. The median household income for the County of Los Angeles was less but close to the City median at \$55,476 per year. Among neighboring cities, the median household income ranged from a low of \$39,167 in Bell Gardens to a high of \$60,488 in Norwalk.

The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.

The 2010 MFI for the Los Angeles County MSA (\$63,000) was used to interpolate the City's income distribution from the census according to the above categories. The income distribution of the City of Pico Rivera, based on 2010 Census data, is presented in **Table 4-8**. In 2010, it is estimated that: 8.8 percent of the households earned less than \$14,999 annually; 21.6 percent earned between \$15,000 and \$34,999 annually; 13.5 percent earned between \$35,000 and \$49,999 annually; 20.8 percent earned between \$50,000 and \$74,999 annually; and 35.3 percent earned above \$75,000 annually.

Table 4-8:
Pico Rivera Household Income – 2010

Income Level	No. of Households	% of Total
< \$10,000	639	3.9%
\$10,000 - \$14,999	816	4.9%
\$15,000 - \$24,999	1,797	10.9%
\$25,000 - \$34,999	1,755	10.7%
\$35,000 - \$49,999	2,227	13.5%
\$50,000 - \$74,999	3,431	20.8%
\$75,000 - \$99,999	2,785	16.9%
\$100,000 - \$149,000	2,283	13.9%
\$150,000 +	744	4.5%
Total Reporting	16,477	100%

Source: U.S. Census Bureau, 2006-2010 American Community Survey Five-Year Estimates.



Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. In 2010, there were 16,477 total households paying mortgage or rent, of those households 45.5 percent were overpaying for housing according to the Census. Of these overpaying households, 4,474 (59.6 percent) were households with a mortgage, while the remaining 3,031 households (40.4 percent) were in renter-occupied units. **Table 4-9** summarizes housing overpayment statistics by tenure for the City of Pico Rivera and also LA County.

Table 4-9:
Summary of Housing Overpayment in Pico Rivera

Overpayment	Households	Percent	LA County Percent
Owners with mortgage	11,355	--	--
Overpayment (>30% income on housing)	4,474	39.4%	55.1%
Occupied units paying rent	5,122	--	--
Overpayment (>30% income on housing)	3,031	59.2%	56.5%

Source: U.S. Census Bureau, 2006-2010 American Community Survey Five-Year Estimates.

Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition. **Table 4-10** summarizes the special needs populations in Pico Rivera. Each of these population groups, as well as their housing needs is described below.

Table 4-10:
Special Needs Groups

Special Needs Group	Persons	Households	Percent (a)
TOTAL Persons or Households in City	62,517	16,328	
Large Households (5+ persons)		4,676	28.6%
Renter		1,347	(28.8%)
Owner		3,329	(71.2%)
Seniors (65+)	7,481		12.0%

With a Disability	2,582		(34.0%)
Senior Households		4,089	25.0%
Renter		723	(17.7%)
Owner		3,366	(82.3%)
Persons with Disability	6,481		10.4%
Female-Headed Households		2,944	18.0%
with Related Children		1,246	(42.3%)
Farm workers (b)	154		0.24%

Source: 2008-2010 American Community Survey Three-Year Estimates.

Notes:

^(a) Numbers in () reflect the percent of the special needs group and not the percent of the total City population/ households. For example, the City's large households the number of renter versus owner households is divided by the total number of large households in the City.

^(b) Persons employed in Agriculture, Farming, Forestry or Fishing Occupations.

Elderly

The special housing needs of the elderly are an important concern in Pico Rivera. Many of the elderly residents in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to service facilities (i.e., medical and shopping) and public transit facilities.

As reported in the 2008-2010 American Community Survey Three-Year Estimates, 7,481 City residents, or 12 percent of the total population, were 65 years old or older. In terms of tenure, 3,366 owner-occupied and 723 renter-occupied units were headed by occupants 65 years old or older. Many elderly persons have limited income potential, as they are most often retired and have fixed income. While the vast majority of seniors are homeowners, the number of lower income senior renters who are overpaying for housing remains a general concern moving into the 2014-2021 planning period. The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. There are multiple senior housing developments and health care centers in Pico Rivera that offer affordable units and special services for the elderly including, the El Rancho Vista Health Care Center, the Riviera Health Care Center, and the Colonial Gardens Nursing Home. Two senior housing developments, Verner Villa (75 units) and Telacu Del Rio (69 units) receive federal assistance through the Department of Housing and Urban Development (HUD).



The City will continue to work with developers to provide affordable housing opportunities for senior residents and will continue to offer funding for home modifications through the Housing Rehabilitation Loan and Grant Program.

Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-11**, the 2008 - 2010 American Community Survey Estimates indicates that 15 percent of Pico Rivera's population age 18 years and older has some form of work or mobility/self-care disability. A total of 12.8 percent of the City's population age 18 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

Table 4-11:
Disability Status of Non-Institutionalized Persons

Age and Disability Status	Number	Percent(d)
Persons 18-64 Years Old with Disability	3,319	8.6%
With Employment Disability (a)	1,329	3.4%
Mobility/Self-Care (b)	2,763	7.1%
Sensory, Physical & Mental (c)	1,161	3.0%
Persons 65 Years and Over with Disability	2,582	34.5%
With Employment Disability (a)	935	12.5%
Mobility/Self-Care(b)	1,912	25.6%
Sensory, Physical & Mental (c)	1,397	18.7%
Total Persons, 18 Years and Over with Disability	5,901	
With Employment Disability (a)	2,264	
Mobility/Self-Care (b)	4,675	
Sensory, Physical & Mental (c)	2,558	

Source: U.S. Census Bureau, 2008 - 2010 American Community Survey.

Notes:

- (a) Census data that represents persons with cognitive disability.
- (b) Census data that represents persons with self-care and an independent living difficulty.
- (c) Census data that represents persons with hearing and vision difficulty.
- (d) Percent of persons with disabilities of the represented population.

Persons with Developmental Disabilities

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

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for individuals with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Eastern Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 4-12 provides information from the Eastern Los Angeles Regional Center on the number of individuals with developmental disabilities in the City of Pico Rivera. In 2013, there were approximately 549 individuals actively utilizing services at the Eastern Los Angeles Regional Center for a developmental disability.

**Table 4-12:**

Residents with Developmental Disabilities by Age

Age Group	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
	203	124	204	15	3	549

Source: Eastern Los Angeles Regional Center, 2013.

To assist with any housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Eastern Los Angeles Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Households

The 2010 Census reports that 4,676 households (28.6 percent) in the City of Pico Rivera are large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2010 Census also indicates that 1,347 large households are renter households, representing 28.8 percent of all large households and 26.0 percent of all renter households in the City.

There are approximately 14,097 housing units in the City with four or more bedrooms. There are an additional 1,467 3-bedroom housing units. Cumulatively, over two-thirds of the City's housing stock has three bedrooms or more. However, due to the fact that some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Plan.

Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures

that often limit their occupational choices, housing options and access to supportive services.

The 2008–2010 American Community Survey indicates that there are 2,944 female-headed households in the City of Pico Rivera, of which 1,246 have children under the age of 18. These numbers account for approximately 18 percent and 7.6 percent, respectively, of all households in the City. In the County, there are 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent, respectively, of all households in the County. The percentage of female-headed households within the City is lower than that of County as a whole.

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2008–2010 American Community Survey reported that less than one percent of the City of Pico Rivera's residents (154 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Pico Rivera's urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

Extremely Low-Income Households

According to 2005–2009 CHAS data generated for the City, there were approximately 2,525 very low-income households living in Pico Rivera. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 2,400 extremely low income households in Pico Rivera (renters and owners). Table 4-13, below, includes data characterizing affordability and other housing problems in Pico Rivera for various income groups.

There are limited opportunities to address the housing needs of extremely low-income households in Pico Rivera. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.



Table 4-13:
Housing Problems for All Households

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	1,415	985	2,400
# with any housing problems	1,110	765	1,875
# with cost burden > 30%	150	175	325
# with cost burden > 50%	935	565	1,500
Very Low-Income (31-50% MFI)	1,235	1,290	2,525
# with any housing problems	1,075	700	1,775
# with cost burden > 30%	670	145	815
# with cost burden > 50%	330	545	875
Low-Income (51-80% MFI)	1,150	2,050	3,200
# with any housing problems	745	1,030	1,775
# with cost burden > 30%	550	455	1,005
# with cost burden > 50%	25	445	470
Moderate-Income (81% + MFI)	1,335	6,780	8,115
# with any housing problems (a)	N/A	N/A	N/A
# with cost burden > 30%	4	535	539
# with cost burden > 50%	0	205	205
Total Households	5,135	11,105	16,240
# with any housing problems	2,930	2,495	5,425
# with cost burden > 30%	1,374	1,310	2,684
# with cost burden > 50%	1,290	1,760	3,050

Source: CHAS Data Book, 2005 - 2009.

Notes:

(e) Data Not Available.

Homeless Persons

During the 2013 Greater Los Angeles Homeless Count volunteers observed 24 homeless individuals along with 34 vehicles/tents/make-shift shelters that may have sheltered homeless persons in the City of Pico Rivera. Based on these numbers, City staff estimates the number of homeless within Pico Rivera to be 58 to 92 persons. The Los Angeles Homeless Services Authority (LAHSA) is currently in the process of generating the average number of homeless persons that reside in cars, vans, campers/RVs, tents and make-shift shelters, which will be multiplied by the number of the subject vehicles/shelters observed within the City during the night of the Homeless Count (January 29, 2013 from 8:45 p.m. to 1:00 a.m.). The full homeless count report will be released in May or June 2013.

Emergency Shelters and Transitional and Supportive Housing

There are currently no emergency shelters or transitional housing facilities in the City of Pico Rivera. The additional emergency shelters and transitional housing facilities are available in the nearby Cities of Bell, Long Beach, Santa Ana and Downtown Los Angeles. These facilities provide temporary shelter and some services for individuals to help them prepare for re-entering market rate rental housing. **Table 4-14** lists homeless services and facilities in the region.

Table 4-14:

Inventory of Homeless Services and Facilities in the Region

Organization	Services Provided
American Red Cross 6706 Friends Avenue Whittier, CA 90601	Provides emergency shelters in an event of a disaster.
Southern California Alcohol and Drug Programs, Inc. Angel Step Inn Address: Confidential Site Downey, CA 90239	Emergency shelter for battered, substance abusing women and women with children.
Salvation Army Bell Shelter 5600 Rickenbacker Rd. #2d Bell, CA 90201 (323) 262-1804	Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
Christian Outreach Appeal 515 E. Third Street Long Beach, CA 90802 (562) 436-9877	Provides programs and informational resources for women and single mothers of jobs, training, and housing opportunities.
Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or have a disability. Stays of up to 45 days are permitted.
County of Los Angeles, Department of Consumer Affairs The Homelessness Prevention and Rapid Re-Housing Program (HPRP) 500 W. Temple Street, Room B-96 Los Angeles, CA 90012	Program offers short-term assistance to individuals that are soon to lose their homes or are recently homeless. This program is not designed to assist chronically homeless individuals.
Family Crisis Center Confidential Location Redondo Beach (310) 792-5900	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months are permitted.



Organization	Services Provided
Harbor Interfaith Shelter 670 W 9th Street San Pedro, CA 90732 (310) 831-0589	Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.
House of Yahweh 4430 West 147th Street Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 10 trailer units for families with children for up to 2 years. Provides food services to public.
Interfaith Food Center 14545 Leffingwell Road Whittier, CA 90604	Programs provide supportive services to tackle the root causes of homelessness through counseling, education and job training and support. Also, provides food services consisting of bags of groceries, sack lunches, prepared meals and food distribution to low-income individuals and families.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90801 (562) 591-1292	Provides shelter and a 12-month substance abuse program for men and women. Up to 120 beds are provided. The length of stay varies. Provides food services to the public.
L.A. Center for Alcohol & Drug Abuse 11015 Bloomfield Avenue Santa Fe Springs, CA 90670	Offers New Vision Program, a six month residential substance abuse treatment program for men and women on parole, which includes a 60-day transitional phase and aftercare.
Los Angeles Homeless Services Authority (LAHSA) 811 Wilshire Boulevard, Suite 600 Los Angeles, CA 90017	Provides direct emergency services and transportation, emergency services and shelter referrals to homeless families and unaccompanied adults and youth, emergency assistance and referrals to social services agencies, and outreach services to homeless encampment dwellers or homeless persons reported through their hotline.
PATH (People Assisting the Homeless) Partners 340 North Madison Avenue Los Angeles, CA 90004	PATH Partners provides leadership and support to four partner organizations in the implementation of the Gateway Connections program, which is outlined in the Gateway Cities Homeless Action Plan.
Presbyterian Intercommunity Hospital (PIH) 12401 Washington Boulevard Whittier, CA 90602	A non-profit hospital providing health/medical services through their Community Benefit initiative throughout Service Planning Area 7 (SPA 7), of which Pico Rivera is a part. Included programs are their Charity Care Program allowing for free and/or partial-pay care for those who qualify (includes those without insurance), Health Insurance Enrollment Assistance, Care Force One Mobile Health Unit Services bringing free to low-cost basic/preventative healthcare directly to those in need and Community Health Education courses/classes.

Organization	Services Provided
Salvation Army/Transitional Living Center 12000 E. Washington Boulevard Whittier, CA	A 124-bed facility that provides comprehensive services for families in transition, most of whom are single parents or victims of domestic violence and substance abuse.
Salvation Army 809 E. 5th St. Los Angeles, CA 90013 (213) 626-4786	Provides 286 beds for men and women for up to a stay of one year. Provides food services to the public.
Santa Fe Springs Transitional Living Center Santa Fe Springs, CA	Provides 124 beds for women and children dealing with domestic violence and substance abuse. Services provided include meals, child care, educational services, housing services, case management, and counseling.
Southern California Alcohol and Drug Programs, Inc. The Women's Council 11500 Paramount Boulevard Downey, CA 90241	Provides addiction counseling and life skills education for mothers living in shelter plus care and permanent housing.
Southern California Alcohol and Drug Programs, Inc. La Casita 10603 Downey Avenue Downey, CA 90241	Residential treatment for pregnant and parenting women and their children.
Southern California Alcohol and Drug Programs, Inc. Positive Steps 11501 Dolan Downey, CA 90241	Alcohol/Drug addiction prevention counseling and recovery.
Southern California Alcohol and Drug Programs, Inc. Los Angeles Area 11500 Paramount Boulevard Downey, CA 90241	Alcohol/Drug addiction prevention counseling and recovery.
Southern California Rehabilitation Center 7830 Quill Drive, Suite D Downey, CA 90242	Provides direct referrals to housing shelters and transitional housing services.
Southern California Alcohol & Drug Program 7348 Painter Avenue Whittier, CA 90602	Focuses on prevention and treatment of substance abuse and related problems among underserved and disadvantaged populations. Services also target co-occurring issues of homelessness, long-term welfare dependence, criminality, HIV/AIDS, and domestic violence for the purposes of increasing the success of their treatment interventions.
Transitional Living Centers 16119 Prairie Avenue Lawndale, CA 90260 (310) 542-4825	Provides residential stay for up to 12 persons for chronically mentally ill persons.



Organization	Services Provided
Whittier Area First Day Coalition 12426 Whittier Boulevard Whittier, CA 90602	Provides 45 beds and includes education, employment training, healthcare, and counseling services.
The Whole Child 10155 Colima Road Whittier, CA 90603	The Whole Child Housing Program provides community-based housing and supportive services to eligible homeless families with dependent children.
Women's and Children's Crisis Shelter Women-In-Transition Walk-In Center Pico Rivera, CA	Provides medical services, legal services, counseling, and housing services.

Source: California Department of Housing and Community Development, City of Pico Rivera, 2013

Housing Characteristics

A housing unit is defined as a house, apartment, or single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

Housing Growth

According to the 2006–2010 American Community Survey, there are 17,000 dwelling units in Pico Rivera, an increase of 193 units (1.1 percent) since 2000. The growth rate for the City is lower than the growth rate for the County overall (5.4 percent). Compared to neighboring jurisdictions, Pico Rivera had a low growth rate for the time period of 2000 to 2012. A comparison of housing growth trends for Pico Rivera and neighboring jurisdictions is provided in **Table 4-15**.

Table 4-15:
Housing Growth Trends

City or Jurisdiction	Housing Units		Change 2000-2010
	2000	2010	
Pico Rivera	16,807	17,000	1.1%
Bellflower	24,247	25,446	4.9%
Downey	34,749	34,836	0.3%
Montebello	19,416	19,980	2.9%

Norwalk	27,554	28,492	3.4%
Whittier	28,977	28,670	-1.0%
Los Angeles County	3,270,909	3,449,489	5.4%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Housing Type and Tenure

Table 4-16 provides characterization of the City's housing stock in 2000 and 2010 by unit type. The 2010 Census indicates that single-family detached homes continue to be the predominant housing type in the City; however there is growth occurring in condominium and apartment complexes with two to four units. As the City is largely built out, most new housing development is occurring as infill on underutilized parcels. According to the 2010 Census, the proportion of owner-occupied households in Pico Rivera was 68.9 percent which is higher than that of renter-occupied households at 31.1 percent.

