



ADMINISTRATIVE DRAFT

CITY OF LA MIRADA HOUSING ELEMENT UPDATE



LEAD AGENCY:

CITY OF LA MIRADA
COMMUNITY DEVELOPMENT DEPARTMENT
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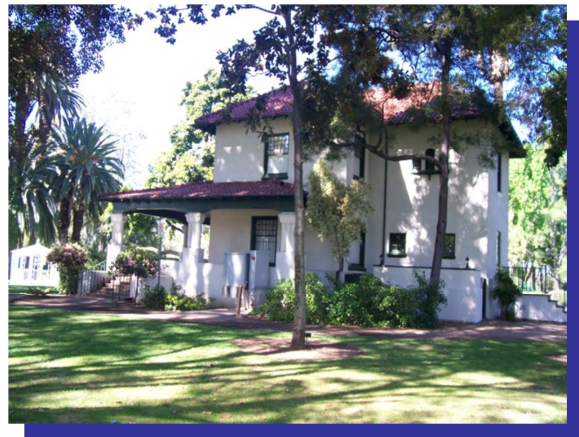
SECTION 1.0 INTRODUCTION TO THE ELEMENT

1.1 OVERVIEW OF LA MIRADA

The City of La Mirada is located in the easternmost portion of Los Angeles County and is centrally located within the larger Los Angeles urban region. La Mirada is located approximately 16 miles southeast of downtown Los Angeles and 12 miles northwest of Santa Ana.¹ The City is completely surrounded by urban development and is bounded by unincorporated Los Angeles County on the north, La Habra and Fullerton on the east, Buena Park and Cerritos on the south, and Santa Fe Springs on the west. The City's location in a regional context is illustrated in Exhibit 1. The City's location in relation to the surrounding communities is illustrated in Exhibit 2.

La Mirada is fully urban with very few remaining vacant and underutilized properties in the City. La Mirada is suburban in character with approximately 49,000 residents living in the City's 7.78 square miles. The great majority of land in the City is currently devoted to residential land uses. Of the City's 3,841 acres, residential uses account for 2,264 acres or approximately 60% of the City's total land area. The remainder of the land area found within the City's corporate boundaries includes commercial uses, industrial uses, parks, schools, and other non-residential-related development.²

The City's land use and development patterns largely reflect its suburban character. While, residential neighborhoods make up the majority of the City's land area, commercial uses are concentrated at nodes located at key intersections such as Imperial Highway and Valley View Avenue, Imperial Highway and La Mirada Boulevard, Imperial Highway and Santa Gertrudes Avenue, La Mirada Boulevard and Rosecrans, and Beach Boulevard and Rosecrans Avenue. There is also a concentration of commercial uses that extend along the Santa Ana Freeway corridor. Industrial uses are located exclusively in the southern portion of the City.



La Mirada's land use patterns reflect the careful planning that has occurred since incorporation. Commercial uses are concentrated at key intersections. Industrial uses are well segregated from land uses that would be sensitive to traffic, noise, and other environmental effects associated with industry and they are located near rail and freeway facilities. Schools, parks, and other public facilities are centrally located in the residential neighborhoods to better serve the community's residents. The City's development patterns promote land use compatibility and there are few areas where land use incompatibilities are present. More significantly, there is a complete lack of strip commercial development along the major

¹ Google. Google Earth. 2005

² City of La Mirada. *City of La Mirada General Plan (Land Use Element)*. March 25, 2003



roadways unlike the neighboring cities. Residential neighborhoods are found along the City's major arterials; Rosecrans Avenue, La Mirada Boulevard, Imperial Highway, Santa Gertrudes Avenue, and even Beach Boulevard. In neighboring cities, strip commercial development extends along these roadways for many miles. Land use and development patterns in La Mirada are illustrated in Exhibit 3.

Throughout this Housing Element are photographs of the City's residential areas. Their purpose is to provide the reader with a visual description of the various housing types that comprise the City's numerous and diverse residential areas.

1.2 HOUSING ELEMENT REQUIREMENTS

In 1967, the California Legislature made it mandatory for each county and general law city in the State to include a housing element as part of their adopted general plans. Section 65302(c) of the Government Code indicates that the housing element shall consist of "standards and plans for the improvement of housing and for the provision of adequate sites for housing." The housing elements must also "make adequate provision for the housing needs of all segments of the community." This legislation further states that housing elements shall be prepared in accordance with guidelines promulgated by the State Department of Housing and Community Development (HCD). The State requires that housing elements include an evaluation of the local housing characteristics, including an analysis of the capacity of the existing housing supply to provide all economic segments of the community with decent housing. In addition, the housing element must include a comprehensive program that consists of plans, policies, and programs that will be effective in addressing unmet needs.

The Southern California Association of Governments (SCAG) has the responsibility for developing the future housing need projections for each City in Southern California. The primary variable affecting the City's ultimate housing need figure was the projected household growth. This household growth figure, in turn, was derived from Regional Transportation Plan (RTP) projections for the various jurisdictions. The government code is very specific as to the variables that must be considered in the development of growth forecasts for the individual jurisdictions. The variables that were used by SCAG in the development of growth projections for La Mirada included the following:

- The relationship of the existing and projected jobs and housing for the City;
- The availability of water and other infrastructure to meet existing and future demand;
- The availability of land suitable for new residential development;
- The ability of public transportation and the existing roadway system to accommodate projected demand resulting from increased traffic from new residential development; and,
- The housing needs generated by the presence of a private university or college campus (in this case, Biola University).



The aforementioned future housing need developed for the City by the SCAG is referred to as the *Regional Housing Needs Assessment* or *RHNA*. The RHNA for La Mirada totals 235 units. The RHNA allocation that is applicable to the City of La Mirada includes the following:

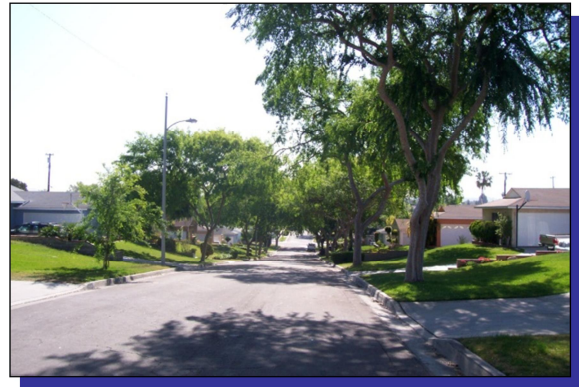
- A total of 62 units are assumed to be allocated to households with annual incomes that are considered to be *very low income* (50% or less of the County median household income);
- A total of 37 units are allocated to households with annual incomes that are *low income* (51% to 80% of the County median household income);
- A total of 40 units for *moderate income* households (81%-120% of the County median); and,
- A total of 96 units for *above moderate income* households (above 120% of the County median).

The City is required to ensure that the General Plan and Zoning Ordinance provides for this development. The Imperial Highway Corridor Specific Plan and sites that were rezoned in the Citywide housing infill program as part of the implementation of the 2006-2014 Housing Element are important elements of the City's strategy to accommodate its housing RHNA of 235 housing units.

1.3 ORGANIZATION OF ELEMENT

This Housing Element builds upon housing policy that was adopted as part of the previous La Mirada Housing Element. The Housing Element consists of the following sections:

- *Introduction* – This section of the Housing element provides an overview of the City and indicates the statutory authority of the element.
- *Overview of La Mirada* – The requisite technical analysis required by the State of California is included in the section and includes detailed demographic, housing, and socio-economic characteristics.
- *Constraints to Housing Development* – Those factors that could inhibit the development of new housing in the future are detailed in this section. The Housing Plan's policies and programs focus on strategies that will be effective in removing the identified constraints.
- *Housing Plan* – This section includes the policies and implementing programs that will enable the City to accommodate its projected housing need.



Detailed information regarding potential residential development sites along with a copy of the City's current development permit fees is included in the Appendices.