Table 4-16:
Comparative Housing Unit Mix in 2000-2010

Housing Type	2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	12,634	93.1%	13,029	95.3%
Attached	934	6.9%	642	4.7%
Total	13,568	80.7%	13,671	80.4%
Multi-Family				
2-4 Units	337	12.7%	434	15.3%
5+ Units	2,312	87.3%	2,399	84.7%
Total	2,649	15.8%	2,833	16.7%
Mobile Homes	590	3.5%	496	2.9%
Total Housing Units	16,807		17,000	
Total Occupied	16,468	100%	16,477	100%
Owner-occupied	11,587	70.4%	11,355	68.9%
Renter-occupied	4,881	29.6%	5,122	31.1%
Vacancies	339	2.0%	523	3.2%

Source: U.S. Census, 2000; U.S. Census Bureau, 2006-2010 American Community Survey.

Notes:

^(a) The 2000 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other." Department of Finance also includes manufactured housing under the count of mobile homes.



Age and Condition of Housing Stock

Table 4-17 shows the age of the housing stock in Pico Rivera. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, plumbing, etc. As indicated in Table 4-17, approximately 87.2 percent of Pico Rivera's housing units were constructed prior to 1980 with a significant portion (49.2 percent) constructed between 1950 and 1960. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration. Some households, such as senior households, who are long time homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City's housing rehabilitation assistance programs, including the Housing Rehabilitation Loan and Grant Programs. These existing programs can help preserve the City's existing affordable housing stock.

Table 4-17:
Age of Housing Stock

Structures Built	Number	Percent
Total Housing Units(a)	17,000	100%
2005 or later	75	0.4%
2000 to 2004	280	1.7%
1990 to 1999	675	4.0%
1980 to 1989	1,138	6.7%
1970 to 1979	1,372	8.1%
1960 to 1969	2,179	12.8%
1950 to 1959	8,378	49.2%
1940 to 1949	1,836	10.8%
1939 or earlier	1,067	6.3%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Notes:

^(b) Does not include mobile homes or manufactured housing units.

The Neighborhood Improvement Division is responsible for enforcing certain provisions of the Municipal Code to ensure a safe, orderly, and aesthetically pleasing community. Neighborhood Improvement Officers enforce violations on private property, such as zoning violations, building code violations and public nuisances. They focus on obtaining expeditious voluntary compliance in a fair and impartial manner through continuous case monitoring and by providing information and options to comply. The most common violations encountered include, but are not limited to garage conversions, overgrown/dead vegetation, junk/trash/debris, outdoor storage, canopy on driveway, trash cans in public view, non-permitted construction or conversions, non-permitted signage, excessive

animals/illegal animals, non-permitted businesses, boats/trailers/RVs parked in the front yard, and inoperable vehicles not stored in the garage. According to the Division, there were approximately 3,780 residential property cases since 2006, for an average of 630 cases per year.

Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-18:
Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

For Sale Housing

The 2010 Census documents a median housing unit value of \$271,000 in Pico Rivera. **Table 4-19** compares single-family and condominium sales prices during December 2012 in Pico Rivera and nearby communities by ZIP code, and contrasts this with the sale prices during December 2011. A total of 36 units were sold in the City during 2012, commanding a median sales price of



\$271,000. Median sale prices in Pico Rivera were lower than all of the neighboring communities. The year to year price increase was comparable to that experienced among all the neighboring jurisdictions, the majority of which experienced an increase in single-family median home prices.

Table 4-19:
2010 Median Housing Unit Values

City	Zip Code	No. of Homes Sold	Median Home Price	% Change from 2011	No. of Condos Sold	Median Condo Price	% Change from 2011
Pico Rivera	90660	36	\$271,000	5.2%	7	\$215,000	-25.9%
Bellflower	90706	25	\$320,000	4.9%	11	\$210,000	0.5%
Downey	90240	15	\$425,000	1.0%	1	\$225,000	N/A
	90241	11	\$400,000	-13.0%	4	\$184,000	N/A
	90242	24	\$325,000	3.2%	3	\$160,000	0.0%
Montebello	90640	23	\$330,000	1.5%	8	\$200,000	2.6%
Norwalk	90650	72	\$294,000	7.7%	5	\$220,000	11.4%
Whittier	90601	21	\$355,000	1.7%	4	\$204,000	47.8%
	90602	17	\$340,000	11.3%	N/A	N/A	N/A
	90603	25	\$437,000	36.6%	4	\$365,000	N/A
	90604	31	\$340,000	1.2%	5	\$145,000	-18.2%
	90605	26	\$328,000	15.3%	N/A	N/A	N/A
	90606	20	\$303,000	21.3%	1	\$177,000	N/A
Los Angeles County		5,082	\$365,000	17.7%	1,669	\$300,000	19.0%

Source: DQNEWS – December 2012 Los Angeles Times ZIP Code Chart, <http://dqnews.com>

According to Trulia.com, in January 2013, there were 15 less housing listings in Pico Rivera than in December 2012. A sample of 82 sold homes (single-family residences and condominiums/townhouses) sold in late 2012, showed that the majority (53.7 percent) had 3 bedrooms. The second most sold type (28 percent) had 2 bedrooms. Four-bedroom homes were 18.3 percent of the total homes

sold. In comparison, **Table 4-20**, below, indicates that two and three-bedroom homes still constitute the greatest proportion of housing units within the City. Three-bedroom homes make up the most significant part (45.3 percent) of the City's housing stock. Four or more bedroom homes were approximately 15 percent of the housing stock. Most of these larger homes were built during or after the 1980s.

Table 4-20:
Number of Bedrooms

Bedrooms	Number	Percent
Occupied Housing Units	16,477	96.9%
No Bedroom	563	3.3%
1-bedroom	1,644	9.7%
2-bedrooms	4,598	27.0%
3-bedrooms	7,695	45.3%
4-bedrooms	2,003	11.8%
5 or more bedrooms	497	2.9%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Housing Rental Rates

According to the 2006-2010 American Community Survey Estimates, there were 16,477 total occupied units in Pico Rivera. Approximately 48.6 percent of the renter-occupied units were in buildings with 2 or more units. The median gross rent for Pico Rivera was \$1,123 per month between 2006 and 2010. This was the third highest median rent level among all neighboring cities, which had a median rental range from \$1,045 in Montebello to a high of \$1,207 in Norwalk. The median rent for the County overall was approximately \$1,117. **Table 4-21** provides a comparison of median rental rates for Pico Rivera and its neighboring jurisdictions.

Table 4-21:
Median Housing Rental Rates

Jurisdiction	Median Gross Rent
Pico Rivera	\$1,123
Bellflower	\$1,094
Downey	\$1,139
Montebello	\$1,045
Norwalk	\$1,207
Whittier	\$1,091
County of Los Angeles	\$1,117

Source: U.S. Census Bureau, 2006-2010 American Community Survey.



Rental information for Pico Rivera was obtained from internet rental listings on Craig's List and Trulia. **Table 4-22** presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.

Table 4-22:
Inventory of Rental Units

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	6	\$850 - \$1,250	\$1,050
2	2	\$1,350 - \$1,600	\$1,475
3	4	\$1,800 - \$2,100	\$1,950
Condominiums/Townhomes			
2	0	N/A	N/A
3	5	\$1,800-\$2,350	\$2,075
Single-Family Homes			
1	0	N/A	N/A
2	1	\$1,500-\$1,600	\$1,550
3	4	\$1,800 – \$2,100	\$1,950

Source: Trulia.com and Craigslist.com January 2013.

Tenure and Housing Size

As indicated in **Table 4-23**, The City had a total of 16,477 occupied housing units in 2010. The majority of these units are owner-occupied (69 percent). In comparison, renter-occupied units constituted approximately 31 percent of all occupied units in the City. About 95 percent of the owner-occupant units were single-family attached and detached dwellings. Approximately 1.6 percent of all owner-occupied units were in buildings with 2 or more units. Overall, owner-occupied units were primarily single family dwellings while renter-occupied units were found in almost equally found in single family and multiple family buildings.

Table 4-23:
Tenure by Number of Units in Structure

Tenure by Units in Structure	Number	Percent
Total Occupied Housing Units	16,477	100%
Owner-Occupied	11,355	69.0%
1-detached or attached	10,792	95.0%
2 – 4 units	150	1.3%
5 or more units	35	0.3%
Other Unit Types	369	3.2%
Renter-Occupied	5,122	31.0%

Tenure by Units in Structure	Number	Percent
1-detached or attached	2,507	48.9%
2 – 4 units	284	5.5%
5 or more units	2,204	43.1%
Other Unit Types	127	2.5%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

A review of recent Craig's List listings for Los Angeles, a regional internet classified ad website show that rental rates in Pico Rivera are comparable to those in the immediate neighboring Cities of Montebello and Whittier.

Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. **Table 4-24** illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

Comparison of these maximum affordable housing costs with the sales price data of housing units sold in Pico Rivera indicates that moderate income households (81 to 120 percent MFI) would be able to afford some single-family homes in the City.

According to the data in **Table 4-24**, very low-income households would not be able to afford rental apartments in the City given the current market trends. The lowest priced rental unit offered, according to the data collected, was a one-bedroom apartment for \$850/month. The maximum rent affordable to very low-income households is \$810 (for a four-person household). Some low-income households are also priced out of the rental market in Pico Rivera. The maximum rental rate affordable to a low-income household (four-person) is \$1,134. This would make only studios and some one-bedroom apartments available to the highest earning low-income households.

Moderate-income households could afford rental units within the City. However, they would be limited to mostly one and two-bedroom apartment units. The range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$850 to \$1,600. Some 3-bedroom apartments would also be affordable to the moderate-income household with a rent cost of 1,750 and below.



As previously indicated, there are condominiums, townhouses and single-family residences for rent in the City but in limited numbers. Their rental rates range from a low of \$1,500 to a high of \$2,350 per month. Within this range, there are limited rental opportunities for some moderate-income households.

Table 4-24:
Housing Affordability by Income Group

Income Group			Affordable Payment		Housing Costs		Maximum Affordable Price	
	AMI adjusted by Size		Renter	Owner	Utilities	Taxes & Insurance(a)	Owner(b)	Renter
Extremely Low (0-30% MFI)	30% AMI							
Two Person (1 bedroom)	\$13,293		\$ 332	\$ 332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)	\$15,192		\$ 380	\$ 380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)	\$17,091		\$ 427	\$ 427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)	\$23,325		\$ 583	\$ 583	\$125	\$100	\$83,390	\$458
Very Low (30-50% MFI)	50% AMI							
One Person (Studio)	\$12,650		\$316	\$316	\$50	\$115	\$35,219	\$266
Two Person (1 bedroom)	\$21,075		\$527	\$527	\$50	\$115	\$84,263	\$477
Three Person (2 bedrooms)	\$33,725		\$843	\$843	\$100	\$130	\$142,767	\$743
Four Person (3 bedrooms)	\$32,400		\$810	\$810	\$125	\$140	\$126,904	\$685
Five Person (4 bedrooms)	\$38,875		\$972	\$972	\$175	\$145	\$151,790	\$797
Low (50-80% MFI)	60% AMI	70% AMI						
One Person (Studio)	\$15,180	\$17,710	\$443	\$443	\$48	\$150	\$57,107	\$395
Two Person (1 bedroom)	\$25,290	\$29,505	\$738	\$738	\$85	\$165	\$113,544	\$653
Three Person (2 bedrooms)	\$40,470	\$47,215	\$1,180	\$1,180	\$125	\$190	\$201,504	\$1,055
Four Person (3 bedrooms)	\$38,880	\$45,360	\$1,134	\$1,134	\$175	\$210	\$174,406	\$959
Five Person (4 bedrooms)	\$46,650	\$54,425	\$1,361	\$1,361	\$200	\$220	\$219,026	\$1,161
Moderate Income (81-120% MFI)	110% AMI							
One Person (Studio)	\$27,830		\$696	\$812	\$135	\$405	\$63,268	\$561
Two Person (1 bedroom)	\$46,365		\$1,159	\$1,352	\$135	\$405	\$189,149	\$1,024
Three Person (2 bedrooms)	\$74,195		\$1,855	\$2,164	\$157	\$475	\$356,734	\$1,698
Four Person (3 bedrooms)	\$71,280		\$1,782	\$2,079	\$211	\$571	\$302,009	\$1,571
Five Person (4 bedrooms)	\$85,525		\$2,138	\$2,494	\$238	\$628	\$379,195	\$1,900

Source: Compiled by ESA.

Notes:

^(a) Property taxes and insurance based on averages for the region.

^(b) Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of



5%, 30-year mortgage, and monthly payment 30% of gross household income. 3. Based on 2012 Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits 4. Monthly affordable rent based on payments of no more than 30% of household income.

Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Pico Rivera, and evaluates those units at risk of conversion during the eight year 2014-2021 planning period. As shown in **Table 4-25**, there are currently 302 rental properties with affordability covenants³; 216 is at risk of converting to market rate during the 2012-2021 planning period.

Table 4-25:
Affordable Housing At-Risk of Conversion to Market Rate

Project	Total Affordable Units	Year Built	Termination of Covenant	Types of Government Assistance	Risk Status (2014-2024)
Verner Villa 9220 Verner St.	75	1980	2015	HUD Sec 8 NC	At-Risk
Telacu Pico Rivera 9036 Washington Blvd.	69	2004	2042	Redevelopment Low-Mod Funds	Not At-Risk
Pavilion Apartments 8731 Telegraph Rd.	129	1964	2015	Federal Low-Income Housing Tax Credit	At-Risk
7026 Camellia Ln.	1	2002	2023	Redevelopment Low-Mod Funds	Not At-Risk
4004 Rosemead Blvd., Unit 2	1	1998	2019	Redevelopment Low-Mod Funds	At-Risk
7038 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	Not At-Risk
7038 Blossom Ct.	1	1996	2023	Redevelopment Low-Mod Funds	Not At-Risk
9029 Grove Terrace	1	1998	2023	Redevelopment Low-Mod Funds	Not At-Risk
9050 Primrose Dr.	1	2002	2023	Redevelopment Low-Mod Funds	Not At-Risk
7105 Blossom Ct.	1	1996	2019	Redevelopment Low-Mod Funds	At-Risk
4317 Paramount Blvd., Unit E	1	1993	2019	Redevelopment Low-Mod Funds	At-Risk
9011 Grove Terrace	1	1998	2023	Redevelopment Low-Mod Funds	Not At-Risk
7118 Blossom Ct.	1	1996	2023	Redevelopment Low-Mod Funds	Not At-Risk
9030 Primrose Dr.	1	1998	2023	Redevelopment Low-Mod Funds	Not At-Risk
7043 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	Not At-Risk
9019 Grove Terrace	1	1998	2023	Redevelopment Low-Mod Funds	Not At-Risk
7038 Orchid Ln.	1	1998	2023	Redevelopment	Not At-

Project	Total Affordable Units	Year Built	Termination of Covenant	Types of Government Assistance	Risk Status (2014-2024)
				Low-Mod Funds	Risk
7126 Blossom Ct.	1	1996	2023	Redevelopment Low-Mod Funds	Not At-Risk
4313 Paramount Blvd., Unit B	1	1993	2019	Redevelopment Low-Mod Funds	At-Risk
9041 Grove Terrace	1	2001	2023	Redevelopment Low-Mod Funds	Not At-Risk
7010 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	Not At-Risk
7104 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	Not At-Risk
7018 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	Not At-Risk
9285 Sierra Vista Circle	1	1997	2019	Redevelopment Low-Mod Funds	At-Risk
8238 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8308 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
4639 Myrtle St.	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8230 San Luis Potosi	1	2004	2057	Redevelopment Low-Mod Funds	Not At-Risk
8234 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8312 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8314 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
5029 Cord Ave.	1	1999	2019	Redevelopment Low-Mod Funds	At-Risk
TOTAL	302			TOTAL AT-RISK	216

Source: City of Pico Rivera, 2013.

The City will actively work to create programs in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

5. Housing Constraints

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.

Constraints to the provision of housing may be governmental, such as development standards and zoning regulations or non-governmental which may include market and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

The Land Use Element of the City of Pico Rivera's 1993 General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City of Pico Rivera 1993 General Plan and Zoning Ordinance provide for a range of different intensities of residential land use, including the following:

- Rural Residential Land Use Designation: 1-2 dwelling units per acre
- Low Density Residential Land Use Designation: 1-8 dwelling units per acre

- Medium Density Residential Land Use Designation: 6-14 dwelling units per acre
- Highest Density Residential Land Use Designation: 14-30 dwelling units per acre

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. According to the 1993 General Plan, approximately 40 percent of the City's land area is designated for residential use. Single-family residential neighborhoods are by far the most common residential use in Pico Rivera, accounting for 33 percent of all City acreage, and 89 percent of residential acreage in the City. The Final EIR for the Pico Rivera 1993 General Plan documents a residential "build out" of 18,583 dwelling units, or 1,474 units above the City's existing (2010) housing stock of 17,109 units. This figure includes all vacant and developed residential land.

The City of Pico Rivera is currently in the process of updating the General Plan and corresponding sections of the Zoning Code, which will implement new land use policies and development standards. The City anticipates that all new housing units are likely to come from underutilized commercial, industrial, and residential properties. This will occur through the expansion of the existing housing supply through recycling of lower density development or underutilized land to higher densities. The updated General Plan is anticipated for adoption in 2014. Residential densities in the General Plan update are:

- Rural Residential Land Use Designation: 0-2 dwelling units per acre
- Low Density Residential Land Use Designation: 2-6 dwelling units per acre
- Medium Density Residential Land Use Designation: 6-14 dwelling units per acre
- High Density Residential Land Use Designation: 14-30 dwelling units per acre

Residential Development Standards

The City's current residential development standards are similar to the cities immediately surrounding Pico Rivera. The surrounding cities developed and matured during the same period. The density permitted, yard setback requirements, and other standards regulating residential development in the City are in concert with those being used by other surrounding communities and to a great extent, throughout the suburbs of Los Angeles and Orange Counties.

As previously mentioned, the City is currently updating the General Plan, which will introduce new land use designations. Concurrently, the City will update current residential standards in order to implement new mixed-use designations and allow the development of higher density residential projects to meet the City's current RHNA need. The current residential development standards for residential development are shown in **Table 5-1**.



Table 5-1:
Residential Development Standards

Development Standard	Zone					
	R-E	S-F	R-I	PUD-A	PUD-B	R-M
Lot Frontage and Access	(a)		(b)			(a), (c)
Lot Area	15,000 sq. ft.	6,500 sq. ft.	4,200 sq. ft. (d)	1,500 sq. ft. (d)	2,600 sq. ft. (d)	12,500 sq. ft. (e)
Dwelling Unit Density	One per lot (f)	One per lot (g)	One per lot	1-30 DU/Acre (h),(i)	1-30 DU/Acre	30 DU/Acre (j)
Floor Area per Dwelling Unit Senior Citizen Housing	Not listed	Not listed	Not listed	Not listed	Not listed	500 sq. ft.
Lot Size						
Lot Width						
Corner or Reverse	100 ft.	70 ft.	Not listed	N/A	40 ft.	(k)
Corner Lot	100 ft.	60 ft.		25 ft.	40 ft.	(k)
Interior Lot	150 ft.	100 ft.		N/A	65 ft.	(k)
Lot Depth		(l)				
Yard Setbacks						
Front	30 ft.	20 ft.	20 ft. to garage 15 ft. to residence (any portion) Minimum 50% of front setback 20 ft.	N/A	18 ft. to garage 15 ft. to residence (any portion)	25 ft.
Side						
Interior	10 ft.	5 ft.	4 ft. (m)	N/A	4 ft. (m)	5 ft.
Street	20 ft.	10 ft.	8 ft. (m)	N/A	8 ft. (m)	10 ft.
Rear						
Case I (no door or window openings in the rear wall of dwelling)	10 ft.	5 ft.	50% min. 20 ft. and 50% min. 15 ft.	N/A	50% min.	10 ft.
Case II (with door or window openings in rear wall of dwelling)	15 ft.	10 ft.	Not listed	N/A	20 ft. and 50% min.	15 ft.
Building Heights	24 ft.	24 ft.	26 ft.	26 ft.	26 ft.	Not listed
Lot Coverage	35% lot area (n)	40% lot area (n)	50%	80% lot area (n)	50%	50% lot area (n)

Source: City of Pico Rivera Zoning Ordinance accessed January 2013.

Notes:

- ^(a) Every lot shall have and maintain frontage along a publicly dedicated and improved street, and shall have unobstructed access to such street or to a publicly dedicated and improved alley.
- ^(b) Every lot shall be provided with a means of access to a publicly dedicated and improved street. For purposes of the R-1 and PUD zoned districts, the front property line shall be considered that portion of property from which vehicular access is taken.
- ^(c) In the case when development occurs on a corner or reverse corner lot that has frontage along a major, secondary, collector or local street, or any combination thereof, as designated and defined in the Circulation Element of the General Plan, the front lot line and permitted vehicular access to such

lot shall be determined by that portion of the lot congruent with the right-of-way of the street designated as having the highest classification of traffic-generating capacity. All other lot lines shall be relative to such determined front lot as set forth herein.

- (d) This requirement shall apply only to an individually owned lot upon which a single-family dwelling unit is located.
- (e) Except in selected areas of the community where it has been clearly demonstrated and established through the zone reclassification process that such areas possess those characteristics more closely associated with single family residential neighborhoods, lots may contain less than twelve thousand five hundred square feet of lot area, but in no case shall the lot area be less than six thousand square feet.
- (f) Any lot having a lot area greater than the minimum required herein may be developed with more than one detached single-family dwelling unit. A lot qualifying for such additional dwelling unit development shall contain not less than fifteen thousand square feet of lot area for each such dwelling unit thereafter. In no case shall there be more than a total of four such dwelling units, and such development thereof shall be subject to a precise plan of design.
- (g) Any lot having a lot area greater than the minimum required herein may be developed with more than one detached single-family dwelling unit. A lot qualifying for such additional dwelling unit development shall contain not less than six thousand square feet of lot area for the first single-family dwelling unit and not less than five thousand square feet of lot area for each such dwelling unit thereafter. In no case shall there be more than a total of four such dwelling units, and such development thereof shall be subject to a precise plan of design.
- (h) The total number of dwelling units permitted shall not exceed or be less than the following distribution of dwelling unit densities:
 - Not less than fifteen percent of the total number of dwelling units permitted shall be developed at a density of eight dwelling units per acre;
 - Not less than twenty-five percent of the total number of dwelling units permitted shall be developed at a density of fourteen dwelling units per acre; and
 - Not more than sixty percent of the total number of dwelling units permitted shall be developed at a density of twenty dwelling units per acre.
- (i) When implementing the dwelling unit densities as hereinabove provided, such densities shall be distributed throughout the planned residential unit development project in order to obtain the maximum amount of dispersion. In no case shall there be more than twenty dwelling units grouped or clustered on any given acre of land within the project. Contiguous lots and/or attached dwelling units which are grouped or clustered in any manner so as to form or appear to form a single building or dwelling structure may be permitted; provided, however, that such grouping or clustering shall not contain more than six dwelling units and/or lots, nor shall the horizontal dimension of such building or dwelling structure exceed eighty feet.
- (j) The number of dwelling units permitted shall be subject to the following distribution of dwelling unit densities:
 - Lots containing six thousand square feet but not more than eight thousand five hundred square feet of lot area shall not be developed with more than one dwelling unit for each three thousand square feet of lot area. Such lots shall be designated by the zone classification symbol "R-M-3000."
 - Lots containing eight thousand five hundred square feet but not exceeding twelve thousand five hundred square feet of lot area shall not be developed with more than one dwelling unit for each two thousand five hundred square feet of lot area. Such lots shall be designated by the zone classification symbol "R-M-2500."
 - Lots containing twelve thousand five hundred square feet but not exceeding twenty thousand square feet of lot area shall not be developed with more than one dwelling unit for each two thousand square feet of lot area. Such lots shall be designated by the zone classification symbol "R-M-2000."
 - Lots containing twenty thousand square feet of lot area or more may be developed with any combination of dwelling unit densities as hereinabove set forth in paragraphs a, b and c of this subsection, and may also include but shall not be developed with more than one dwelling unit for each one thousand four hundred fifty square feet of lot area. Any such lot qualifying or approved for the exclusive development of one dwelling unit for each one thousand four hundred fifty square feet of lot area shall be designated by the zone classification symbol "R-M-1450."
 - Apartment or residential complex designed, built, maintained for and occupied exclusively by senior citizens and/or physically handicapped persons may be developed to a greater density than otherwise permitted herein, such maximum density to be determined and prescribed by conditional use permit
- (k) Every lot shall have a lot width and depth as hereinafter required:



- Lots containing six thousand to eight thousand five hundred square feet of lot area shall have a lot width of not less than sixty feet, and a lot depth of not less than one hundred feet. Corner or reverse corner lots shall have a lot width of not less than sixty-five feet. Lots fronting on or backing up to a major or secondary highway, or railroad or flood control right-of-way shall have a lot depth of not less than one hundred twenty feet.
- Lots containing more than eight thousand five hundred up to twelve thousand five hundred square feet of lot area shall have a lot width of not less than eighty-five feet and a lot depth of not less than one hundred feet. Corner or reverse corner lots shall have a lot width of not less than ninety-five feet. Lots fronting on or backing up to a major or secondary highway, or railroad or flood control right-of-way shall have a lot depth of not less than one hundred thirty feet.
- Lots containing more than twelve thousand five hundred to twenty thousand square feet of lot area shall have a lot width of not less than one hundred feet and a lot depth of not less than one hundred twenty-five feet.
- Lots containing more than twenty thousand square feet of lot area shall have a lot width of not less than one hundred twenty-five feet and a lot depth of not less than one hundred sixty feet

^(l) Lots fronting on and/or backing up to a major or secondary highway, railroad or flood control right-of-way shall have a lot depth of not less than one hundred thirty feet.

^(m) Zero lot line development permitted on one interior lot line, with a minimum eight-foot opposite side yard setback.

⁽ⁿ⁾ Development on any lot shall not exceed this maximum amount of aggregate total building coverage except as indicated below:

- Forty-five percent lot coverage allowed for single-family residential zoned lots containing five thousand five hundred square feet or less

Density Bonus

State law mandates that all cities and counties shall adopt an ordinance that specifies how the city/county intends to comply with Government Code Sections 65915-65918 regarding density bonus opportunities. The City has amended the Zoning Code to address density bonus incentives.

Provisions for a Variety of Housing Types

Housing Element Law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

Multi-Family Rental Housing

Multiple-family housing is the second most predominant dwelling type in the City, comprising about 17 percent of the total housing units. The number of multi-family units has increased in recent years as underdeveloped multi-family zoned lots with only one unit located on them are recycled and redeveloped with higher density uses. The City's Zoning Ordinance provides for multiple-family units in the Residential Infill (R-I), Multiple Family Residential Variable Density (R-M), and the Planned Unit Development (PUD) zoning districts.

Mobile Homes/Manufactured Housing

The 2006-2010 American Community Survey Estimates, report there were 496 mobile homes in the City in 2010. A more recent mobile home survey conducted by the Planning Division Staff found, however, that there are actually 405 mobile homes in the City. The City of Pico Rivera provides for mobile homes within existing mobile home parks, and manufactured homes in residential established neighborhoods provided they meet specific standards, including being certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974. Manufactured units must be installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code.

Existing mobile home parks in Pico Rivera are show in **Table 5-2**.

Table 5-2:
Pico Rivera Mobile Home Parks

Name	Address	Number of Units
Citrus Drive	4731 Citrus Dr Pico Rivera, CA 90660	28
Elms Mobile Estates	8527 Whittier Blvd Pico Rvera, CA 90660	25
Rio Vista	4101 Paramount Blvd Pico Rivera, CA 90660	119
Shamrock	4850 Durfee Ave Pico Rivera, CA 90660	11
Villa Nova Mobile Home Park	8509 Beverly Blvd #3 Pico Rivera, CA 90660	155
Westland Estates Mobil e Home Park	4139 Paramount Blvd Pico Rivera, CA 90660	67
Total:		405

Source: Pico Rivera Community and Economic Development Department, January, 2013.

Second Units

. The City has drafted an ordinance amending the Zoning Code to incorporate a Second Unit Ordinance that conforms to state requirements. The amendment will also include development standards and procedures for review.

Transitional and Supportive Housing and Emergency Shelters

The City has drafted an ordinance amending the Zoning Code to allow emergency shelters in a newly established Emergency Shelter Overlay Zone by right without any other discretionary permit required. A map of the Emergency Shelter Overlay Zone is provided in Appendix B. Pursuant to State law, the City has also amended the Zoning Ordinance for transitional and supportive housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.



Single Room Occupancy (SRO) Housing

The City has drafted an ordinance amending the Zoning Code to permit SRO's in at least one non-residential zone as a permitted use, along with applicable development and operational standards.

Housing for Persons with Disabilities

Physical disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 2010, approximately 12.8 percent of Pico Rivera's population (18 years and over) was reported to be living with a disability. This count includes age-related as well as other disabilities. Housing opportunities for individuals with physical disabilities are maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. This is accomplished through the City's compliance with the Federal Americans with Disabilities Act (ADA) and the 2007 Title 24 Part 2, California Building Code regulations. In addition, the City administers the Housing Rehabilitation Loan and Grant Program that provides financial assistance to households with person with disabilities to perform modifications such as those described above.

Per state law, cities must develop reasonable accommodation procedures to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City has amended the Zoning Code to incorporate a Reasonable Accommodation Ordinance that conforms to state requirements.

The City of Pico Rivera defines a "family" as one or more persons related by blood or marriage, or not more than five persons not related by blood or marriage, excluding servants, but living together as a single household in a dwelling unit." The City has found that this definition is a constraint and has drafted an amendment to the Zoning Ordinance to update the definition of "family" in compliance with State law..

Development Impact and Planning Entitlement Fees

The City collects development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.

Development Impact Fees

Development impact fees collected from developers include school fees (\$2.63/square foot) and a Public Image Enhancement Fee (applies to residential units valued at >\$100,000) which is 0.05 percent of the building valuation. In addition, a park fee is required for each multi-family residential unit built if the land requires subdivision. The parkland fees are adjusted annually for the CPI-U. Additional development impact fees include the General Plan Maintenance Fee, the Maintenance of Building Plans Fee, and the Automated Building Permit and System Maintenance Fee, which are minimal fees. Additionally, residents pay taxes for public utilities, which are fees charged to provide revenues to enhance services, facilities and infrastructure serving residents, businesses, employees and visitors in the City.

Planning Entitlement Fees

Table 5-3 provides a listing of planning entitlement fees the City of Pico Rivera charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 5-3** show those which are typically charged for a standard residential development.

Table 5-3:
Fees Charged For Residential Development

Fee Type	Fee
Zoning Consistency Review	\$95- per application (SFD) Fences, water heaters, ground mounted HVAC \$70 Residential-Minor (Double for code enforcement violations) \$345 Residential- New structure (Double for code enforcement violations)
Precise Plan of Design	\$210 1 unit-\$920 2 to 4 units-\$1,835 5 or more residential units-\$1,945
Conditional Use Permit Review	\$2,270
Conditional Use Permit Minor Modification	\$925-Zoning Administrator \$1,875-Planning Commission
Variance	\$1,640
Minor Variance	\$200 (S-F zone, owner occupied), \$1,875 (all others)
Zone Reclassification	\$2,220
Zone Code Amendment	\$5,285
Environmental Categorical Exemption	\$125 per application
Environmental Initial Study	\$530
Negative Declaration	\$825 (plus Los Angeles County Clerk/Recorder Fee)
Mitigated Negative Declaration	\$1,465 (plus Los Angeles County Clerk/Recorder Fee)



Environmental Impact Report	Deposit with charges at the fully burdened costs and 100% of contracted services, plus Los Angeles
Tentative Parcel Map	\$2,605
Tentative Tract Map	\$3,795
Certificate of Compliance	\$570
Lot Line Adjustment	\$1,140
Final Parcel Maps- Map Analysis	\$2,795 per map (Includes up to three submittals) plus \$900 for each submittal after the 3rd submittal.
Final Tract Map- Maps Analysis	5-10 lots-\$3,520 11-25 lots- \$5,715 26-50 lots-\$8,060 51-100 lots-\$10,985 101-150 lots-\$16,550 151 or more lots-\$21,525 (Includes up to three submittals) plus \$1,300 for each submittal after the 3rd submittal

Source: City of Pico River Community and Economic Development Department

As a means of assessing the cost that fees contribute to development in Pico Rivera, the City has updated and calculated the total Building, Planning, and Engineering fees associated with single family and multi-family development prototypes. **Table 5-4** presents the development fees for a 1,500-square-foot, two-bedroom/two-bathroom single-family unit as well as the development fees for a 1,000-square-foot, two bedroom/one-bathroom multiple-family unit. For a single family residential unit, the amount of the development fee is approximately \$17,811.75. Furthermore, the development fee for a multiple-family unit is approximately \$12,521.75.

The development processing fees and school fees are largely determined by square footage, valuation and a number of other factors including the number or bedrooms, bathrooms, outlets, etc. This makes it difficult to accurately determine the average and actual fees charged to a developer for residential development. In summary, Pico Rivera development fees represent a small portion of overall cost of residential development, and are comparable to other Los Angeles jurisdictions. The City has worked hard to keep fees low and will continue to do so, utilizing allocated funds to promote development of affordable housing, housing for extremely low income and residents with disabilities.

Table 5-4:
Total Typical Fees Per Type of Unit

Fees	Single Family Unit (a)	Multi-Family (per unit) (b)
Planning ZCR	\$345.00	\$345.00
Building Plan Check	\$1,771.00	\$1,296.75
Waste Management Deposit	\$9,000.00 (3% valuation- Not a City Fee)	\$6,000.00 (3% valuation- Not a City Fee)
Park Fees	N/A	\$1,250.00

School Fees	\$3,945.00 (\$2.63 per sq.ft. - Not a City Fee)	\$2,630.00 (\$2.63 per sq.ft. - Not a City Fee)
Public Image Enhancement Fee	\$1,500.00 (0.5% of valuation over 150,000)	\$1,000.00 (0.5% of valuation over 150,000)
Building Permit with Mechanical, Electrical and Plumbing	\$2,082.75	\$1,595.75
TOTAL	\$17,811.75	\$12,521.75

Source: City of Pico Rivera, 2013.