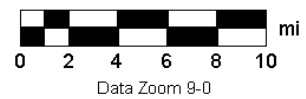


EXHIBIT 1

REGIONAL LOCATION OF LA MIRADA

SOURCE: DELORME

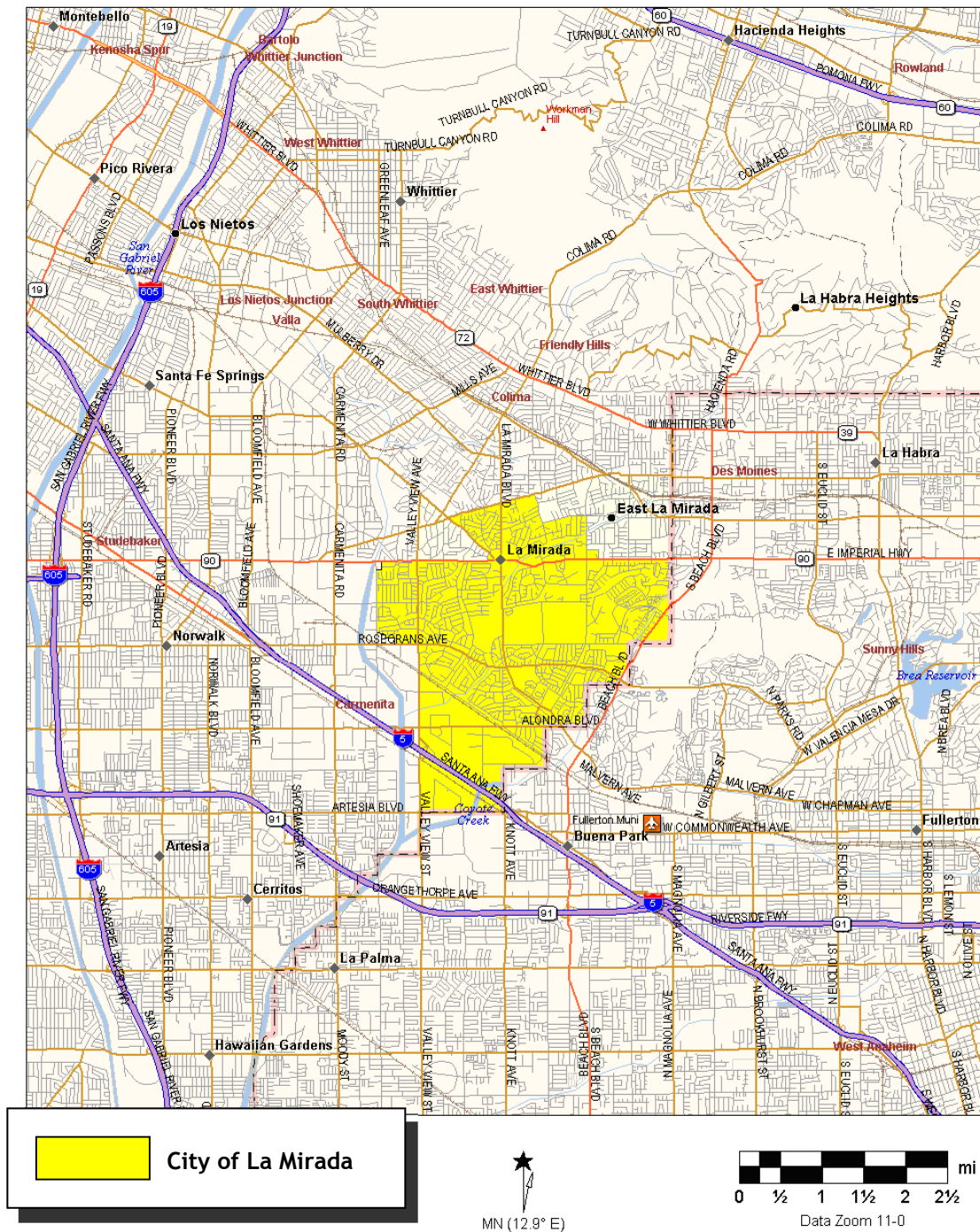


EXHIBIT 2
VICINITY MAP OF THE LA MIRADA
 SOURCE: DELORME

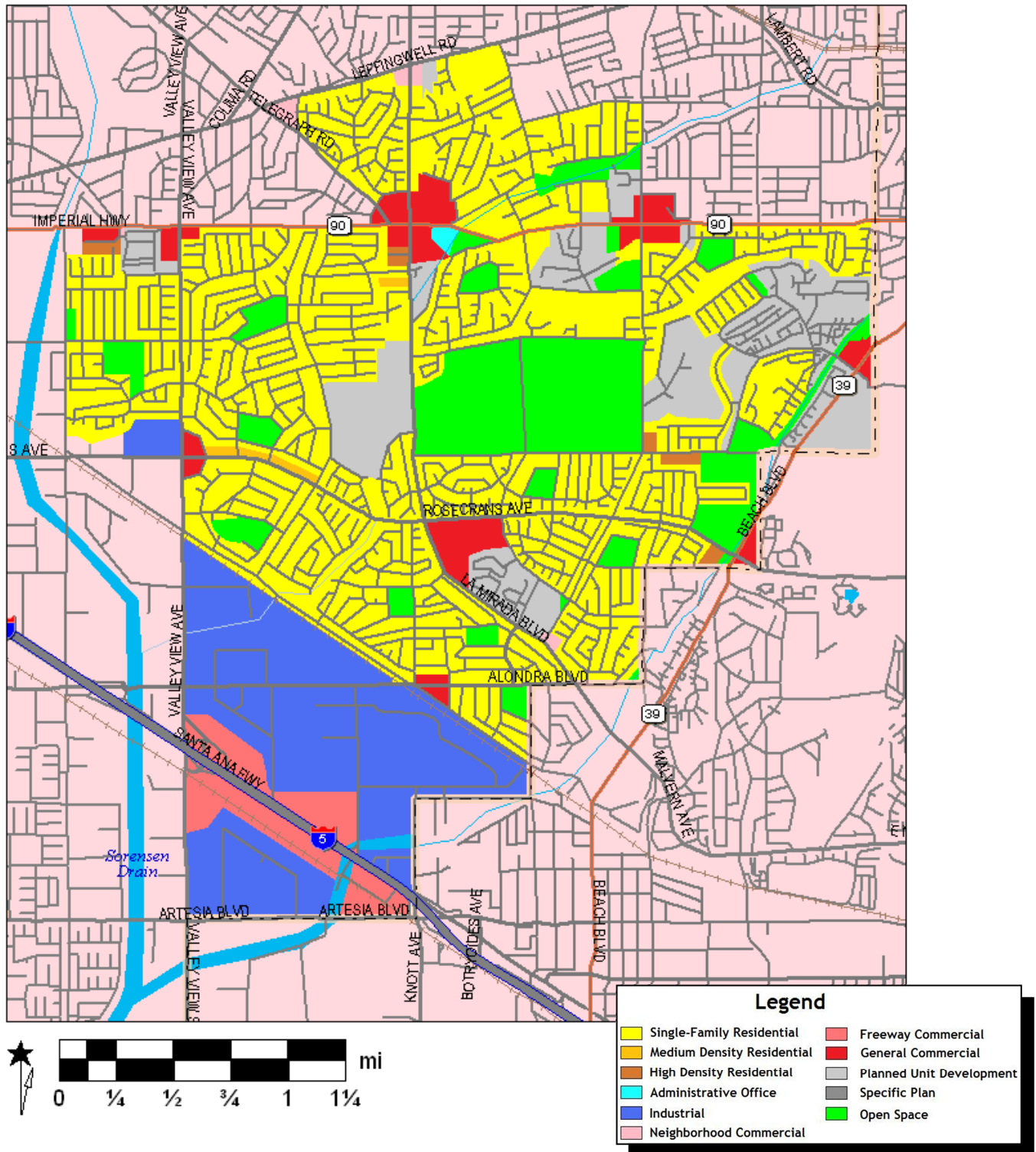


EXHIBIT 3

LA MIRADA LAND USE AND DEVELOPMENT PATTERNS

SOURCE: DELORME



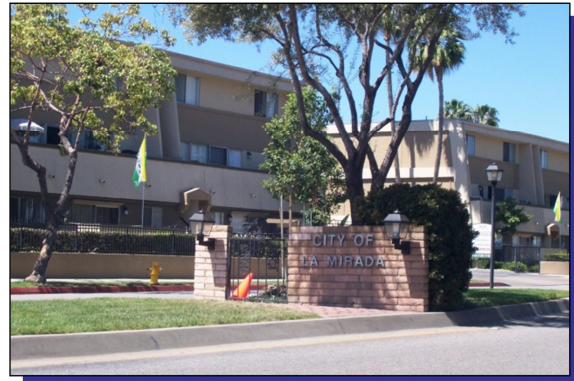
1.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the individual elements shall be integrated and internally consistent. Although the Housing Element presents basic policies and actions for resolving a variety of local housing issues, its implementation will be aided through the City's Zoning Ordinance, Subdivision Ordinance, Building Codes, and Code Enforcement Program.

As part of this Element's implementation, the City will undertake an annual review of its General Plan as required by State law.

1.5 PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include a citizen participation process and this process must be documented. The key elements of the public participation process completed as part of this Housing Element Update are summarized below.