Notes:

^(a) Calculations based on a single-family unit 1,500 sq ft of living area with 400 sq. ft. garage space.
b. Building Valuation per unit of \$300,000.

^(b) Calculations based on a multi-unit 1,000 sq ft of living area with 400 sq ft garage space with a building valuation of \$200,000 per unit.

Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Pico Rivera has adopted the California Building Code (2010) which establishes minimum construction standards. As required of all jurisdictions in California, Pico Rivera, has adopted the latest (2010) California Green Building Code establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable persons with disabilities.

The following are local amendments to the Building code (Chapter 15.08) adopted by Pico Rivera to protect public health and safety from hazards indigenous by the City:

- The City amended the definition for emergency helicopter landing facilities on high-rises references applicable fire code provisions and reads: A landing area on the roof of a high-rise building that is not intended to function as a helicopter or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations, in accordance with California Fire Code Section 1107.
- The City included more specific standards for maximum height and number of stories for buildings equipped throughout with an approved automatic sprinkler system.
- The City amended exceptions for automatic sprinkler system standards.
- The City amended minimum roof covering classifications for types of construction.
- The City added the following to Section 1505.1.3 of Volume 1: The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any rood covering applied in the alternation, repair



or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A, unless approved by the building official.

- The City added the following exception to Section 3109.1 of Volume 2: Exemption of public bodies of water. Where bodies of water are located on public land within the City of Pico Rivera, this section need not be complied with where it has been determined by the Building Official that dispensing with any or all of the provisions of this section will adequately protect the public health, safety and welfare. This section shall not apply to public bodies of water located on land owned, possessed or under control of the State, County, Municipal or other governmental entities or their lessees or assigns.
- The City added the following definition: Private pool, is any constructed pool or spa, permanent or portable, and over 18 inches deep, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.
- The City added requirements for new safety features for construction of new private pools.
- The City added a Construction and Maintenance of Parking Areas chapter.
- The City added a Relocation of Buildings chapter.
- The City added a Grading and Excavations chapter.
- The City amended general requirements for patio covers.

These local amendments do not constrain the development of housing, but rather ensure that applicants adhere to the proper process to obtain permits and that the health and safety of residents is considered.

Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. **Table 5-5** identifies the typical processing time most common in the entitlement process. It is important to note that each project is not required to complete every step in the process (i.e. small scale projects consistent with General Plan designations and zoning districts do not generally require General Plan amendments, rezoning, or variances), and certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home may be processed concurrently with the design review. The City encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both public and private sector developers.

Table 5-5:
Permit Review Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Consistency Review	1 week	City Staff
Minor Conditional Use Permit	4 weeks	Zoning Administrator
Conditional Use Permit	8-12 weeks	Planning Commission
Variance	8-12 weeks	Planning Commission
Zone Change	8-12 weeks	City Council
General Plan Amendment	8-16 weeks	City Council
Design Review (Appeal)	4-8 weeks	Planning Commission
Final Subdivision Map	8-12 weeks	Community Development Director
Subdivision Maps	8-12 weeks	City Council
Parcel Maps	8-12 weeks	City Council
Negative Declaration (Mitigated)	8-12 weeks	Community Development Director or Planning Commission
Environmental Impact Report	4-6 months	City Council

Source: City of Pico Rivera, 2013.

In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing 'one-stop processing,' thereby eliminating duplication of effort. The City works closely with developers to expedite approval procedures in order to diminish unnecessary timing constraints on development. For larger projects, an initial pre-consultation meeting with the Community and Economic Development Department, Public Works Department, and the Fire Department is arranged to discuss the development proposal. The application along with the site plan is first reviewed by the City's Planning Division and other agencies such as Public Works for consistency with the General Plan and Zoning Code. Concurrently, elevations are sent to the design review staff for approval. Depending on the complexity of a project, a single-family development is approved in four to six weeks from date of plan submission, and a multi-family development is approved in 4-8 weeks in R-E and S-F zones, and 8-16 weeks in PUD and R-M zones. Once the project is approved, the Building Division performs plan checks and issues building permits, and larger projects requiring minor use permits are sent to the Zoning Administrator.

To encourage and facilitate the development of a variety of housing types, the City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. Through the City's streamlined processing, a 42-unit condominium development was completed in the City in 2008.

On and Off-Site Improvement Requirements

On and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and



construction of streets, alleys, and other public easements and improvements may be required to maintain public safety and convenience. In general, full street width dedication and construction is required in the City along with proper drainage facilities and street signs. The typical residential street in Pico Rivera has a 58-foot width, which includes a minimum roadway width of 36 feet. Sidewalks are required to be at a minimum four feet wide running along both sides of the street.

The on and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These on and off site improvements have not been determined to be a constraint to the development of affordable housing.

Non-Governmental Constraints

Construction Costs

The cost of building materials for residential construction has risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose by 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown of the real estate market from 2008 until 2012, the price of construction materials has shown a significant decrease compared to the construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to the cost of labor.

Together, the cost of building material and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) development run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units

under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project, can also impact construction costs. Municipalities often grant density bonuses as an incentive for the builder to provide affordable units at the project site. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit when density bonuses are used to provide affordable housing.

Land Availability and Cost

There is very little vacant residential land available in the City. This is a significant constraint to the development of new housing within the City. Another constraint to the development of additional residential units can occur on underdeveloped properties. The economy of land value and the cost of new construction can limit what a property owner can expect to achieve on an underdeveloped property. Even with an allowable 30 units per acre, as permitted by the Pico Rivera Municipal Code, recycling and redevelopment can be difficult.

Section 6, Housing Resources, includes an analysis and discussion of vacant and underutilized residentially-zoned parcels in the City that can accommodate new housing. Aside from the residential zones in the City that accommodate residential development (R-E, R-I, S-F, PUD, and R-M zones), the City has also identified opportunities in which commercial and industrial properties can be “recycled” for residential purposes and has specifically identified sites which will support the development of housing in a mixed-used configuration and higher densities. The land resources analysis indicates that there is sufficient capacity at these sites for new units to accommodate the City’s RHNA allocation.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrual of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

According to the Home Mortgage Disclosure Act data for Pico Rivera, residential lending activity in the City consisted of 121 applications for conventional home purchase loans in 2010, reflecting one percent of the ownership housing stock. **Table 5-6** provides the status of home purchase loan applications in both Pico Rivera and Los Angeles County. As illustrated by this table, the 63 percent loan approval rate in Pico Rivera was lower than the 71 percent approval rate Countywide.

Table 5-6:
Disposition of Loans

	Loans Approved ^(a)		Loans Denied		Loans Withdrawn/ Incomplete	
	Pico Rivera	LA County	Pico Rivera	LA County	Pico Rivera	LA County
Number of Conventional Loan Applications	76	38,827	19	8,054	26	7,601
Percent of Total Conventional Loan Applications	63%	71%	27%	16%	21%	14%

Source: Home Mortgage Disclosure Act (HMDA), 2010. Compiled by ESA.

Notes:

^(a)Approved loans include: loans originated and applications approved, but not accepted

The Home Mortgage Disclosure Act (HMDA) also provides data on the total number of applications for home improvement loans made to lending institutions in Pico Rivera. Home improvement loans generally have lower approval rates than loans used to purchase homes. In 2010, for example, 55 home improvement loans were made in the City of Pico Rivera. Approximately 36 percent were approved and 51 percent denied, indicating a significant gap differential between those who were actually able to obtain the financing to complete home improvements and those that were not. It is important to note that the number of home improvement loans specified here does not include loans made available to residents through the City's Housing Rehabilitation Program.

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

Seismic and Geologic Hazards

Pico Rivera's topography is relatively flat, ranging from approximately 200 feet above sea level in the northern portion of the City to 140 feet above sea level in the southern portion. Several soil types can be found in the City, the majority of which have low potential for shrink-swell or erosion hazards.

The Los Angeles Basin is crisscrossed by numerous regional earthquake faults, several of which lay in the vicinity of Pico Rivera. While most of these faults are inactive, a few result in occasional earthquakes. Those faults most likely to impact the City as a result of seismic activity include the San Andreas, the Sierra Madre, and the Raymond Hills Faults. The primary seismic hazards associated with earthquakes are ground rupture and ground shaking. The extent of both and accompanying levels of damage are dependent upon a number of factors including magnitude of the event, distance from the epicenter, and underlying soil conditions. In addition, ground shaking can induce several seismic hazards that may result in damage. These include liquefaction, differential settlement, landslides, and seiching. The central portion of the City and the Whittier Narrows Dam area has medium liquefaction potential, while the remainder of the City has low local liquefaction potential. While the potential for differential settlement, landslides, and seiches exist within Pico Rivera, given soil, topographic and other conditions, their likelihood and potential severity are generally limited.

The California Building Standards Code, adopted by the City, regulates the design and construction of foundations, building frames, retaining walls, excavation, and other building elements. A key objective of this code is to mitigate the effects of seismic shaking and adverse soil conditions.

Flooding

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The City in its entirety had at one time been located within a designated "AR" Flood Zone, which indicated that there was a flood risk from the San Gabriel and Rio Hondo rivers. This flood



zone designation resulted in higher flood insurance rates for property owners. However, upstream flood control measures were implemented and improvements to local river and dam areas have been accomplished. As a result, the City is now designated as an "X" Flood Risk Zone indicating that the area is outside of the 500-year flood and that flood insurance is no longer mandated.

The entire City lies within the flood inundation area of the Whittier Narrows Dam. Flood risk for this structure under normal operations or as a consequence of an event such as an earthquake is classified as high by both the Corps of Engineers Dam Safety Action Classification System, and the FEMA HAZUS program. However, because of current design and construction practices and ongoing programs of reviews and modification, catastrophic dam failure is considered unlikely.

Fire Hazards

The most serious fire threat within the City is building and structure fires. Like most southern California cities on the urban fringe, the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. Since the City center is largely developed, there is less potential for fire in central City communities. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.

Noise

Primary noise sources in Pico Rivera is and will continue to be transportation related. Existing and future traffic noises are greatest along the City's major roadways. Both the Burlington Northern Santa Fe (BNSF) and Union Pacific railroads maintain lines through the City. Future transit facilities to be located in the City are being considered and include the Metro Gold Line Eastside Extension, which would run along Washington Boulevard. The California High Speed Rail Authority is also considering an east-west alignment of the High Speed Rail line through the City, to be located north of Slauson Avenue. Implementation of either transit facility would result in substantially higher, although intermittent noise levels along those transit corridors and within adjacent sources.

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6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Pico Rivera. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

Regional Housing Needs Allocation (RHNA)

Pico Rivera's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 850 housing units, including 217 units for very low-income households, 131 units for low-income households, 140 units for moderate-income households, and 362 units for above moderate-income households.

The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The 2014-2021 Regional Housing Needs Allocation for the City of Pico Rivera is shown in **Table 6-1**.

Table 6-1:
Regional Housing Needs Allocation 2014-2021

Income Group	Number of Units	Percent of Total
Very Low	217	25.5%
Low	131	15.4%
Moderate	140	16.5%
Above Moderate	362	42.6%
Total	850	100%

Source: Regional Housing Needs Assessment, SCAG October 2012.

AB 1233 Compliance

In January 2006, changes to Housing Element law, including Assembly Bill 1233, created additional incentive for jurisdictions to achieve a compliant Element. AB 1233 requires “communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period.”

The Housing Element for the 2006-2014 planning period was adopted in 2012 and certified by HCD, but the City chose not to complete the rezoning necessary to provide adequate sites to accommodate the City’s lower income RHNA. Rezoning did not occur because the City embarked on a comprehensive General Plan Update. Through that work effort, more appropriate opportunity sites were identified for redevelopment and consistency with the General Plan and Zoning Code updates. Specifically per Program 3.3.4.1, Housing Sites/Underutilized Sites Inventory Program and Program 3.3.4.2, General Plan/Zoning Ordinance Provision. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2006-2014) planning period. The 2006-2014 RHNA for Pico Rivera is shown in **Table 6-2**.

Table 6-2:
Regional Housing Needs Allocation 2006-2014

Income Group	Number of Units	Percent of Total
Very Low	211	24.7%
Low	134	15.7%
Moderate	143	16.7%
Above Moderate	367	42.9%
Total	855	100%

Source: Regional Housing Needs Assessment, SCAG July 2007.

The two planning period allocations combined result in a final housing needs allocation as shown in **Table 6-3**. The total fair share allocation for Pico Rivera for the combined planning periods is 1,705 units.

Table 6-3:
Combined 2006-2014 and 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
2006-2014 RHNA	211	134	143	367	855
2014-2021 RHNA	217	131	140	362	850
Total	428	265	283	729	1,705

Source: Regional Housing Needs Assessment, SCAG July 2007.

As Pico Rivera's 2006-2014 Housing Element was adopted, but not fully implemented the City must evaluate two key factors to determine their exact shortfall, in compliance with AB 1233. First, as the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2006-2014, jurisdictions may count any new units built or approved since January 1, 2006 toward their 2006-2014 RHNA allocation. As Pico Rivera's Housing Element was adopted and certified, but not fully implemented, any units built or approved from 2006 to the present may be credited toward the City's 2006-2014 RHNA allocation of 855 units. Second, as AB 1233 focuses on units that are accommodated specifically on rezoned sites, the shortfall will primarily include lower income units that were to be accommodated on mixed-use and higher density residential sites identified in the 2006-2014 Housing Element. **Table 6-4** below, presents the number of units that the City must address in their 2014-2021 sites inventory, including any shortfall from the 2006-2014 planning period.

Table 6-4:
2014-2021 RHNA Including AB 1233 Shortfall

	Very Low	Low	Moderate	Above Moderate	Total
2006-2014 RHNA	211	134	143	367	855
2006-2014 Units Accommodated by Credits of Units Constructed	0	0	0	66	66
Subtotal	211	134	143	301	789
2014-2021 RHNA	217	131	140	362	850
TOTAL	428	265	283	663	1,639

Source: Regional Housing Needs Assessment, SCAG July 2007.

As shown in **Table 6-4**, between 2006 and 2012 the City approved and developed 66 above moderate-income units. Units constructed within the 2006-2014 planning period are listed in **Table 6-5**.

Table 6-5:
Units Constructed 2006-2014

Address	Number of Units	Year Built	Affordability
3916 Rosemead Blvd.	9	2012	Above Moderate-Income
9003-9083 Catherine St.	42	2008	Above Moderate-Income
9044 Burma Rd.	1	2007	Above Moderate-Income
8630 Elba St.	1	2007	Above Moderate-Income
8928 Ibsen St.	1	2008	Above Moderate-Income

Address	Number of Units	Year Built	Affordability
8717 West Blvd.	1	2008	Above Moderate-Income
8719 West Blvd.	1	2008	Above Moderate-Income
9749 Myron St.	1	2009	Above Moderate-Income
8737 Beverly Blvd.	1	2009	Above Moderate-Income
9718 Planter St.	1	2012	Above Moderate-Income
8510 Manzanar Ave.	1	2012	Above Moderate-Income
3923 Durfee Ave.	1	2013	Above Moderate-Income
3919 Durfee Ave.	1	2012	Above Moderate-Income
9217 Salma Ln.	1	2012	Above Moderate-Income
8345 Whittier Blvd.	1	2012	Above Moderate-Income
8349 Whittier Blvd.	1	2012	Above Moderate-Income
9235 Salma Ln.	1	2012	Above Moderate-Income
TOTAL	66		

Source: City of Pico Rivera, 2013.

Based on the requirements of AB 1233, as shown in **Table 6-4**, for the 2014-2021 planning period the City must make available sites to accommodate a total of 1,639 units, including 428 units for very low income, 265 units for low income (a total of 693 lower income units), 283 units for moderate income, and 663 units for above moderate income.

Densities to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development



can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.

Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Pico Rivera has a population greater than 25,000 and is within the Long Beach-Los Angeles-Ontario MSA; consequently the default density for the City is 30 dwelling units per acre.

To facilitate and encourage the development of housing units affordable to very low- and low-income residents, the City has identified zones with densities appropriate to accommodate the development of a variety of housing types.

Residentially Zoned Land

The Land Use Element of the City of Pico Rivera’s General Plan sets forth the City’s policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City of Pico Rivera’s General Plan and Zoning Ordinance provides for a range of different intensities of residential land use, including the following:

- Rural Residential Land Use Designation (0-2 du/ac)
- Low Density Residential Land Use Designation (2-6 du/ac)
- Medium Density Residential Land Use Designation (6-14 du/ac)
- Highest Density Residential Land Use Designation (14-30 du/ac)

Within the City there are a number of vacant or underutilized sites currently zoned residential that are appropriate to accommodate a portion of the City’s remaining RHNA. A parcel specific inventory and map are provided in **Appendix A**.

Table 6-6 provides a summary of land designated for residential uses in the General Plan and is currently available to accommodate a portion of the City’s remaining RHNA allocation.