- *Community Workshop.* The City held community workshop on the Housing Element, open to the public, on October 28, 2013. The City distributed flyers and posted information on its website about the workshop. However, no members of the public attended.
- *Public Review of the Preliminary Draft Housing Element.* The City will put the draft Housing Element on the City's website so the public would have an opportunity to review and comment on the draft Housing Element.
- *Coordination with Local Housing Service Providers.* The City will contact key social service providers and public agencies involved in providing housing services to inform them that the draft Housing Element is available for review and ask for input.
- *Planning Commission/City Council Public Hearings.* Once the Department of Housing and Community Development completes the review of the Housing Element, the City will hold public hearings as part of its adoption. These hearings, along with the environmental review, provided additional opportunities for public input.
- *Adoption of the Housing Element.* Once adopted, the certified Housing Element will be placed on the City's website.



SECTION 2.0 PROFILE REPORT

2.1 INTRODUCTION

This section of the La Mirada Housing Element provides an overview of the demographic, housing, and socioeconomic characteristics of the City. This section considers the following:

- *Population Characteristics* describes population growth trends in the City, the age characteristics of the City's residents, and their ethnicity.
- *Housing Characteristics* focuses on historic trends in residential development, housing unit types, housing tenure, and housing condition.
- *Socioeconomic Characteristics* outlines household income and other household characteristics and provides an overview of the key socioeconomic indicators related to housing policy.
- *Special Needs Groups* describes "special needs" housing for those households with special needs (i.e., handicapped, elderly, etc.).

The information used in this analysis was obtained from a variety of sources, including the United States Bureau of the Census, the State of California Department of Finance (DOF), the State of California Employment Development Department (EDD).

The U.S. Bureau of the Census undertakes a census every ten years. In addition, the Bureau of the Census conducts the American Community Survey (ACS) in between the decennial census in order to obtain more detailed demographic and housing information. The DOF provides population and housing estimates for individual cities and counties throughout California on an annual basis. The DOF figures are different from those derived from the Census in that the former are estimates. The DOF data provides useful and generally accurate population and housing estimates for those intervening years between the census surveys. Finally, the EDD provided employment information used in this analysis.

2.2 DEMOGRAPHIC CHARACTERISTICS

To effectively determine the present and future housing needs of the City of La Mirada, certain demographic characteristics must be considered. These variables include population growth trends, ethnicity, population age characteristics, and trends in average household size.

2.2.1 POPULATION TRENDS

The City of La Mirada was incorporated as a general law city on March 23, 1960. The City's population at the time of incorporation was 22,000 persons. Key findings related to demographic trends in the City are summarized below:



- Since its incorporation in 1960, La Mirada's population has grown 122.4 percent, from 22,000 residents in 1960 to 48,930 persons according to the 2013 DOF estimates. The City experienced the greatest growth in its first two decades.
- As was the case in many suburban Los Angeles communities, La Mirada shared in the population boom of World War II. The population increased 40 % during the 1960s to 30,808 persons in 1970.
- The 1970's saw continued growth (31%), with the population growing to 40,986 by 1980. The majority of growth in population, between 1970 and 1980, may be attributed to the annexation of unincorporated areas within the City's designated *sphere of influence*.
- The 1980s actually saw a slowing in the City's population growth where a decline in the overall population was registered between 1980 and 1990.
- Population growth resumed once again during the 1990s with the 2000 Census counting 46,783 residents. According to the most recent (January 2013) DOF estimates, the City's population was 48,930 persons.

The City's historic population trends are shown in Table 1 and Exhibit 4.

Table 1 Population Growth in the City of La Mirada 1970- 2013					
Year	Pop.	%Δ	Year	Pop.	%Δ
1970	30,808	--	1992	42,450	1.8%
1971	30,750	-0.2%	1993	42,750	0.7%
1972	31,250	1.6%	1994	43,050	0.7%
1973	30,950	-1.0%	1995	43,600	1.3%
1974	31,100	0.5%	1996	43,700	0.2%
1975	37,850	21.7%	1997	44,050	0.8%
1976	38,350	1.3%	1998	45,150	2.5%
1977	38,500	0.4%	1999	45,550	0.9%
1978	38,400	-0.3%	2000	46,783	2.7%
1979	41,450	7.9%	2001	47,351	1.2%
1980	40,986	-1.1%	2002	47,956	1.3%
1981	40,500	-1.2%	2003	48,924	2.0%
1982	40,400	-0.2%	2004	50,066	2.3%
1983	40,400	0.0%	2005	50,188	0.2%
1984	40,400	0.0%	2008	50,092	-0.2%



Table 1
Population Growth in the City of La Mirada 1970-
2013

1985	40,450	0.1%	2009	48,434	-3.3%
1986	40,650	0.5%	2010	48,527	0.2%
1987	40,550	-0.2%	2011	48,608	0.2%
1988	40,250	-0.7%	2012	48,720	0.2%
1989	40,000	-0.6%	2013	48,930	0.4%
1990	40,452	1.1%	Change from 1970 to 2013	18,122	58.8%
1991	41,700	3.1%			

Source: State of California Dept. of Finance. U.S. Bureau of the Census.

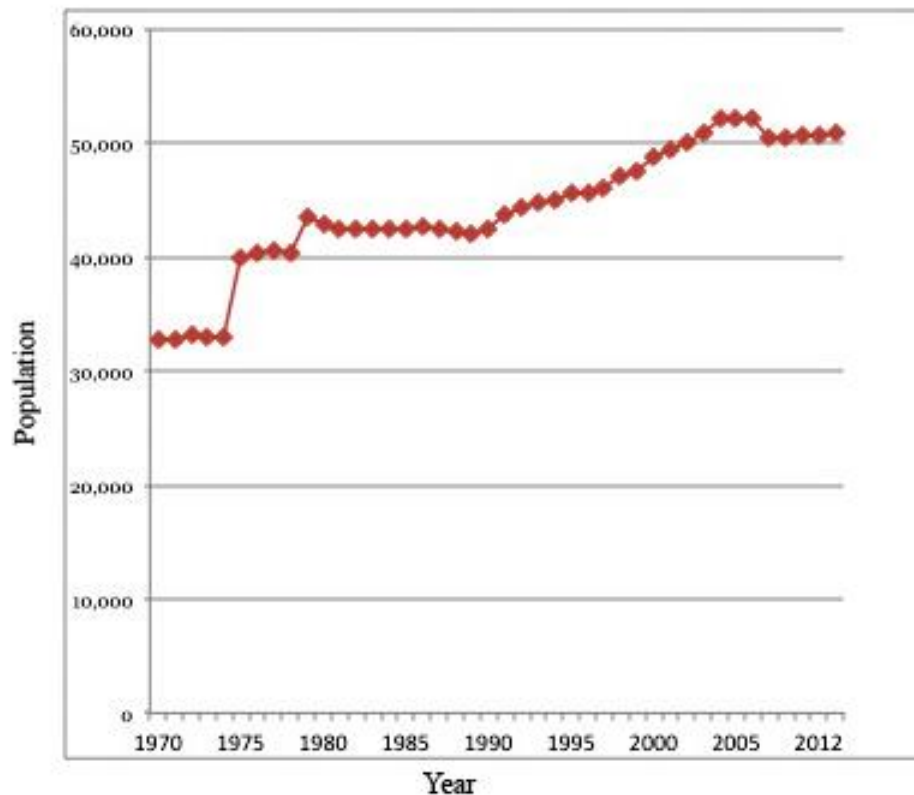


EXHIBIT 4

POPULATION TRENDS IN THE CITY OF LA MIRADA

SOURCE: U. S. CENSUS AND CALIFORNIA DEPARTMENT OF FINANCE



Two key variables influenced the growth of the City's population: immigration and natural increase. Local population growth resulting from immigration was directly affected by new housing construction (new residents moved in to the City to occupy the recently constructed units). Population growth due to natural increases is a function of a local population's birth, death, and fertility rates and will affect the average household size. Both variables have contributed to the City's population growth.

According to the 1980 U.S. Census, there were 6,836 housing units in the City. In 1990, the U.S. Census counted 6,680 housing units, a decline of 156 units in the ten year period between 1980 and 1990. During this same period, the City's population grew by 6,083 persons. As is evident from the examination of the historical data, the greatest component of population growth in the City during the past decades was related to natural population increase and the resulting increases in the average household size.

2.2.2 AGE CHARACTERISTICS

As indicated previously, the distribution of changes in the population by age group is an important factor in determining the general population makeup and possible future housing needs. The population of La Mirada has matured over the past decades. The median age for the community has increased from 23.3 years in 1970, to 29.2 years in 1980, to 32.2 years in 1990. The median age of the City's population increased further to 35.4 years of age in 2000 and 37.9 in 2010. Table 2 indicates the overall age characteristics of the City's population.