Table 6-6:
Summary of Unit Capacity for Current Residentially Zoned Sites

Proposed General Plan Designation	Number of Parcels	Density	Total Acreage	Potential Units	Income Group
Low Density Residential	1	2-6 du/ac	0.42	2	Above Moderate

High Density Residential	8	14-30 du/ac	1.71	36	Moderate
TOTAL	12			38	

Rezoning for Adequate Sites

After accounting for construction achievements and vacant and underutilized residentially-zoned sites, the City has a shortfall of sites to accommodate its growth needs. Pursuant to AB 2348, jurisdictions with a shortfall of vacant and underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its remaining needs. The program must adhere to the following parameters:

- Sites must be rezoned to accommodate 100 percent of the RHNA shortfall for lower income units;
- Rezoned sites must accommodate owner-occupied and rental multifamily residential uses by-right; and
- At least 50 percent of the very low- and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential use or mixed uses are not permitted.

Pico Rivera's rezoning program must provide for adequate sites to accommodate the remaining RHNA need of 1,639 units. To accommodate these units, the City has provided Program 15 in Section 2, Housing Plan to rezone the identified sites in **Table 6-7**.

The City has evaluated the development capacity of each area based on the existing land uses and other site characteristics. The City also considered market conditions and development trends while identifying the suitable and feasible sites. Pico Rivera and other communities in the Gateway Cities Council of Governments subregion have experienced market trends towards both horizontal and vertical mixed uses. While the housing market has slowed over the past couple of years, the City continues to receive applications and developer interest for higher density residential development and mixed use development.

Within the current planning period the City has approved a number of multifamily projects including a 14-unit condominium development in 2007 (approved but not developed), a 42-unit condominium development in 2008 (approved and developed), and a 9-unit condominium development in 2012 (approved and developed). The lack of vacant land in the City has required creative redevelopment and infill projects resulting in higher density residential projects on smaller sites.



Table 6-7:
Sites for Rezoning Program

Proposed Areas	Acres	Current GP/Zoning	Proposed Zoning	Proposed Minimum Density	Potential Unit Capacity
Area 1	1.13	Single-Family Residential (S-F)	Medium Density Residential	6 to 14 du/ac	15
Area 2	5.83	General Commercial (C-G) Multiple Family Residential Variable Density (R-M) Parking (P)	High Density Residential	30 du/ac	174
Area 3	2.03	Public Facilities (P-F)	Mixed-Use Overlay	30 du/ac	30
Area 4	21.94	General Commercial (C-G) Limited Industrial (I-L) Multiple Family Residential Variable Density (R-M)	Mixed-Use Overlay High Density Residential	30 du/ac	489
Area 5	8.16	General Commercial (C-G) Single-Family Residential (S-F)	Mixed-Use Overlay	30 du/ac	122
Area 6	5.68	General Commercial (C-G) Parking (P)	Mixed-Use Overlay	30 du/ac	85
Area 7	12.44	General Commercial (C-G) Parking (P) Professional and Administrative (P-A) Multiple Family Residential Variable Density (R-M)	Mixed-Use Overlay	30 du/ac	186
Area 8	2.8	General Commercial (C-G)	Mixed-Use Overlay	30 du/ac	42
Area 9	6.93	General Industrial (I-G)	Mixed-Use Overlay	30 du/ac	103

Proposed Areas	Acres	Current GP/Zoning	Proposed Zoning	Proposed Minimum Density	Potential Unit Capacity
Area 10	9.82	General Commercial (C-G) Professional and Administrative (P-A)	Mixed-Use Overlay	30 du/ac	147
Area 11	11.42	General Commercial (C-G)	Mixed-Use Overlay	30 du/ac	171
Area 12	1.67	General Commercial (C-G) Parking (P)	Mixed-Use Overlay	30 du/ac	25
Area 13	0.97	General Commercial (C-G)	Mixed-Use Overlay	30 du/ac	14
TOTAL					1,603

AREA 1



Current GP/Zoning: Single-Family Residential (S-F)

Proposed Zoning: Medium Density Residential

Proposed Density: 6-14 du/ac

Acreage: 1.13

Existing Land Use: Convenience store and parking lot

Potential Unit Capacity: 15

Description: Area 1 is located at the intersection of Kruse Road and Narrows Drive. The majority of the site is a parking lot surrounding a small convenience store located at the northeast corner of the site. The site is currently surrounded by single-family residential uses. The City considers these parcels to be underutilized and poised for redevelopment to medium density residential uses, consistent and complimentary to the surrounding neighborhood. Assuming a density of 6-14 du/ac dwelling units per acre, Area 1 can accommodate approximately 15 dwelling units at densities appropriate to accommodate moderate-income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 2



Current GP/Zoning: General Commercial (C-G)
 Multiple Family Residential Variable Density (R-M)
 Parking (P)
Proposed Zoning: High Density Residential
Proposed Density: 16-30 du/ac
Acreage: 5.83

Existing Land Use: Commercial service uses including a car wash, motel, coffee shop, and auto service shop

Potential Unit Capacity: 174

Description: Area 2 is located at the intersection of Rosemead Boulevard and Olympic Way. The parcels within this area are occupied by dilapidated commercial service uses the City anticipates will discontinue during the planning period. The northwest corner of the area is occupied by a self-service car wash surrounded by a parking lot. The City considers these parcels to be underutilized and poised for redevelopment to high density residential uses. The parcels in the northeast corner contain existing older multi-family residential uses and the area is adjacent to other residential uses. Assuming a density of 16-30 dwelling units per acre, Area 2 can accommodate approximately 174 dwelling units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 3



Current GP/Zoning: Public Facilities (P-F)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 2.03

Existing Land Use: Truck yard

Potential Unit Capacity: 30

Description: Area 3 is located at the intersection of Beverly Boulevard and San Gabriel River Parkway. This parcel is currently occupied by a County truck yard. The City considers this parcel as underutilized and is not consistent with the adjacent residential uses; redevelopment to mixed use is appropriate. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 3 can accommodate approximately 30 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 4



SITE 1

Current GP/Zoning: Limited Industrial (I-L)
General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 11.18

Existing Land Use: Truck distribution center, old apartment complex, and storage buildings

Potential Unit Capacity: 167

Description: Site 1 within Area 4 is located along Durfee Avenue between Olympic Boulevard and West Boulevard. The majority of parcels to the north are occupied by a truck distribution center that the City anticipates will discontinue during the planning period. Parcels to the south are occupied by an old apartment complex and multiple dilapidated storage buildings. The City considers these parcels to be underutilized and inconsistent with surrounding residential uses. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Whittier Boulevard. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Site 1 in Area 4 can accommodate approximately 167 units at densities appropriate to accommodate lower income households.

These parcels are part of the Durfee Avenue Corridor Plan currently being developed by the City of Pico Rivera. The City of Pico Rivera was awarded a grant to design and construct a railroad grade separation along Durfee Avenue to increase vehicular, pedestrian, and bicycle safety and mobility. The Corridor Plan will guide specific improvement activities, such as final design of the grade separation, complete streets improvements along the corridor, including recommended cross-sections, and required right-of-way acquisitions. The Corridor Plan will also provide a land use concept that will lead to conversion of older, industrial buildings to multi-unit residential uses and revitalization of the adjacent neighborhoods. The City is currently in contact with interested developers to analyze the feasibility of multiple parcels for a large mixed-use development.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



SITE 2

Current GP/Zoning: General Commercial (C-G)

Multiple Family Residential Variable Density (R-M)

Limited Industrial (I-L)

Proposed Zoning: High Density Residential

Proposed Density: 16-30 du/ac

Acreage: 10.76

Existing Land Use: Truck yard, industrial buildings, and low-density multi-family housing

Potential Unit Capacity: 322

Description: Site 2 within Area 4 is located along Durfee Avenue between Stephens Street and Whittier Boulevard. These parcels are occupied dilapidated industrial buildings, which the City anticipates will discontinue during the planning period. The area has a number of older low-density multi-family developments that have the potential for redevelopment to higher density developments. The City considers these parcels to be underutilized. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Whittier Boulevard. Assuming a density of 16-30 dwelling units per acre, Site 2 in Area 4 can accommodate approximately 246 dwelling units at densities appropriate to accommodate lower income households.

These parcels are part of the Durfee Avenue Corridor Plan currently being developed by the City of Pico Rivera. The City of Pico Rivera was awarded a grant to design and construct a railroad grade separation along Durfee Avenue to

increase vehicular, pedestrian, and bicycle safety and mobility. The Corridor Plan will guide specific improvement activities, such as final design of the grade separation, complete streets improvements along the corridor, including recommended cross-sections, and required right-of-way acquisitions. The Corridor Plan will also provide a land use concept that will lead to conversion of older, industrial buildings to multi-unit residential uses and revitalization of the adjacent neighborhoods. The City is currently in contact with interested developers to analyze the feasibility of multiple parcels for a large mixed-use development.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 5



Current GP/Zoning: General Commercial (C-G)
Single-Family Residential (S-F)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 8.16

Existing Land Use: Motel, gas station, and retail and services

Potential Unit Capacity: 122

Description: Area 5 is located along Rosemead Boulevard at the intersections of Beverly Boulevard and Beverly Road. The parcels within Area 5 are occupied by various uses including, an old motel, gas station, a small retail building, U-Haul, and an auto center. The current uses are surrounded by large parking lots, and all but one structure is single-story. The parcel currently zoned single-family residential is vacant. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 5 can accommodate approximately 122 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 6



Current GP/Zoning: General Commercial (C-G)
Parking (P)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 5.68

Existing Land Use: Retail and service uses

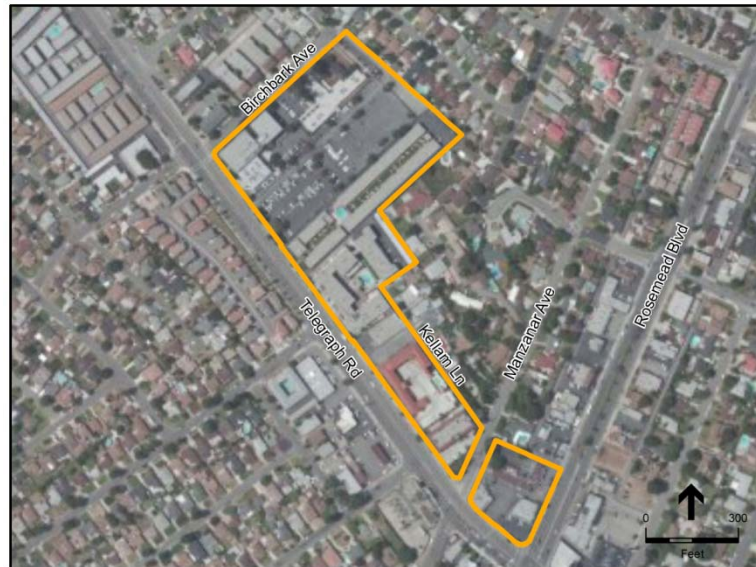
Potential Unit Capacity: 85

Description: Area 6 is located at the intersection of Rosemead Boulevard and Mines Avenue. The parcels within Area 6 are occupied by single-story retail and service uses that are arranged in a conventional strip mall development. Over 50% of the area is covered by the parking lot that is greatly underutilized even during peak business hours. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 6 can accommodate approximately 85 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 7



Current GP/Zoning: General Commercial (C-G)

Parking (P)

Professional and Administrative (P-A)

Multiple Family Residential Variable Density (R-M)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 12.44

Existing Land Use: Hotel/motel, multi-family development, and offices

Potential Unit Capacity: 186

Description: Area 7 is located along Telegraph Road, close to the intersection of Rosemead Boulevard. The parcels within Area 7 are occupied by a motel and small hotel, a three-story multi-family development, and office uses. The majority of parcels occupied by office uses are mostly parking lot areas that are underutilized during peak business hours. The area currently has multi-family uses that can be complemented by future mixed-use development. The City considers these parcels to be underutilized and poised for redevelopment. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 7 can accommodate approximately 186 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential

regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 8



Current GP/Zoning: General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 2.8

Existing Land Use: Small commercial/retail buildings, vacant buildings and vacant lots

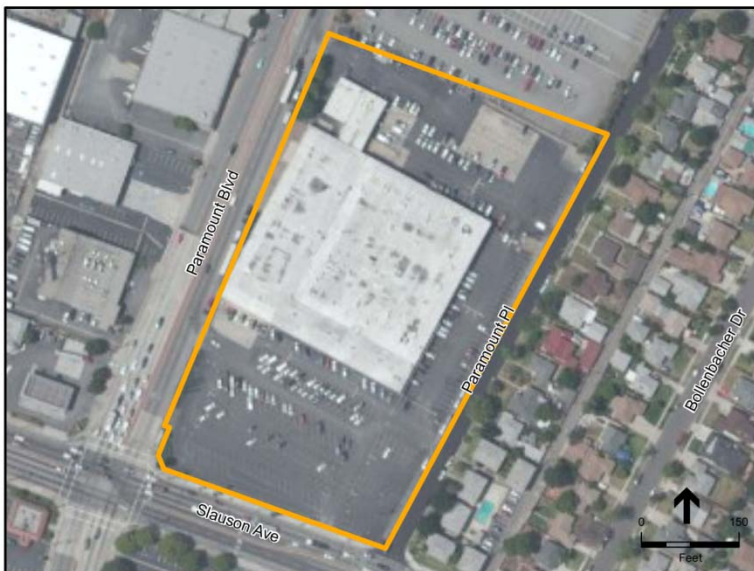
Potential Unit Capacity: 42

Description: Area 8 is located along Rosemead Boulevard between Isora Street and Ibsen Street. Existing uses include small commercial/retail buildings, vacant buildings, and two vacant lots. The vacant buildings are small and dilapidated with for-sale signs posted in front of some properties. Businesses in this area are outdated single-story structures. The City considers these parcels to be underutilized and poised for redevelopment with proper lot consolidation. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 8 can accommodate approximately 42 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 9



Current GP/Zoning: General Industrial (I-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 6.93

Existing Land Use: Indoor swap meet and parking

Potential Unit Capacity: 103

Description: Area 9 is located at the intersection of Paramount Boulevard and East Slauson Avenue. The majority of the site is occupied by the Pico Rivera Indoor Swap Meet, which the City anticipates will discontinue operation during the planning period. The parcel is adjacent to existing residential uses. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 9 can accommodate approximately 103 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 10



Current GP/Zoning: General Commercial (C-G)
Professional and Administrative (P-A)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 9.82

Existing Land Use: Motels, small multi-family development, small office building, and a vacant lot

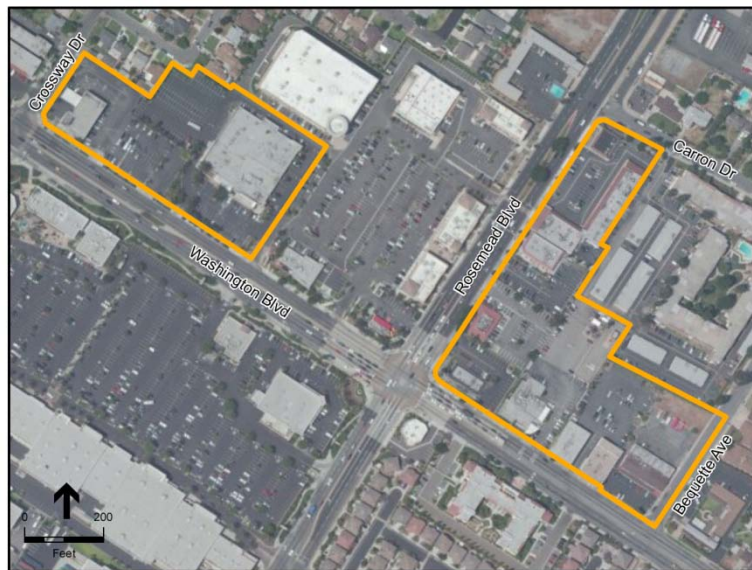
Potential Unit Capacity: 147

Description: Area 10 is located along Rosemead Boulevard, close to the intersection of Washington Boulevard. The parcels within Area 10 are occupied by two old motels, a small multi-family development, a small office building, and a vacant lot. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Washington Boulevard. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 10 can accommodate approximately 147 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 11



Current GP/Zoning: General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 11.42

Existing Land Use: Single-story retail and services buildings, small office building, and parking lot

Potential Unit Capacity: 171

Description: Area 11 is located along Washington Boulevard, on the northeast and west side as it intersects Rosemead Boulevard. A portion of this area was identified in the Washington Boulevard Light Rail Corridor study funded by SCAG's Compass Blueprint Program. The study identified the parcels on the east side as a potential area for mixed-use, including multifamily residential development. The area is occupied by single-story retail and services buildings, small office buildings, and underutilized parking lots. The City considers this site to be underutilized and poised for redevelopment to mixed-use. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Washington Boulevard. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 11 can accommodate approximately 171 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 12



Current GP/Zoning: General Commercial (C-G)
Parking (P)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 1.67

Existing Land Use: Single-story retail and food service buildings and underutilized parking lots

Potential Unit Capacity: 25

Description: Area 12 is located at the northeast intersection of Rosemead Boulevard and Telegraph Road. The area is occupied by single-story retail and food service buildings and underutilized parking lots. The City considers this site to be underutilized and poised for redevelopment to mixed-use. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Telegraph Road. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 12

can accommodate approximately 25 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



AREA 13



Current GP/Zoning: General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

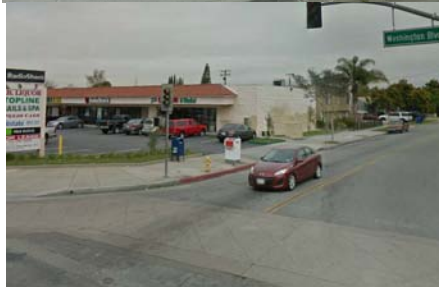
Acreage: 0.97

Existing Land Use: Single-story retail building and a small multi-family building

Potential Unit Capacity: 14

Description: Area 13 is located along Washington Boulevard, at the intersection of Crossway Drive. The area is occupied by single-story retail building and a small multi-family building. The City considers this site to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 13 can accommodate approximately 14 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



Summary of Available Sites

As outlined in the previous section, **Table 6-3** and **Table 6-4** illustrate the City's RHNA allocation for the 2014-2021 planning period as well as unaddressed carry over units from the 2008-2014 planning period. **Table 6-8** provides a summary of the strategies the City has identified to facilitate the development of new residential units to accommodate their remaining RHNA allocation.