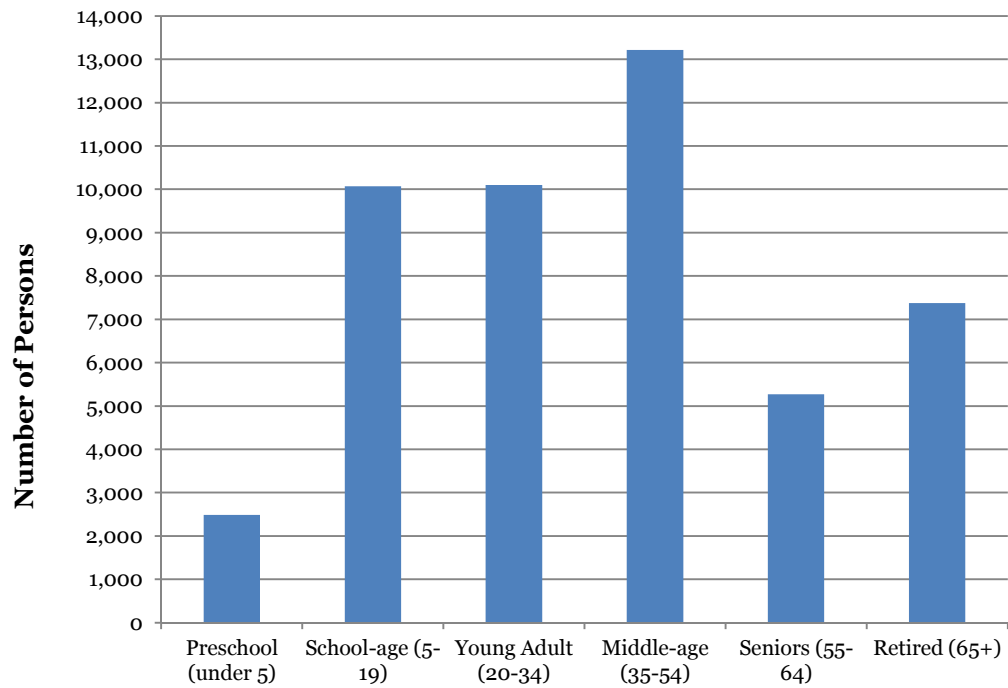
Table 2 Age Characteristics of Population, 2010		
Age	# Persons	% Persons
under 5 years of age	2,488	5.1%
5-9 years of age	2,641	5.4%
10-14 years of age	3,022	6.2%
15-19 years of age	4,407	9.1%
20-24 years of age	4,780	9.9%
25-34 years of age	5,322	11.0%
35-44 years of age	6,287	13.0%
45-54 years of age	6,931	14.3%
55-64 years of age	5,272	10.9%
65-74 years of age	3,532	7.3%
75 & over years of age	3,845	7.9%
Source: U.S. Bureau of the Census, 2010, DP-1		



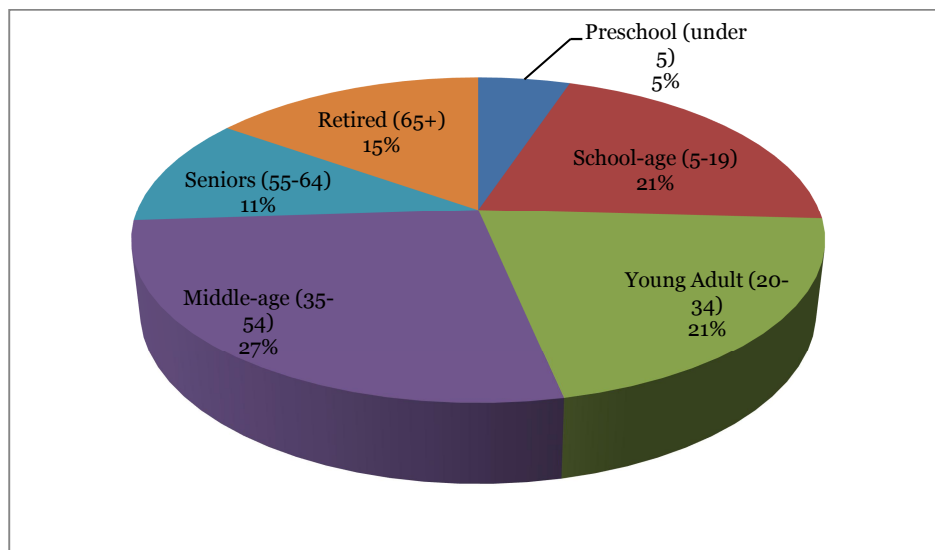
This dramatic change may be attributed to a number of factors including a decline in the number of households with children and an overall aging of the City's population that is reflective of overall demographic trends. The age characteristics of the City's population, summarized in Table 2, underscore the aging of La Mirada's population. Approximately 26% of the City's population is 19 years of age or younger and almost 26% of the population is 55 years of age or older.

The general overall maturity of the City's population is also evidenced in the increased number of elderly persons 65 years of age or older. In 1970, persons 65 years of age or older accounted for 3% of the overall population. In 1980, the same group comprised 5% of the population. By 1990, the percentage of the population 65 years and older had increased to 11% of the population. According to the 2000 Census, the percentage of the City's population that was 65 years of age or older increased to almost 14%. As of 2010, the elderly population comprises 15.2% of the total population. Census data reformatted in Table 3 depicts the age statistics provided in Table 2 according to specific age categories (pre-school aged, school aged, young adults, etc.). Again, the majority of the City's residents are over 35 years of age. The age characteristics of the City's population are illustrated in Exhibit 5.

Table 3 Population Age Characteristics, 2010		
Age Category	# Persons	% Persons
Preschool (under 5)	2,488	5.1%
School-age (5-19)	10,070	20.8%
Young Adult (20-34)	10,102	20.8%
Middle-age (35-54)	13,218	27.2%
Seniors (55-64)	5,272	10.9%
Retired (65+)	7,377	15.2%
Total	48,527	100%
Source: U.S. Bureau of the Census. 2010, DP-1		



Age Category of City Residents - 2010



Age Distribution of City Residents - 2010

EXHIBIT 5

POPULATION AGE CHARACTERISTICS OF LA MIRADA RESIDENTS

SOURCE: U. S. CENSUS, 2010



2.2.3 ETHNICITY OF CITY RESIDENTS

Table 4 indicates the ethnic and racial composition of the City that was identified in the most recent Census. As indicated in the table, approximately 61% of the City's residents were classified as white. Asians accounted for approximately 18% of the City's total population and appeared to be the largest racial minority group in terms of actual numbers. According to the 2010 Census data, Hispanic persons accounted for just over 39.7% of the City's total population.

Table 4 Race and Ethnicity in La Mirada, 2010		
Race/Ethnicity	# Persons	%
White	29,462	60.7%
Asian	8,650	17.8%
African-American	1,099	2.3%
American Indian	394	0.8%
Pacific Islander	142	0.3%
Other Races	8,780	18.0%
Hispanic	19,272	39.7%
Source: U.S. Bureau of the Census, 2010, DP-1		

2.2.4 HOUSEHOLD SIZE

Household size is an important indicator in natural population increase as opposed to immigration associated with new housing construction. A community can experience significant and dramatic increases in population solely due to increased household size. Over the past four decades, the average household size in the City experienced a decline from 3.9 persons per unit in 1970 to 3.42 persons per unit in 1980, with a further decline to an average of 3.05 persons per unit reported in the 1990 Census. The 2000 Census indicated the City's average household size increased slightly to 3.1 persons per unit and remained stable at 3.1 persons per unit reported in the 2010 Census.. The most recent DOF estimates (January 1, 2013) indicated a further increase in the average household size to 3.14 persons per unit (the average household size for the County as a whole was 3.00 persons per unit).

There is a difference in the average household size for the owner-occupied units in the City and the rental

units. In the 2011 ACS, the average household size for owner-occupied units was 3.21 persons per household compared to 3.23 persons per household for the renter occupied units. According to the 2011 ACS there were 36,407 residents living in owner occupied units and 9,785 persons living in rental units. The same ACS figures indicated there were 11,332 owner-occupied units and 3,029 rental units in the City in 2011.



2.3 HOUSING CHARACTERISTICS

2.3.1 HOUSING CHARACTERISTICS

According to the 2011 ACS, there were 14,820 housing units in the City. Of this total, 11,802 units (79.6%) were single-family detached units; 829 housing units (5.6%) were single-family attached units; 270 units (1.8%) were smaller multiple-family developments containing between two to four units per structure; and 1,787 units (12.1%) were included in larger multi-family developments containing five or more units per structure. Finally, the ACS identified 132 mobile homes in the City.