Table 6-8:

Accommodation of the 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	428	265	283	663	1,639
Current Residentially-Zoned Sites (Appendix A)	0	0	18(a)	20(a)	38
Sites in Rezoning Program (Table 6-7)	1,588		15	0	1,603
TOTAL(b)					
(Remaining RHNA minus Current Residentially-Zoned Sites and Sites in Rezoning Program)	(895)		250	643	2
Unaccommodated RHNA	0		0	0	0

Notes:

^(a) Densities of 24 units per acre are appropriate to facilitate the development of moderate and above moderate income housing; therefore the unit potential has been divided evenly between the two income categories.

^(b) Parentheses indicate a surplus of units.

Sites currently zoned residential can accommodate 18 moderate-income units and 20 above moderate-income units. Sites identified in the rezoning program can accommodate 1,588 very low- and low-income units and 15 moderate-income units. The surplus of very low- and low-income units can be used to meet the remaining RHNA need for moderate- and above moderate-income units. After determining the total capacity for all available sites, including current residentially-zoned sites and sites identified in the rezoning program, the City has met the remaining RHNA need of 1,639 dwelling units as shown in **Table 6-8**.



Environmental Constraints

Potential environmental constraints to future development of sites identified include the seismic and liquefaction hazards, which are addressed in the Non-Governmental Constraints section of the Housing Element. Parcels identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are no additional constraints that would impede the development of new housing units in the future on the identified sites.

Infrastructure Constraints

The 2014-2021 Housing Element promotes the production of housing which in turn may result in population growth. Through the current General Plan update, the City's total RHNA allocation of 1,639 units will be added to the updated General Plan's residential "build out." Analysis of infrastructure capacity for the General Plan will ensure that there is enough capacity available to accommodate development consistent with the City's RHNA allocation. To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

Financial Resources

A variety of potential funding sources are available to finance housing activities in Pico Rivera. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. **Table 6-9** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources. The list serves as comprehensive resource and does not indicate the City's participation in each program.

In previous years, the primary source of funds for affordable housing activities in Pico Rivera was the Redevelopment Agency housing set-aside fund. On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Pico Rivera

Redevelopment Agency was dissolved as of February 1, 2012 and the City selected the Pico Rivera Housing Assistance Agency to be the Successor Agency responsible for all enforceable obligations owed.

Pico Rivera previously relied on estimated redevelopment housing set-aside revenues \$2.0 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs.

Table 6-9:
Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	HOME funds are used to assist low income (80% AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Persons with Disabilities	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance



Program Name	Description	Eligible Activities
Housing Opportunities for Persons with AIDS (HOPWA)	HOPWA is an entitlement grant distributed to the largest jurisdiction in each county. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.	Acquisition Rehabilitation Homebuyer Assistance Homeless Assistance Public Services Rental Assistance
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4% and 9%.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide down payment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	Predevelopment Site development Site acquisition Rehabilitation Acquisition/Rehab Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Homebuyer Assistance Predevelopment Site development Infrastructure

Program Name	Description	Eligible Activities
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	Regulations pending
CalHFA FHA Loan Program	Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.	Homebuyer Assistance
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance New
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure
Multifamily Housing Program:	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site development Infrastructure Development Fees
Predevelopment Loan Program (PDLF)	Provides predevelopment capital to finance the start of low income housing projects.	Predevelopment
3. County Programs		
Housing Choice Vouchers (formerly Section 8)	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants.	Rental Assistance
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate-income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance Income Tax Credit
Affordable Homeownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0% interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance

Program Name	Description	Eligible Activities
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed %age of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance
National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operating of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation:	Preserving Affordable Rental Housing Program is a \$150 million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition
Local banks:	Thanks to the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks have set up a separate community development division, and partner with local organizations that provide services like homeownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance



Potential Future Funding Sources

In addition to the funding sources listed in **Table 6-8**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the "IFD Law"). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect, and seeks to address the current deficiencies in the IFD Law.

Administrative Resources

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity

Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans.

Jamboree Housing Corporation (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California

Mercy Housing has offices in Los Angeles, San Francisco, and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

Neighborhood Housing Services of Los Angeles County (NHS)

Neighborhood Housing Services of Los Angeles County (NHS) strengthens communities through the development and maintenance of quality affordable housing, creation and preservation of affordable homeownership opportunities, support of local leaders, providing financial education and increasing the financial independence of families and people in need.

Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City enforces all provisions of Title 24 of the California Administrative Code, which provides for energy conservation features in new residential construction.

Southern California Edison programs: Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15% discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

Southern California Gas programs: The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

Techniques to Conserve

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.
2. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - Orienting the long axis of a building in a north-south position;
 - Minimizing the southern and western exposure of exterior surfaces;
 - Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
 - Positioning dwelling units to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;
 - Design including natural or artificial flowing water; and
 - Strategic placement of trees and hedges to control air flow.

In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:

- Implementation of solar panels and other devices to generate electricity;
- Application of solar energy to heat water;
- Employment of window glazing to repel summer heat and trap winter warmth;
- Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
- Acquire energy efficient home appliances.

State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. Pico Rivera currently utilizes Tier 1 of the California Green Building Code and has not adopted any local amendments to the building standards.

A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of Pico Rivera is located in Climate Zone 10, which covers the semi-arid inland valleys. This climate zone is characterized by a mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.



7. Progress Report

Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The City established six issue areas to be addressed in the previous planning period. For each issue area, housing programs were established to assist the City in reaching their objectives. **Table 7-1** provides a brief description of the housing programs outlined in the previous Element, the program's objective and the progress/status of the program. In providing the status of the program the table will indicate whether the program will be carried into the next planning period.

Table 7-1:
Housing Accomplishments

Housing Element Program	Evaluation of Effectiveness
Owner-Occupied Housing Rehabilitation Programs	
1. Housing Rehabilitation Loan Program Objective: Provide loans to low- and moderate-income homeowners to repair and improve up to 12 housing units per year.	Effectiveness: The Single-Family Residential Rehabilitation Loan Program provides zero percent, simple interest, deferred payment loans to seniors, persons with disabilities, and families with low- and moderate-incomes who own and occupy their homes and need financial assistance to make repairs and improvements. This program is backed by federal funds with the loans secured by a deed of trust. Payment is typically not due until the home is sold, transferred in ownership, refinanced or the 30th year of the loan. Appropriateness: This program will be included in the 2014-2021 Housing Element.
2. Housing Rehabilitation Grant Program Objective: Provide grants to very low-income homeowners to repair and improve up to 30 housing units per year.	Effectiveness: Since 2006, the City has provided grants for 54 major and 103 minor housing rehabilitation projects. The Housing Rehabilitation Grant Program provides grants up to \$12,000 to low-income homeowners who need financial assistance for health- and safety-related improvements and/or minor home repairs such as exterior painting and/or sandblasting, exterior stuccoing, installation of security doors and deadbolt locks, and security strapping of hot water heaters. From the period 2010-2015, the City anticipates providing improvements to up to 150 homeowners. Appropriateness: This program will be included in the 2014-2021 Housing Element.

3. Neighborhood Improvement Program- Code Enforcement

Objective: Continue to enforce Pico Rivera's development and health and safety codes for to correct violations in substandard structures, and require the demolition of those units that cannot be rehabilitated through up to 800 inspections per year.

Effectiveness: The City has maintained a proactive code enforcement program. The City receives on average 630 residential cases per year reporting violations, usually related to property maintenance issues. The City's program has successfully brought cited residential units into compliance with City code. From the period 2010-2015, the City anticipates inspecting up to 1,500 housing units specifically in low- and moderate-income block groups based on an official designation of deteriorating and/or deteriorating area. The City also implements the Graffiti Removal Program, which provides funding in eligible low- and moderate-income block groups for neighborhood improvement activities.

Appropriateness: As the City's housing stock continues to age, proactive code enforcement will be both appropriate and necessary to maintain the City's residential standards. This program will be included in the 2014-2021 Housing Element.

Housing Element Program

Evaluation of Effectiveness

At-Risk Housing Conservation

4. Subsidized At-Risk Housing Monitoring

Objective: Monitor Federally-assisted rental housing developments that may convert to market rate units during the next five-year time frame, and preserve identified at-risk housing units.

Effectiveness: The 2006-2014 Housing Element indicates that the 75-unit Verna Villa Apartments is at-risk of conversion to market rate prior to July 2014. The City's Housing Division is currently monitoring this apartment complex and will work with the owners and the Department of Housing and Urban Development (HUD) to maintain the affordability status of these units, if possible.

Appropriateness: To ensure that any future conversions are not detrimental to the City's inventory of affordable housing, staff will closely monitor any at-risk units. The City will work with HUD during the 12-month negotiation period to identify incentives that would maintain the affordable status of the project or to negotiate a purchase, if possible. The City will also continue to offer a variety of development incentives (e.g., parking variances, density bonuses, etc.) to promote the development of affordable units. This program will be included in the 2014-2021 Housing Element.



Housing Element Program	Evaluation of Effectiveness
Programs to Assist in the Development of Affordable Housing	
5. Bonuses and Incentives Objective: Prepare and adopt a Density Bonus Ordinance to provide bonuses and incentives to developers who construct projects with qualifying percentages of affordable housing units.	Effectiveness: The City has amended the Zoning Code to include a Density Bonus Program. Appropriateness: This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. The City will modify this program for the 2014-2021 Housing Element to promote the adopted Density Bonus Ordinance on the City website and at City Hall.
6. Developer Consultation Objective: Provide early consultation with potential developers with information to assist them in developing affordable and assisted housing.	Effectiveness: The City works closely with developers to expedite approval procedures in order to diminish unnecessary timing constraints on development. For larger projects, an initial pre-consultation meeting with the Community and Economic Development Department, Public Works Department, and the Fire Department is arranged to discuss the development proposal. Through the City's streamlined processing, a 42-unit condominium development was completed in the City in 2008. Appropriateness: The City provides information and handouts on the City's website to assist potential developers. A Residential Development Handout is posted on the website, which summarizes residential development standards and related fees. To encourage and facilitate the development of a variety of housing types, the City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. This program will be included in the 2014-2021 Housing Element.
7. California Gold Down Payment Objective: Publicize the California Rural Home Mortgage Finance Authority on the City's website, which allows qualified families to take a second mortgage of up to 6% off the sale price of the home to cover down payment and closing costs.	Effectiveness: Since this program is administered by the California Rural Home Mortgage Finance Authority, the City is unclear how active or effective the program has been. Appropriateness: Though the California Gold Down Payment program is limited, it provides an opportunity for lower income households to become first-time home buyers. The City will continue this program as part of a broader "Partnership Program," aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.
8. Mortgage Credit Certificates Objective: Publicize the Mortgage Credit Certificate (MCC) Program on the City's website, which allows qualified first-time homebuyers to take tax credits on their annual mortgage interest payment as a dollar for dollar tax credit against federal income tax.	Effectiveness: The City currently provides information on the County program on their website and directs residents, as appropriate, to apply for the program. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been. Appropriateness: Though the MCC Program is limited, it provides an opportunity for lower income households to become first-time homebuyers. The City will continue this program as part of a broader "Partnership Program," aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.

9. Grant Acquisition Program Objective: Pursue grant and loan programs that are available from a variety of governmental and non-profit sources to assist in the development of new housing opportunities for extremely low-income households, other lower income households, and first-time homebuyers.	Effectiveness: The City currently receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development. The City anticipates a funding allocation of \$650,000 per year from 2010-2015. These grants are used to preserve and develop decent affordable housing, create a suitable living environment, and expand economic opportunities. Appropriateness: The City will continue to participate and administer funds received through the CDBG program. For the 2014-2021 planning cycle, the City is investigating new funding sources to continue administering existing programs and address the needs of lower income households. This program will be included in the 2014-2021 Housing Element.
10. Redevelopment Low-Income Housing Fund Objective: Develop 2 to 5 units per year utilizing the 20% Low-Mod fund of tax increment revenue generated by the Redevelopment Agency.	Effectiveness: On June 28, 2011, the Governor of California signed ABx126 which dissolved all California Redevelopment Agencies. Resulting legislation allowed a City to retain the housing assets of and housing functions previously performed by the redevelopment agency or select the local housing authority to perform these duties. The City of Pico Rivera chose the Pico Rivera Housing Assistance Agency to take over the housing functions of the dissolved Redevelopment Agency. The Pico Rivera Housing Assistance Agency will continue to manage remaining funding obligations for projects that utilized the Low-Moderate Income Housing Fund. Appropriateness: With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding to assist low- and moderate-income households. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering existing programs.
11. Section 8 Housing Assistance Voucher Program Objective: Provide 500 rental assistance contracts per year to very low-income households, including senior households.	Effectiveness: The City has been allocated a maximum 517 Section 8 vouchers by the Department of Housing and Community Development. From the period 2009-2010, 505 vouchers were issued, totaling \$447,832 per month. In 2012, the number of active vouchers was 491, with 3,770 residents and non-residents on the waiting list. Appropriateness: The Section 8 Program administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. This program will be included in the 2014-2021 Housing Element.



Housing Element Program	Evaluation of Effectiveness
Programs to Provide New Housing Opportunities	
12. Housing Sites/Underutilized Sites Inventory Program Objective: Continuously evaluate existing residential and non-residential properties to identify new sites that may be appropriately developed as residential, including affordable housing. And encourage the development of underutilized R-M zoned sites as well as those that are included in the Mixed-Use Overlay designation.	Effectiveness: Due to staffing reductions, budget cuts, and time constraints, the City was unable to effectively implement this program. Generally, the City provides information and handouts to potential residential developers on the City website. The City also offers pre-consultation with potential developers and provides technical assistance and available incentives for housing development. Appropriateness: The City will effectively implement this program within the planning period. This program will be modified for the 2014-2021 Housing Element to publicize the underutilized sites inventory on the City website and at City Hall. Other components of this program (Bonuses and incentives, developer consultation, infrastructure analysis, and expedited permit processing) will be addressed by other programs in the 2014-2021 Housing Element.
13. General Plan/Zoning Ordinance Revision Objective: Amend the General Plan and Zoning Code to: • Establish a Mixed-Use Overlay; • Permit the development of Single-Room Occupancy (SRO) units; • Ensure that potential constraints to new housing development are identified and addressed; and • Allow by-right development of transitional and supportive housing in all residential zones and be subject to the same requirements as other residential uses located in the same zone.	Effectiveness: Due to funding reductions, staff cutbacks, and time constraints the City was unable to complete these specific Zoning Code amendments in the time specified in the 2006-2014 Housing Plan. Appropriateness: This program will be modified for the 2014-2021 Housing Element to appropriately zone identified sites to meet the City's RHNA need through the establishment of a Mixed-Use Overlay and increasing minimum residential densities at specific sites. Other components of this program Single-Room Occupancy (SRO) units, addressing potential constraints to housing development, and transitional and supportive housing) will be addressed by other programs in the 2014-2021 Housing Element.
14. Second Unit Program Objective: Amend the Zoning Code to permit the construction of second units and include related development standards.	Effectiveness: The City has amended the Zoning Code to address Second Units and related development standards in the City. Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the adopted Second Unit Program on the City website and at City Hall.

15. Lot Consolidation Program Objective: Assist in the development of at least one mixed-use development within the planning period by providing assistance to property owners and developers in support of lot consolidation.	Effectiveness: The City provides information and handouts on the City website to assist potential developers. A Residential Development Handout is posted on the website, which summarizes residential development standards and related fees. Due to funding reductions, staff cutbacks, and time constraints the City was unable to fully implement the Lot Consolidation Program in the manner and time specified in the 2006-2014 Housing Plan. Generally, the City encourages pre-consultation with developers and provides technical assistance and available incentives for housing development. Appropriateness: The City will effectively implement this program within the planning period. Some sites identified to meet the City's RHNA need are small and will benefit from lot consolidation in order to promote more efficient development. The City will modify this program for the 2014-2021 Housing Element to publicize the underutilized sites inventory on the City website and at City Hall, and provide technical assistance to developers and owners in support of lot consolidation.
Housing Element Program	Evaluation of Effectiveness
Programs to Remove Governmental Constraints	
16. Ordinance Review Objective: Monitor and review zoning subdivision ordinances and other applicable codes, and where appropriate, make changes to promote housing development.	Effectiveness: Due to funding reductions, staff cutbacks, and time constraints the City was unable to complete the Zoning Code amendments in the time specified in the 2006-2014 Housing Plan. Appropriateness: The City recognizes the importance of identifying constraints to the development of housing and will complete all Zoning Ordinance amendments identified in the 2006-2014 Housing Plan by the end of the planning period. The City will modify this program for the 2014-2021 Housing Element to address constraints to the development of housing if any are identified in the Housing Constraints analysis.