According to the most recent DOF estimates, there were 15,093 housing units in the City in January 2013. Of this total, 12,084 units (80.1%) were classified as single-family detached units. Single-family attached housing totaled 762 units (5.0% of the City total), and smaller multiple-family developments containing between two to four units totaled 288 units or 1.9%. Table 5 compares the 2011 ACS data with the 2013 DOF estimates for the City.

Table 5 Type of Housing Stock, 2013				
Unit Type	2011 ACS		2013 DOF	
	# Units	%	# Units	%
Single-Family Detached	11,802	79.6%	12,084	80.1%
Single-Family Attached	829	5.6%	762	5.0%
2-4 Units	270	1.8%	288	1.9%
5+ Units	1,787	12.1%	1,787	11.8%
Mobile Homes	132	0.9%	172	1.1%
Total	14,820	100.0%	15,093	99.9%
Source: ACS 2011, DP-4; State of California Dept. of Finance, 2013				



2.3.2 HOUSING CONDITION

The age of a structure may have a significant effect on its physical condition. However, by itself, age is not a valid indicator of housing condition since proper care and continual maintenance will extend the physical and economic life of a unit. On the other hand, a lack of normal maintenance coupled with an aging housing stock can lead to the serious deterioration of individual units and entire neighborhoods. As indicated in Table 6, 8,137 units (54.9% of the City's housing) was constructed prior to 1960. Interestingly more than half of the City's housing was constructed between 1940 and 1959.

Table 6 Age of La Mirada's Housing Stock, 2011		
Year	Units	% of Total Units
2000-2011	295	2.0%
1990-1999	1,725	11.6%
1980-1989	732	4.9%
1970-1979	1,634	11.0%
1960-1969	2,297	15.5%
1940-1959	7,961	53.7%
1939 or earlier	176	1.2%
Total	14,820	100%
Source: ACS, 2011, DP-4		

As part of the 2006-2014 Housing Element, a citywide field survey was conducted to ascertain the condition of housing in the local neighborhoods. Housing conditions were evaluated according to the following criteria:

- *Good Condition-Condition #1.* Units that did not appear to require rehabilitation were included in this category. Typically, improvements can be and are usually done by the property owner.
- *Moderate Repairs Condition #2.* This category includes those units that require some maintenance including paint and major repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.
- *Major Repairs Condition #3.* This category of housing condition requires extensive repairs and/or renovation. This housing condition category applies to those structures where the cost of repair is estimated to exceed the value of the structure.

Very few units overall were identified as requiring major rehabilitation. Out of the City's entire housing inventory, only 18 units were identified as requiring rehabilitation (Condition #2) and only one unit was identified as requiring demolition. The relatively sound quality of this City's housing stock may be attributed to the significant increase in housing values in recent years. It was apparent during the surveys

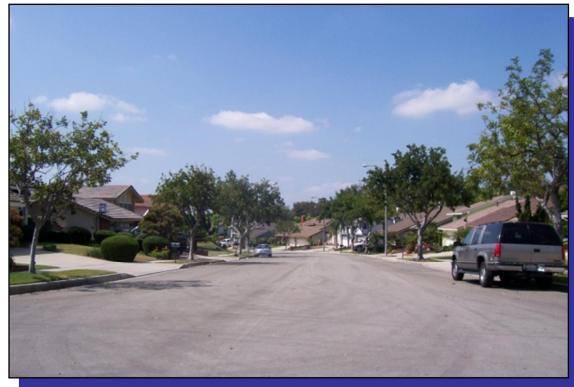


that many property owners had reinvested substantial sums of money into their properties. The increase in home values did have a beneficial impact in housing quality.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of either units constructed illegally or legal second units. According to the 2011 ACS, 114 units (0.8% of the City's total) did not use any form of heating fuel. The data also indicated that 29 units (0.2%) lacked complete plumbing facilities. Finally, 72 units (0.5%) were identified as lacking complete kitchen facilities. According to the most recent 2011 ACS, the average household size for the owner-occupied units was 3.21 persons per unit and 3.23 persons per rental unit. The 2011 ACS, DP-4 indicates a lower average household size for Los Angeles County at 3.18 persons per owner-occupied unit and 2.81 persons per renter-occupied unit.

2.3.3 VACANCY RATE

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate, in turn, drives the cost of housing upward to the disadvantage of prospective buyers or renters. In a balanced housing market, the vacancy rate would range from 5% to 8%. In addition, a balanced housing market would consist of vacant units distributed among a variety of housing types, sizes, price ranges, and locations within the City. This allows adequate selection opportunities for households seeking new residences. The most recent DOF estimates indicated the City's vacancy rate was 2.7% as of January 2013. The vacancy rate for the County as a whole for that same period was 5.9%. This may indicate a higher demand for housing in La Mirada than in surrounding cities.



2.3.4 HOUSING TENURE

According to the 1970 U.S. Census, 86.3% of the housing units in the City were owner-occupied. The percentage of owner-occupied units in the City declined slightly to 82.4% according to the 1980 Census. The 1990 Census reported a further decline in the number of owner occupied units to 78.6%. The 2000 Census indicated an increase in the percentage of owner-occupied housing units to 82%. Finally, the 2011 ACS indicated a decline in owner-occupied housing units to 79% along with an increase of rental units to 21%. The 2011 ACS reported there were 11,332 owner occupied units and 3,029 renter occupied units in the City.

According to the most recent ACS, there were a total of 459 units in the City that were vacant. This figure accounted for approximately 3.1% of the total number of units in the City. Of this figure, 59 units (12.9%) were vacant rental units and 36 units (7.8%) were units that were classified as non-rental units that were privately owned or for sale. The remainder included vacant seasonal units or units that were rented or sold but not yet occupied.



2.3.5 HOUSING COST AND AFFORDABILITY

According to the 1980 Census, the median value of owner-occupied housing in La Mirada was \$83,700, which represented a 349% increase over the 1970 median value of \$24,000. By 1990 the median value of an owner occupied house had risen 148 %. The 2000 Census indicated the median home value in the City was \$210,700. According to the 2011 ACS, DP-4, the median home value was \$466,700, an increase of 121% over the year 2000. A breakdown of the value of owner occupied units is provided in Table 7.

Table 7 Value of Owner-Occupied Units - 2011		
Value	No. of Units	%
Less than \$50,000	122	1.1%
\$50,000 - \$99,999	156	1.4%
\$100,000 - \$149,999	123	1.1%
\$150,000 - \$199,999	200	1.8%
\$200,000 - \$299,999	706	6.2%
\$300,000 - \$499,999	5,377	47.4%
\$500,000 - \$999,999	4,607	40.7%
\$1,000,000 or more	41	0.4%
Median Home Value	466,700	--
Source: ACS, 2011, DP-4		

According to Data Quick home sales statistics, a total of 48 homes were sold during the month of June 2013. The median home sales price was \$415,000. The median home sales price one year earlier (June 2012) was \$350,250. This represents a 15.60% rise in the median home sales price in the past year alone.

As shown in Table 8, the 2011 ACS DP-4 estimates the cost for rental housing for the City.

Table 8 Cost of Renter-Occupied Units 2011	
Monthly Rent	No. of Units
Less than \$200	10
\$200 - \$299	16
\$300 - \$499	40
\$500 - \$749	208



Table 8 Cost of Renter-Occupied Units 2011	
Monthly Rent	No. of Units
\$750 - \$999	512
\$1,000 - \$1,499	899
\$1,500 or more	1,184
No Cash Rent	160
Median Rent	\$1,336
Source: ACS, 2011, DP-4	

2.3.6 OVERPAYMENT FOR HOUSING

A household is considered to be overpaying for housing if it is paying 30% or more of its monthly income for housing. According to the 2011 ACS B25106, 4,262 housing units that were classified as owner-occupied paid 30% or more of their monthly income for housing. This figure represents 37.6% of the total owner-occupied housing units in the City. Renter-occupied housing units that were paying 30% or more of their monthly income for housing totaled 1,790 housing units or 59.0% of the total renter housing units in the City.

Table 9 indicates the income limits for extremely low income households, very low income households, and low income households for 2013. The income thresholds shown in the table indicate the income limits for various household sizes (between one person households up to households containing eight persons). As indicated in Table 9, the low income household income threshold in 2013 for a family of four is \$66,250.

Table 9 Household Lower Income Limits (in dollars)			
HH Size	2013 HUD MFI		
	Extremely Low Income (30% of MFI)	Very Low (50% of MFI)	Low (80% of MFI)
1	17,400	29,000	46,400
2	19,900	33,150	53,000
3	22,400	37,300	59,650
4	24,850	41,400	66,250
5	26,850	44,750	71,550



Table 9 Household Lower Income Limits (in dollars)			
HH Size	2013 HUD MFI		
6	28,850	48,050	76,850
7	30,850	51,350	82,150
8	32,850	54,650	87,450
Source: U. S. Dept. of Housing and Urban Development			

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes less than 30% of the County median. The Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$8.00 per hour (as of January 1, 2013). The annual wage figure cited previously assumes full-time employment.