17. Reasonable Accommodation Program Objective: Amend the Zoning Ordinance to include a Reasonable Accommodation Ordinance, which provides exception in development standards for housing for persons with disabilities.	Effectiveness: The City has amended the Zoning Code to include formal reasonable accommodation procedures. The City maintains a policy directive to assist residents in need of reasonable accommodation and offers financial assistance through the Housing Rehabilitation Loan and Grant Programs and will continue to direct eligible residents to apply for funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities. In general, City Staff grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the adopted reasonable accommodation procedures on the City website and at City Hall.
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Housing Element Program	Evaluation of Effectiveness
Emergency Housing Programs	
18. Emergency Shelters, Transitional Housing, and Supportive Housing Program Objective: Amend the Zoning Ordinance so that transitional and supportive housing will be treated as residential uses and be subject to the same requirements as other residential uses located in the same zone. And permit the development of emergency shelters in identified industrial zones.	Effectiveness: The City has amended the Zoning Code to meet the requirements of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO) units. Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, transitional and supportive housing, and SROs; and work with key organizations to ensure the needs of the homeless and extremely low-income individuals are met.
19. Community Based Transitional Housing Program Objective: Continue to provide funding support for the Community Based Transitional Housing Provider.	Effectiveness: There are currently no transitional or permanent supportive housing facilities within Pico Rivera. However, through the City's current update of the Zoning Code, transitional and supportive housing will be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zoning district. Appropriateness: The City will continue to commit funding to a community based transitional housing provider to serve the needs of Pico Rivera. The City anticipates that the transitional housing provider will provide temporary housing and offer services including, child care, healthcare, and employment training. From the period 2010-2015, the City hopes to fund assistance for up to 70 individuals through allocated CDBG funds. This program will be included in the 2014-2021 Housing Element.

20. Women's and Children's Crisis Shelter Program

Objective: Continue to provide funding to support the Women's and Children's Crisis Shelter.

Effectiveness: The Women's and Children's Crisis Shelter operate several facilities in southeast Los Angeles County. Services provided include medical services, legal services, counseling and housing services.

Appropriateness: The City will continue to commit funding to the Women's and Children's Crisis Shelter. From the period 2010-2015, the City hopes to fund assistance for up to 250 individuals through allocated CDBG funds. This program will be included in the 2014-2021 Housing Element.

Housing Element Program

Evaluation of Effectiveness

Programs to Promote Equal Housing Opportunities**21. Fair Housing Counseling Program**

Objective: Continue the contract with the Southern California Housing Rights Center to implement the Fair Housing Program.

Effectiveness: The City has continued its contract with the Housing Rights Center to implement Fair Housing Education and Outreach. The organization's Fair Housing Program is designed to raise awareness of fair housing laws that protect individuals and families against housing discrimination. The organization develops and distributes educational literature and resources that describe ways to prevent housing injustices and applicable laws, and also offers free fair housing law workshops for landlords, tenants, nonprofit organizations, and city employees.

Appropriateness: The City currently provides information on the program on their website and directs residents, as appropriate, to utilize services offered by the Housing Rights Center. This program will be included in the 2014-2021 Housing Element.



Housing Element Program	Evaluation of Effectiveness
Programs to Promote Energy Conservation	
22. Energy Conservation Program Objective: Continue to implement a range of programs and techniques that are effective in reducing residential energy consumption.	Effectiveness: In 2012, the City kicked-off its Energy Efficiency Program, Pico Rivera Only You Can Save Energy, which aims to provide residents with simple, powerful, and engaging messages about the importance of saving energy. Through a grant from the U.S. Department of Energy, as part of the American Recovery and Investment Act, the City was able to create an informational and instructional video that offers conservation tips. The City mailed the video in CDs to 16,500 residents and businesses. The City has also replaced 437 of its existing incandescent traffic/pedestrian signal lights with high-efficiency LED lights and upgraded five outdated HVAC units at three City-owned facilities to enhance energy efficiency. The City continues to support ongoing energy conservation programs from Southern California Edison and Sempra Energy Company, and publishes multiple brochures and information guides to help residents conserve water. Appropriateness: The City recognizes this program as essential to encourage reduction in residential energy consumption. This program will be included in the 2014-2021 Housing Element.

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Appendix A: Land Resources/Sites Inventory

This appendix includes the following land resources/sites inventory documents:

1. Map of Current Residentially-Zoned Parcels
2. Table of Current Residentially-Zoned Parcels
3. Map of Sites to Accommodate 2014-2021 RHNA
4. Table of Sites to Accommodate 2014-2021 RHNA

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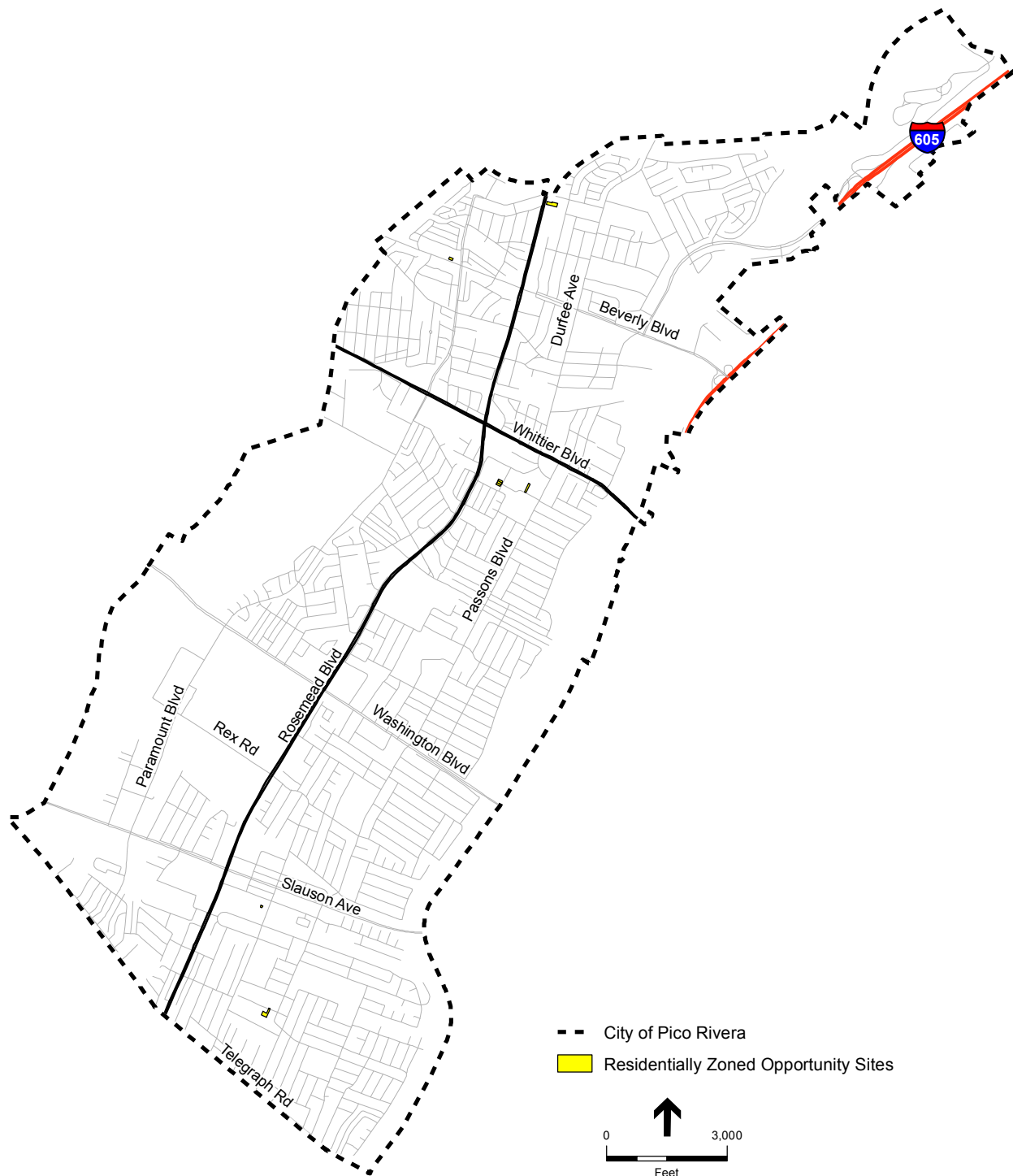


Exhibit A1
Residentially Zoned Opportunity Areas

Source: ESA, 2013

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Table A1: Residentially-Zoned Opportunity Sites

AIN	Acres	Proposed GP Designation Description	Potential Unit Capacity
5272002901	0.13	High Density Residential (14-30)	3
6377002006	0.13	High Density Residential (14-30)	3
6377002007	0.12	High Density Residential (14-30)	3
6377002008	0.13	High Density Residential (14-30)	4
6382026008	0.06	High Density Residential (14-30)	1
6387012020	0.42	Low Density Residential (2-6)	2
8121001141	0.32	High Density Residential (14-30)	9
8121001138	0.55	High Density Residential (14-30)	5
6377008017	0.27	High Density Residential (14-30)	8
		Total Potential Unit Capacity	38

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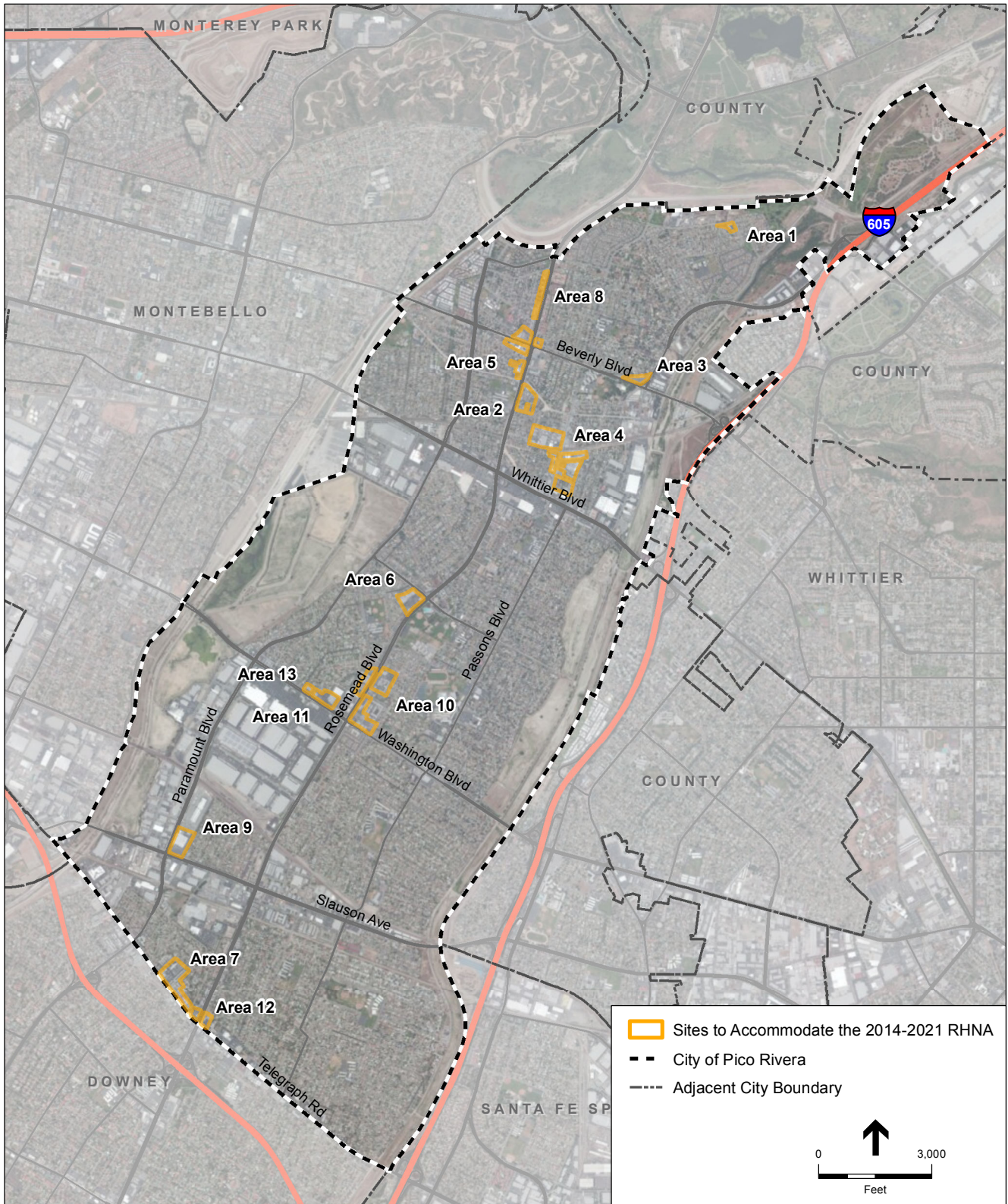


Exhibit A2
 Sites to Accommodate the 2014-2021 RHNA

Source: ESA, 2013

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Table A2: Sites to Accommodate 2014-2021 RHNA

	AIN	Current Zoning	Future Zoning	Acres
Area 1	8123002059	S-F	Medium Density Residential	0.94
	8123014053	S-F	Medium Density Residential	0.19
			Potential Unit Capacity	15
Area 2	6374001008	C-G	High Density Residential	0.38
	6374001007	C-G	High Density Residential	0.16
	6374001004	C-G	High Density Residential	0.23
	6374001003	C-G	High Density Residential	0.17
	6374001002	R-M	High Density Residential	0.08
	6374001001	C-G/P/R-M	High Density Residential	0.85
	6374002001	C-G/P	High Density Residential	0.61
	6374002007	R-M/P	High Density Residential	0.38
	6374002002	C-G	High Density Residential	0.26
	6374002003	R-M	High Density Residential	0.19
	6374002004	R-M	High Density Residential	0.19
	6374002005	R-M	High Density Residential	0.39
	6374003005	C-G	High Density Residential	0.14
	6374003006	R-M	High Density Residential	0.16
	6374003013	R-M	High Density Residential	0.17
	6374003016	C-G	High Density Residential	0.19
	6374003007	R-M	High Density Residential	0.16
	6374003012	R-M	High Density Residential	0.17
	6374003002	C-G	High Density Residential	0.08
	6374003008	R-M	High Density Residential	0.17
	6374003011	R-M	High Density Residential	0.17
	6374003015	C-G	High Density Residential	0.16
	6374003009	R-M	High Density Residential	0.20
	6374003014	R-M	High Density Residential	0.20
			Potential Unit Capacity	174
Area 3	8122013900	P-F	Mixed-Use Overlay	2.03
			Potential Unit Capacity	30
Area 4/Site 1	6374015010	C-G	Mixed-Use Overlay	0.75
	6374015009	C-G	Mixed-Use Overlay	0.36
	6374015003	C-G	Mixed-Use Overlay	0.21
	6374015002	C-G	Mixed-Use Overlay	0.10
	6374015001	C-G	Mixed-Use Overlay	0.11
	6374015012	C-G	Mixed-Use Overlay	0.21
	6374006016	I-L	Mixed-Use Overlay	0.30
	6374006017	I-L	Mixed-Use Overlay	0.95
	6374006003	I-L	Mixed-Use Overlay	0.79
	6374006002	I-L	Mixed-Use Overlay	4.72
	6374006006	I-L	Mixed-Use Overlay	0.96

	6374006008	I-L	Mixed-Use Overlay	0.65
	6374006007	I-L	Mixed-Use Overlay	0.86
			Potential Unit Capacity	167
Area 4/Site 2	6375014011	I-L	High Density Residential	2.53
	6375015003	I-L	High Density Residential	1.66
	6375015002	I-L	High Density Residential	0.65
	6375016020	I-L	High Density Residential	0.49
	6375016011	I-L	High Density Residential	0.34
	6375016012	I-L	High Density Residential	0.37
	6375016008	R-M	High Density Residential	0.42
	6375016013	R-M	High Density Residential	0.22
	6375016014	R-M	High Density Residential	0.19
	6375017015	R-M	High Density Residential	0.26
	6375017013	R-M	High Density Residential	0.07
	6375017012	R-M	High Density Residential	0.35
	6375017021	R-M	High Density Residential	0.75
	6375017008	R-M	High Density Residential	0.30
	6375017007	R-M	High Density Residential	0.31
	6375018013	R-M	High Density Residential	0.91
	6375018003	R-M	High Density Residential	0.92
			Potential Unit Capacity	322
Area 5	5272017019	C-G	Mixed-Use Overlay	0.90
	5272022014	C-G	Mixed-Use Overlay	0.31
	5272022015	C-G	Mixed-Use Overlay	0.98
	5272022016	C-G	Mixed-Use Overlay	0.61
	5272023024	C-G	Mixed-Use Overlay	0.43
	5272023017	C-G	Mixed-Use Overlay	0.57
	5272023027	C-G	Mixed-Use Overlay	0.64
	5272023028	C-G	Mixed-Use Overlay	0.25
	5272023029	C-G	Mixed-Use Overlay	0.66
	8121003011	C-G	Mixed-Use Overlay	0.73
	5272029010	C-G	Mixed-Use Overlay	0.28
	5272029011	C-G/S-F	Mixed-Use Overlay	0.72
	5272030028	C-G	Mixed-Use Overlay	0.72
	5272030025	C-G	Mixed-Use Overlay	0.10
	527030024	C-G	Mixed-Use Overlay	0.26
			Potential Unit Capacity	122
Area 6	6371001025	C-G	Mixed-Use Overlay	0.50
	6371001026	C-G/P	Mixed-Use Overlay	2.65
	6371001027	C-G/P	Mixed-Use Overlay	2.53
			Potential Unit Capacity	85
Area 7	6368017005	P-A	Mixed-Use Overlay	1.36
	6368017006	P-A	Mixed-Use Overlay	1.14