Table 10 provides a breakdown of housing affordability for the following income categories:

- *Very-Low* incomes refer to those household incomes that are 50% or less of the County median adjusted for household size;
- *Low* incomes refer to those household incomes that are between 51% and 80% of the County median adjusted for household size; and,
- *Moderate* incomes refer to those households that are between 81% and 120% of the County median household income adjusted for household size.

Table 10 City of La Mirada Housing Affordability Standards (in dollars/month), 2013			
Unit Type	very low	low	moderate
Owner-Occupied Units			
Studio	\$567	\$794	\$1,455
1 Bedroom	\$648	\$907	\$1,663
2 Bedroom	\$729	\$1,021	\$1,871
3 Bedroom	\$810	\$1,134	\$2,079
4 Bedroom	\$875	\$1,225	\$2,245



Table 10
City of La Mirada Housing Affordability
Standards (in dollars/month), 2013

Unit Type	very low	low	moderate
Renter-Occupied Units			
Studio	\$567	\$680	\$1,247
1 Bedroom	\$648	\$778	\$1,426
2 Bedroom	\$729	\$875	\$1,604
3 Bedroom	\$810	\$972	\$1,782
4 Bedroom	\$875	\$1,050	\$1,925
Source: U. S. Dept. of Housing and Urban Development			

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. The 2006-2010 CHAS data concerning overpayment for housing in the City of La Mirada is summarized below in Table 11. Table 11 indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the table indicates senior households and large related households that are overpaying for housing.



Table 11
Overpayment For Housing in La Mirada

Household by Type, Income, & Overpayment	Renters				Owners				Total House holds
	Senior	Large Related	All other	Total Renters	Senior	Large Related	All Other	Total Owners	
HH Income ≤30%									
% Cost Burden >30%	385	80	50	695	360	0	55	770	1,465
% Cost Burden >50%	305	80	50	695	255	0	55	770	1,465
HH Income >30% - ≤50%									
% Cost Burden >30%	110	90	30	560	225	160	45	1,075	1,635
% Cost Burden >50%	90	65	15	560	145	140	45	1,075	1,635
HH Income >50% - ≤80%									
Cost Burden >30%	35	80	70	650	265	210	30	1,730	2,380
Cost Burden >50%	25	40	0	650	100	70	30	1,730	2,380
HH Income >80%									
% Cost Burden >30%	60	4	35	905	139	320	120	8,090	8,995
% Cost Burden >50%	25	0	0	905	55	40	70	8,090	8,995
Source: 2006-2010 CHAS Data									

2.3.7 HOUSEHOLD SIZE AND OVERCROWDING

The size of residential structures (number of rooms, excluding bathrooms, halls, closets, etc.) is an important factor in assessing whether the housing stock is adequately accommodating the community's population. An average-sized residential unit has five rooms (kitchen, dining room, living room and two bedrooms), according to the U.S. Census Bureau, and can accommodate a family of up to five without being considered overcrowded. A housing unit is considered to be overcrowded if it has more than one person per room. A housing unit is considered to be severely overcrowded if it contains 1.51 persons per room or greater. According to the 2011 ACS, 4.8% of the units were considered to be overcrowded while 4.7% of the units were classified as being severely overcrowded. As indicated in Table 12, a total of 669 owner-occupied units were classified as overcrowded and 697 rental units were classified as being overcrowded.



Table 12
Overcrowded Units in 2011 in La Mirada
(by Tenure)

Category	Owner-Occupied	Rental
Overcrowded Units (1.01-1.50 persons/room):	499	191
Severely Overcrowded Units (1.51 > persons/room):	170	506
Total Overcrowded Units	669	697
Source: ACS, 2011.		

2.3.8 AT RISK HOUSING

The Government Code (Section 65583) requires the City to analyze the extent to which low income, multi-family rental units are at risk of becoming market rate. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increment funds, in-lieu fees or an exclusionary housing ordinance, or density bonuses. Low income, multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment; or 3) the expiration of affordability restrictions.

According to information compiled by the California Housing Partnership Corporation (CHPC), there are two at-risk housing developments that are located in La Mirada. La Mirada Vistas, a federally subsidized housing development for low-income seniors located on 14129 Adoree Street consists of 74 out of 75 units assisted under Section 8 and is considered a very high risk. Mirada Hills Rehabilitation and Convalescent Hospital, a nursing home facility located on 12200 S. La Mirada Blvd contains 54 living units with no units receiving Section 8 assistance is considered a non-risk housing development. Should additional at risk units be identified in the future, there are a number of housing providers that have been identified by the State HCD as candidate entities that could assume responsibility for the replacement at-risk housing units. Examples of these candidate service providers in the area include the following:

- Community Rehabilitation Services, Inc.;
- The East Los Angeles Community Union (TELACU);
- FAME Housing Corporation;
- Los Angeles Center for Affordable Tenant Housing;
- Los Angeles Housing Partnership, Inc.; and,
- Los Angeles Low Income Housing Corp. (LALIH).



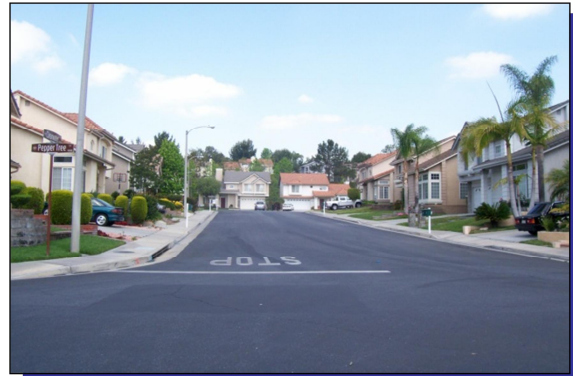
The replacement costs for the subsidized at risk developments in the Southern California area are prohibitive. There is limited vacant land in the City and replacement would likely occur as infill or redevelopment. A search on loopnet.com identified only one vacant parcel of land in La Mirada for sale at a cost of \$44 per square foot. The cost for new land in the area is expected to range from \$20 per square foot up to \$55 per square foot. According to RMeansOnline, the actual construction cost for residential development ranges from \$100 per square foot up to \$180 per square foot as of February 2013.

2.4 SPECIAL NEEDS

There are segments of the population that experience special housing needs. These groups include the elderly, persons with disabilities, female-headed households, and the homeless. The nature and extent of these special needs households in the City of La Mirada is discussed in this section (Section 2.4).

2.4.1 ELDERLY HOUSEHOLDS

Elderly households include those family households containing persons 65 years of age or older as well as non-family households (persons living alone) where the individual is 65 years of age or older. According to the 2010 U.S. Census, there were 7,377 residents that were 65 years of age or older. This population group accounts for 15.2% of the City's total population compared to 10.9% for the County. The 2010 U.S. Census also indicated that there were 5,223 households in the City (approximately 35.6% of the total number of households in the City) that had a household member 65 years of age or older. The same Census figures also identified 1,578 non-family households (22%) in the City with a resident 65 years of age or older. Of the total number of households in the City with a householder 65 years of age or older, the great majority lived in owner-occupied units. The Census indicated that 3,570 senior householders lived in owner-occupied units compared to 844 seniors living in rental units. Owner-occupied housing units occupied by seniors accounted for 30.8% of the total occupied units in the City. Elderly households living in rental units accounted for 27.5% of the total occupied rental units in the City. There are several opportunities for senior living in La Mirada. Some are reserved for low-income seniors.



- *Breezewood Village Senior Apartments* (16000 Grayville Drive) are rental units for low-income seniors.
- *Landmark Active Adult Community* (13710 Avenida Santa Tecla) is a complex that contains individually owned condos for seniors
- *The Palms* (13001 La Mirada Boulevard) are rental units reserved for seniors.



- *Somerset Glen Senior Apartments* (13380 Hillsborough Drive) are rental apartments reserved for low-income seniors.
- *Vista Alicante* (15811 Alicante Road) are rental units for low-income seniors.
- *La Mirada Vistas* (14129 Adoree Street) are federally subsidized rental units for low-income seniors.

2.4.2 PERSONS WITH DISABILITIES

The persons with disabilities have special needs when it comes to housing. Often, households in this category are also occupied by elderly persons as discussed in the previous section. Special interior improvements are often needed to accommodate a resident with a disability. For example, door frames must be wider to accommodate wheelchairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also needed to be within easy reach.