	6368017002	P-A	Mixed-Use Overlay	0.91
	6368017003	P-A	Mixed-Use Overlay	1.87
	6368017004	R-M	Mixed-Use Overlay	2.04
	6368018015	R-M	Mixed-Use Overlay	1.74
	6368018022	C-G	Mixed-Use Overlay	0.46
	6368018023	C-G	Mixed-Use Overlay	0.58
	6368018021	C-G	Mixed-Use Overlay	0.58
	6368026039	C-G	Mixed-Use Overlay	0.69
	6368026012	C-G	Mixed-Use Overlay	0.30
	6368026013	C-G	Mixed-Use Overlay	0.06
	6368026042	C-G	Mixed-Use Overlay	0.27
			Potential Unit Capacity	186
Area 8	5272014027	C-G	Mixed-Use Overlay	0.18
	5272014003	C-G	Mixed-Use Overlay	0.06
	5272014028	C-G	Mixed-Use Overlay	0.17
	5272014006	C-G	Mixed-Use Overlay	0.12
	5272014007	C-G	Mixed-Use Overlay	0.17
	5272014024	C-G	Mixed-Use Overlay	0.11
	5272014025	C-G	Mixed-Use Overlay	0.11
	5272014026	C-G	Mixed-Use Overlay	0.17
	5272015001	C-G	Mixed-Use Overlay	0.06
	5272015002	C-G	Mixed-Use Overlay	0.11
	5272015026	C-G	Mixed-Use Overlay	0.12
	5272015005	C-G	Mixed-Use Overlay	0.11
	5272015006	C-G	Mixed-Use Overlay	0.11
	5272015023	C-G	Mixed-Use Overlay	0.06
	5272015024	C-G	Mixed-Use Overlay	0.06
	5272015008	C-G	Mixed-Use Overlay	0.07
	5272015025	C-G	Mixed-Use Overlay	0.07
	5272015011	C-G	Mixed-Use Overlay	0.07
	5272015012	C-G	Mixed-Use Overlay	0.07
	5272016001	C-G	Mixed-Use Overlay	0.11
	5272016031	C-G	Mixed-Use Overlay	0.11
	5272016003	C-G	Mixed-Use Overlay	0.11
	5272016032	C-G	Mixed-Use Overlay	0.11
	5272016007	C-G	Mixed-Use Overlay	0.11
	5272016008	C-G	Mixed-Use Overlay	0.12
			Potential Unit Capacity	42
Area 9	6369013008	I-G	Mixed-Use Overlay	6.93
			Potential Unit Capacity	103
Area 10	6370013032	P-A	Mixed-Use Overlay	0.72
	6370013033	P-A	Mixed-Use Overlay	1.30
	6370013014	P-A	Mixed-Use Overlay	0.64
	6370013021	C-G	Mixed-Use Overlay	0.77

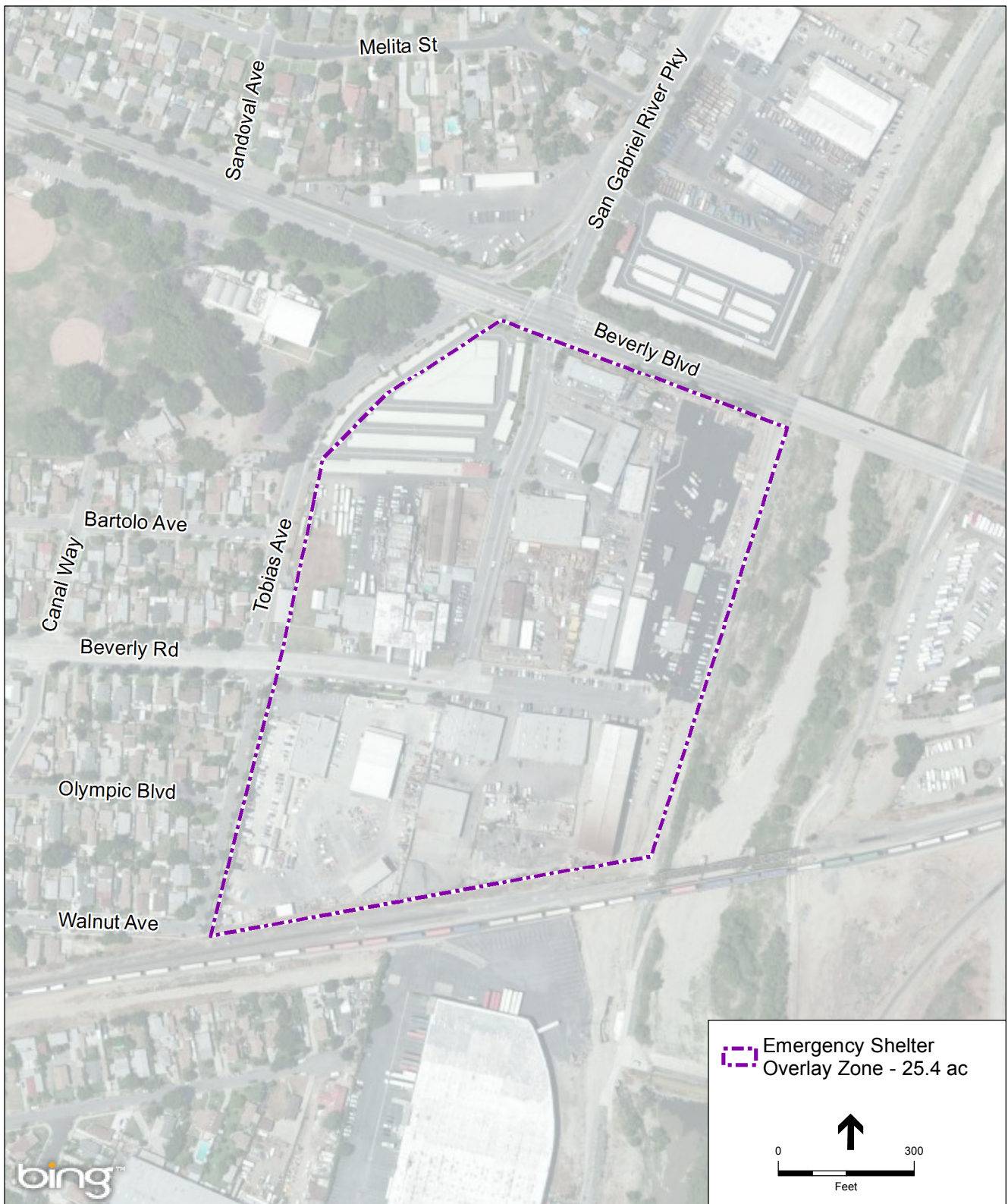
	6378017001	C-G	Mixed-Use Overlay	1.96
	6378017004	C-G	Mixed-Use Overlay	4.43
			Potential Unit Capacity	147
Area 11	6370025009	C-G	Mixed-Use Overlay	0.87
	6370027014	C-G	Mixed-Use Overlay	0.58
	6370027018	C-G	Mixed-Use Overlay	2.85
	6378019072	C-G	Mixed-Use Overlay	1.40
	6378019071	C-G	Mixed-Use Overlay	0.69
	6378019058	C-G	Mixed-Use Overlay	0.72
	6378019019	C-G	Mixed-Use Overlay	0.62
	6378019067	C-G	Mixed-Use Overlay	1.14
	6378019900	C-G	Mixed-Use Overlay	0.20
	6378019052	C-G	Mixed-Use Overlay	0.54
	6378019053	C-G	Mixed-Use Overlay	0.55
	6378019037	C-G	Mixed-Use Overlay	1.25
			Potential Unit Capacity	171
Area 12	6387025037	C-G/P	Mixed-Use Overlay	0.53
			Potential Unit Capacity	25
Area 13	6370024026	C-G	Mixed-Use Overlay	0.34
	6370024033	C-G	Mixed-Use Overlay	0.63
			Potential Unit Capacity	14
			TOTAL POTENTIAL UNIT CAPACITY	1603



Appendix B: Emergency Shelter Overlay Zone

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Appendix C: Outreach

This appendix contains the following materials to illustrate the City's effort to conduct quality community outreach efforts with regard to the Housing Element update process:

1. Meeting flyers
2. Sample Stakeholder letter
3. List of Stakeholders contacted

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City of Pico Rivera Housing Element

The City of Pico Rivera is in the process of updating the State-required Housing Element.



Please join us at the upcoming community workshop event:



Workshop date:

Monday, March 18, 2013
6:00 pm

The event will be held at:

Pico Rivera City Hall
6615 Passons Boulevard
Pico Rivera, CA 90660

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Julia Gonzalez at (562) 801-4332 or visit the Community and Economic Development Department located in Pico Rivera City Hall.

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City of Pico Rivera Housing Element

The City of Pico Rivera is in the process of updating the State-required Housing Element.



Please join us at the upcoming community workshop event:



Workshop date:

Monday, April 15, 2013
6:00 pm

The event will be held at:

Pico Rivera City Hall
6615 Passons Boulevard
Pico Rivera, CA 90660

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like to view a copy of the draft document, please contact Julia Gonzalez at (562) 801-4332 or visit the Community and Economic Development Department located in Pico Rivera City Hall.

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City of Pico Rivera Housing Element

La ciudad de Pico Rivera esta en el proceso de preparar el Elemento de Viviendas requerido por el estado.



Por favor acompáñenos en el próximo taller comunitario:



Fecha del taller:

Lunes, 15 de Abril 2013
6:00 pm

El evento se llevará a cabo en:

La ciudad de Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Se discutirá:

- El propósito y intención del documento
- Por qué y con qué frecuencia se actualiza
- El contenido del documento
- El proceso para la adopción
- Beneficios de la certificación por el estado

Si usted tiene preguntas o le gustaria ver una copia del documento, por favor llame a Julia González a (562) 801-4332 o visite el Departamento de Desarrollo Económico y Comunitario ubicado en la ciudad de Pico Rivera.

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February X, 2013

Subject: Community Workshop for the City of Pico Rivera 2014-2021 Housing Element Update

To Whom It May Concern:

The City of Pico Rivera cordially invites you to an upcoming community workshop to discuss and present the 2014-2021 Housing Element update. The community event is intended to provide information to the City Council, Planning Commission and the community about the General Plan Housing Element update, and to answer any questions regarding the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshop will be held during the Planning Commission meeting:

Planning Commission

Monday, March 18, 2013

6:00 p.m.

Pico Rivera City Hall
6615 Passons Boulevard
Pico Rivera, CA 90660

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in Pico Rivera and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact Julia Gonzalez by telephone at (562) 801-4332, or visit the Community and Economic Development Department website at <http://www.ci.pico-rivera.ca.us/depts/ced/default.asp>.

If you cannot attend the meeting in person and would like to comment, please forward written comments to Julia Gonzalez in the Community and Economic Development Department, located at Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, CA 90660.

Enclosed with this letter is a flyer that provides information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Julia Gonzalez
Deputy Director, Community and Economic Development Department

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Pico Rivera Stakeholder Community Outreach List

Title	Name	Title	Company	Address	City	State	Zip	Email
			American Red Cross	6706 Friends Ave.	Whittier	CA	90601	
Mr.	Michael Arnold	Executive Director	Los Angeles Homeless Services Authority (LAHSA)	811 Wilshire Blvd, Suite 600	Los Angeles	CA	90017	
Mr.	Carlos Gonzalez	Director of Programs	PATH (People Assisting the Homeless) Partners	340 North Madison Ave.	Los Angeles	CA	90004	
Ms.	Vanessa Ivie	Director, Community Benefit Development	Presbyterian Intercommunity Hospital (PIH)	12401 Washington Blvd.	Whittier	CA	90602	
			Women's & Children's Crisis Center Shelter	10007 Cole Rd.	Whittier	CA	90603	
			Salvation Army/Transitional Living Center	12000 E. Washington Blvd.	Whittier	CA	90670	
			Salvation Army Bell Shelter	5500 Rickenbacker Rd., 2A/B	Bell	CA	90201	
			Whittier First Day Coalition	14426 Whittier Blvd.	Whittier	CA	90602	
Ms.	Charlene Dimas-Peinado	Chief Executive Officer	The Whole Child	10155 Colima Rd.	Whittier	CA	90603	
Mr.	Steve Brandt		Southern California Rehabilitation Services	7830 Quill Dr. Suite D	Downey	CA	90242	scrsteve@aol.com
			Southern California Alcohol and Drug Program	7348 Painter Ave.	Whittier	CA	90602	
			L.A. Center for Alcohol and Drug Abuse	11015 Bloomfield Ave.	Santa Fe Springs	CA	90670	
Ms.	Amy L. Catt	Executive Director	Interfaith Food Center	14545 Leffingwell Rd.	Whittier	CA	90604	
Monsignor	Greg Cox	Executive Director	Catholic Charities	123 E. 14th St.	Long Beach	CA	90813	
Mr.	Robert Dwelle	Real Estate Director	Habitat for Humanity	17700 Figueroa St.	Gardena	CA	90248	
Mr.	Scott Darrell	Resident Services Director for Housing with HEART	Jamboree Housing Corporation	17701 Cowan Ave., Suite 200	Irvine	CA	92614	
Mr.	Ben Phillips	VP/Regional Director of Housing Development	Mercy Housing California	1500 South Grand Ave., Suite 100	Los Angeles	CA	90015	
Ms.	Lori R. Gay	President and CEO	Neighborhood Housing Services of Los Angeles County	3926 Wilshire Blvd., Suite 200	Los Angeles	CA	90010	
			The Housing Rights Center	3255 Wilshire Blvd., Suite 1150	Los Angeles	CA	90010	
Mr.	Sean Rogan	Executive Director	Housing Authority of Los Angeles County	700 West Main Street	Alhambra	CA	91801	
Ms.	Sheryl Spiller	Director	L.A. County Public Social Services	12860 Crossroads Parkway South	Industry	CA	91746	
Mr.	Hunter Johnson	President and CEO	LINC Housing	110 Pine Avenue, Suite 500	Long Beach	CA	90802	
Mr.	Alan Greenlee	Executive Director	Southern California Association of Nonprofit Housing	501 Shatto Place, Suite 403	Los Angeles	CA	90020	
Ms.	Holly Benson	Vice President, Housing Development	Abode Communities	701 East 3rd Street, Suite 400	Los Angeles	CA	90013	
Ms.	Dora Leong Gallo	CEO	A Community of Friends	A Community of Friends	Los Angeles	CA	90010	
Ms.	Teri Ludwig	CEO	Enterprise Foundation	315 West 9th Street, Suite 801	Los Angeles	CA	90015	
Ms.	Nancy Halpern Ibrahim	Executive Director	Esperanza Community Housing Corporation	2337 S. Figueroa Street	Los Angeles	CA	90007	

Ms.	Mary Ann Bakotich	Executive Director	Pico Rivera Chamber of Commerce	5016 Passons Blvd.	Pico Rivera	CA	90660	
Mr.	Norbert D. Genis	Superintendent	El Rancho Unified School District	9333 Loch Lomond Dr.	Pico Rivera	CA	90660	
Mr.	Cleve A. Pell	Superintendent	Montebello Unified School District	123 S. Montebello Blvd.	Montebello	CA	90640	
Ms.	Susanna Contreras Smith	Superintendent	Montebello Unified School District	123 S. Montebello Blvd.	Montebello	CA	90640	
			El Rancho Vista Health Care Center	8925 Mines Ave.	Pico Rivera	CA	90660	
			Riviera Health Care Center	8203 Telegraph Rd.	Pico Rivera	CA	90660	
			Colonial Gardens Nursing Home	7246 S. Rosemead Blvd.	Pico Rivera	CA	90660	
			Verner Villa	9220 Verner St.	Pico Rivera	CA	90660	
			Telacu Del Rio	9036 Washington Blvd.	Pico Rivera	CA	90660	
Mr.	Ben Espitia	Investment Board	Southeast L.A. County Workforce Investment Board	10900 E. 183rd St. Suite 350	Cerritos	CA	90703	
Ms.	Frances Jacobs	Manager of Community Services	Eastern Los Angeles Regional Center	1000 S. Fremont Ave.	Alhambra	CA	91803	
			Pico Rivera Senior Center	9200 Mines Ave.	Pico Rivera	CA	90660	

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CITY OF PICO RIVERA
2014-2021 Housing Element