The cost for retrofitting an existing structure may cost thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units. Unless such provisions are made for persons with disabilities during original construction, such facilities will not likely be provided in a typical rental unit. The 2011 ACS DP-2 reported that a total of 4,731 persons residing in the City had a disability. Of this total number, 265 disabled persons were under the age of 18 years of age, 1,838 persons were working aged adults (18 to 64 years of age), and 2,628 were seniors (65 years of age or older).

Table 13 provides a summary of residents in La Mirada with developmental disabilities, by age and zip code area. Out of the total of 430 residents with developmental disabilities, the majority were adults under the age of 55 as 149 persons were 14 years of age or younger, 74 persons were between 15 to 22 years of age and 164 persons were between 23 and 54 years of age.

Table 13 Residents with Developmental Disabilities, by Age, for City of La Mirada						
Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
90638	149	74	164	31	12	430
90639	0	0	0	0	0	0
TOTAL	149	74	164	31	12	430



2.4.3 LARGE FAMILIES

According to the 2011 ACS B25009 which identified 14,361 households in La Mirada, 2,507 households (17.5%) contained five or more persons. A total of 1,890 large family households lived in owner-occupied units. The same ACS figures also indicated that 617 large family households lived in rental units.

2.4.4 FEMALE-HEADED HOUSEHOLDS

The 2011 ACS DP-2 reported that there were 1,505 female-headed families with no husband present, representing 10.5% of the total number of households in the City. This is an increase from 1,164 female-headed households in the City in 2000, and more than double the 643 female-headed households in the City in 1980. According to the 2011 ACS, there were 650 households in the City that were female-headed with no children present.

2.4.5 FARM WORKER HOUSING

The California Government Code requires that the City of La Mirada consider local farm worker housing needs in the preparation of the Housing Element of its General Plan. The 2011 ACS DP-3 reported 50 persons employed in the agriculture, forestry, fishing, and mining sector. Recognizing that the City is situated within an urbanized area with no remaining farming operations, the need for farm worker housing is non-existent. Furthermore, there are no farm-worker housing units in the City.



2.4.6 HOMELESS PERSONS AND FAMILIES

Housing Element Law requires local governments to plan for the provision of shelters and transitional housing for homeless persons and families and to identify adequate sites where such needs could be met. The most recent and comprehensive homeless survey was completed in 2011 as part of the Los Angeles Homeless Service Authority (LAHSA) homeless census. Due to the large size of Los Angeles County, it was necessary to conduct the enumeration over a period of three days. Statistical methods were used to forecast the balance of the Continuum's homeless population. The survey considered the following:

- Unsheltered homeless people, including those found on streets, in vehicles, in makeshift shelters (such as tents), and encampments;
- Sheltered homeless people occupying emergency shelters, transitional housing, domestic violence shelters, and those using vouchers to stay in hotels or motels; and
- A count of homeless people occupying short-stay institutions such as hospitals, residential rehabilitation facilities, and jails.



A general population survey of 1,000 randomly selected households throughout Los Angeles County was also implemented in an effort to discover homeless persons who would not have been identified by the above methods (otherwise known as the "hidden homeless"). These people were classified as unsheltered due to the fact that they do not utilize emergency shelter or transitional housing facilities for their nighttime accommodations. The City was included in the East Los Angeles County (SPA 7). The survey identified 3,281 unsheltered homeless persons and 1,236 sheltered persons. Emergency shelters provide an immediate short-term solution to homelessness, whereas transitional housing attempts to remove the basis for homelessness (i.e., lack of sufficient income for self support). Transitional housing can last as long as 18 months and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a permanent income and housing. The City of La Mirada homeless assistance needs are currently handled by the Rio Hondo Temporary Home (RHTH), located on the grounds of the Metropolitan State Hospital in Norwalk. The facility contains 110 beds and is presently operating above capacity. Persons seeking shelter at the facility can stay from a minimum of one night to a maximum of 60 days. At present, it appears that the homeless needs of La Mirada residents are being met through the RHTH.

2.5 SOCIO ECONOMIC CHARACTERISTICS

2.5.1 INCOME CHARACTERISTICS

During the 10-year period between 1970 and 1980, the average family income in La Mirada increased from \$14,583 to \$27,786 per year, a 91% increase. From 1980 to 1990 the average family income increased from \$27,786 per year to \$54,987 per year, a 98% increase. From 1990 to 2000, the average family increased from \$54,987 per year to \$61,632 per year, a 12.1% increase. Finally, the median household income in 2011 was \$81,913, an increase of 32.91% since 2000. The 2011 ACS includes poverty statistics for the City based on 2010 income levels. According to the ACS data, there were 1,709 families in La Mirada (3.7% of the total number of families in the City) that had incomes below the poverty level. In addition, 582 families living below the poverty level were female-headed. The ACS also indicated there were 2,367 individuals (5.1% of the total population) that had incomes below the poverty level. Table 14 summarizes the annual household income statistics for the City based on the 2011 ACS DP-3 statistics.

Table 14 Household Income in La Mirada in 2011		
Income Category	No. of Households	% of Total
Less than \$10,000	371	2.6
\$10,000 to \$14,999	430	3.0
\$15,000 to \$24,999	1,135	7.9
\$25,000 to \$34,999	1,258	8.8
\$35,000 to \$49,999	1,336	9.3
\$50,000 to \$74,999	2,070	14.4



Table 14 Household Income in La Mirada in 2011		
Income Category	No. of Households	% of Total
\$75,000 to \$99,999	2,118	14.7
\$100,000 to \$149,999	3,444	24.0
\$150,000 to \$199,999	1,449	10.1
\$200,000 or more	750	5.2
Source: ACS 2011, DP-3		

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes that were 30% or less of the County median family income (MFI). Households included in this category typically represented the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$8.00 per hour (as of January 1, 2013). The annual wage figure cited previously assumes full-time employment. Assuming the 30% figure for the median County income, an extremely low income household would have an annual income of \$19,440 based on the County MFI of \$64,800 for 2013. According to the 2011 ACS, 5.6% of La Mirada households earned less than \$15,000, falling into the extremely low income category based on the 2011 MFI for Los Angeles County.

2.5.2 EMPLOYMENT CHARACTERISTICS

Employment-related factors strongly influence the housing market in terms of regional and local housing distribution, housing costs, and housing types. As illustrated in Table 15, the largest employment sectors for La Mirada residents continue to be educational, health care and social services, manufacturing, and retail trade. These three sectors employed approximately 23%, 12.5% and 12.1% of the La Mirada workforce respectively.

Table 15 Occupation of City Residents		
Industry	Number	% of Workforce
Agriculture, forestry, mining...	50	0.2%
Construction	1,392	6.3%
Manufacturing	2,781	12.5%
Transportation	1,195	5.4%
Wholesale Trade	1,112	5.0%
Retail Trade	2,690	12.1%



Table 15
Occupation of City Residents

Industry	Number	% of Workforce
Finance, insurance real estate	1,593	7.2%
Arts, Entertainment	1,796	8.1%
Professional	1,893	8.5%
Educational services, health care, social	5,116	23.0%
Public Administration	1,118	5.0%
Other	1,052	4.7%
Source: U. S. Census, 2011, DP-3		

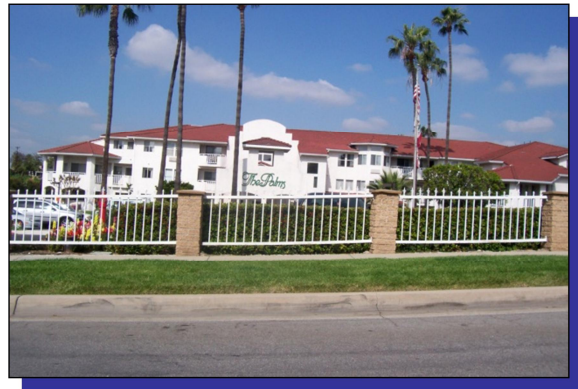
SECTION 3 HOUSING CONSTRAINTS

The purpose of this section is to outline those factors that have the potential to impact housing development, maintenance and preservation. These factors focus on the following constraints:

- *Physical Constraints* are those environmental factors that could affect housing development.
- *Market Constraints* refer to those economic factors that may affect the construction of new housing in coming years.
- *Environmental Constraints* refer to those constraints that include governmental regulations that could impede or otherwise delay new housing construction.

3.1 PHYSICAL CONSTRAINTS

A major constraint to the development of new housing within the City of La Mirada is the lack of available undeveloped land and sites that are suitable for redevelopment for housing. As indicated previously, the City of La Mirada is largely urbanized, with few remaining vacant parcels available for development. No vacant land for new residential development is presently identified in the City of La Mirada Land Use Element. In fact, any future residential development will be limited to infill development that involves the replacement of either non-residential uses with new housing or the construction of higher density housing on lots containing lower density housing. Since the majority of the residential development is in sound, condition, the opportunities for the latter are limited. The great majority of land in the City is currently devoted to residential land uses.



Of the City's 3,841 acres, residential land uses account for 2,264 acres (approximately 60% of the City's total land area). According to the most recent Department of Finance figures, there are currently 15,093 housing units in the City. Table 15 below indicates the extent of residential development that is permitted under the adopted General Plan.



Table 16 General Plan Residential Land Use Designations	
Land Use Designation	Maximum Permitted Density
Low Density Residential	6 units/acre
Medium Density Residential	15 units/acre
High Density Residential	28 units/acre
Total	
Source: City of La Mirada General Plan	

The most recent 2013 DOF housing estimates are provided in Table 16.

Table 16 Actual Housing Estimates - 2013		
Housing Unit Types	Dept. of Finance Estimate	
	# Units	% of Total
Single-family Detached	12,084 units	80.1%
Single-Family Attached	762 units	5.0%
2-4 Units/Structure	288 units	1.9%
5+ Units/Structure	1,787 units	11.9%
Mobile Homes	172 units	1.1%
Total	15,093 units	100.0%
Source: State of California Department of Finance 2013 E-5		

3.2 GOVERNMENTAL CONSTRAINTS

3.2.1 LAND USE CONTROLS STANDARDS

The Land Use Element of the La Mirada General Plan sets forth the City's policies for guiding local development. These policies together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the City.

The City's residential development standards, both on- and off-site, are not overly or unnecessarily restrictive. The density, setbacks and other standards regulating development within the City are in concert with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. Furthermore, through the use of such tools as Specific Plans and its Planned Unit Development Ordinance, the City can encourage innovative planning and design that,



among other benefits, may translate into lower housing costs. For example, through the use of its Planned Unit Development Ordinance, the City has facilitated the development of more affordable housing by providing relief from parking, density, setback, and other development standards. The City has not imposed any moratoria, open-space requirements, prohibitions against multi-family housing, or growth controls that could inhibit the development of housing in La Mirada.

Table 18, provided below, describes the housing types by permitted uses. The City of La Mirada Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Permitted uses include those uses that are allowed without discretionary review as the project complies with all development standards. Conditional Use Permits (CUP) are approved by the Planning Commission unless appealed to the City Council.

Table 18 Housing Types Permitted Under the Existing Zone Districts				
Use	Zone District			Comments
	R-1	R-3	R-4	
Detached Single-Family	P	P	P	
Duplex	X	P	P	
Attached – 3 or more units	X	P	P	
Group Home <6	P	P	P	
Guest House	C	C	C	
Residential Care Facility	C	C	C	Use must comply with applicable State Health and Safety Code provisions.
Mobile Home Park	X	C	C	Use must comply with applicable State Health and Safety Code provisions.
2nd Unit	P	P	P	Permitted by right with compliance with State law and City standards.
Transitional and supportive housing	P	P	P	
P = Permitted C = Conditionally Permitted X = Prohibited				

An important tool used by the City in the implementation of its General Plan, is the Zoning Ordinance. Like the General Plan, the Zoning Ordinance (and zoning map) indicates the location and extent of permitted uses. The Zoning Ordinance, however, establishes additional development standards that further define the type, size, and orientation of development. As indicated in Table 19, the City of La Mirada Zoning Ordinance contains three zone districts (R-1, R-3, and R-4) that are specifically residential. The table also indicates the key development standards for each of the residential zone districts.

Table 19 Summary of Residential Zone Districts							
Development Standards	R-1 (Single-Family Residential)					R-3	R-4
	6,000	7,500	8,000	10,000	15,000		
Min. Lot Size	6,000 sf.	7,500 sf.	8,000 sf.	10,000 sf.	15,000 sf.	6,000 sf.	10,000 sf.
Min. Lot Width	60 ft.	75 ft.	75 ft.	90 ft.	100 ft.	60 ft.	60 ft.



Table 19
Summary of Residential Zone Districts

Development Standards	R-1 (Single-Family Residential)					R-3	R-4
Max. Lot Coverage	40%	40%	40%	40%	40%	60%	40%
Front Yard Setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.
Side Yard Interior Setback	5 ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.	10 ft.
Street Side Yard Setback	10 ft.	10 ft.	10 ft.	15 ft.	15 ft.	10 ft.	10 ft.
Rear Yard Setback	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Max. Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	50 ft.
Resident Parking (stalls/unit)	2 fully enclosed spaces/ dwelling unit					1.5 spaces/1 bedroom 2 spaces/2 or more bedrooms	
Guest Parking (stalls/units)	No requirement for guest parking					1 space/5 units	
Min. Open Space	No minimum open space requirement.					500 sf/DU	400 sf/DU
Permitted Uses	•Single-Family •Group Home (6 or fewer residents) •Transitional Housing •Supportive Housing					•Single-Family Units •Duplex Units •Multiple-Family Units •Group Home (6 or fewer residents) •Transitional Housing •Supportive Housing	
Source: City of La Mirada Zoning Ordinance							

In 2012, La Mirada adopted an amendment to the City's Zoning Ordinance. As part of this Zoning Ordinance amendment, the City established three residential overlay districts (Mixed Use, Emergency Shelter, and Special Housing) for the purpose of implementing special use or development standards for a specific area in addition to complying to the underlying base zone provisions. Table 20 shows a summary of development standards and permitted uses for the new residential overlay districts. The Mixed Use Overlay (MUO) district provides the integration of residential and commercial activities in land use areas in the City. Multiple-Family Units, Residential Infill, Mixed Uses and Single Room Occupancy (SRO) development are permitted uses in the MUO district. Additionally, the Emergency Shelter Overlay (ESO) provides temporary accommodations for a period of up to six months to people and families with housing needs. Finally, the Special Housing Overlay (SHO) district encourages new residential development including mixed uses and high density residential as permitted uses in particular areas of the city. In addition to land use controls, local building codes also affect the cost of housing. La Mirada has adopted the Los Angeles County Building Code, based on the 2010 California Building Code, which establishes minimum construction standards.



Table 20
Summary of Residential Overlay Districts

Development Standards	Mixed Use Overlay (MUO)	Emergency Shelter Overlay (ESO)	Special Housing Overlay (SHO)					
			Area 3	Area 4	Area 5	Area 7	Area 8	Area 9
Base Zone	-	M-2	C-1	R-1	R-1	C-4	M-2	C-1
Coverage	-	-	50%	50%	50%	50%	50%	50%
Front Yard Setback	Base Zone	-	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Side Yard Interior	Base Zone	-	5 ft.	5 ft.	5 ft.	0 ft.	5 ft.	5 ft.
Street Side Yard Setback	Base Zone	-	10 ft.	10 ft.	10 ft.	0 ft.	10 ft.	10 ft.
Rear Yard Setback	Base Zone	-	10 ft.	10 ft.	10 ft.	0 ft.	10 ft.	10 ft.
Max. Building Height	Not Exceed 3 stories	-	45 ft.	45 ft.	45 ft.	55 ft.	45 ft.	45 ft.
Min. Floor Step-Back	-	-	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Max. No of Units	-	-	132 units	96 units	248 units	111 units	630 units	147 units
Max. Density (units per acre)	-	-	40 du/acre	40 du/acre	40 du/acre	30 du/acre	30 du/acre	30 du/acre
Resident Parking (stalls/unit)	Base Zone	Designed to provide security	-	-	-	-	-	-
Min. Open Space	For Mixed or Single Use, 25% of gross Residential Floor Area	-	-	-	-	-	-	-
Permitted Uses	•Multiple-Family Units •Residential Infill •Mixed Uses •Single Room Occupancy	•Temporary Accommodations	•Mixed Uses •High Density Residential	•Mixed Uses •High Density Residential	•Mixed Uses •High Density Residential	•Mixed Uses •High Density Residential	•High Density Residential	•Mixed Uses •High Density Residential

Source: City of La Mirada Zoning Ordinance

3.2.2 PERMIT PROCESSING AND REVIEW

The City of La Mirada has fully implemented the establishment of "one-stop" permit coordination, and is committed to completing the processing of all residential development applications within the time frames stipulated in the State Permit Streamlining Act. Moreover, based on periodic surveys conducted by the City, local processing times are quite comparable to those experienced in surrounding communities. As in the case of its processing requirements, the permit processing fees charged by the City are not



unreasonable. The fees that are charged by the City are a reflection of the time and effort that must be expended by City staff in order to properly review development plans. Moreover, the City will continue to conduct periodic surveys (both formal and informal) of other cities in the La Mirada area to ensure that local processing costs do not become a constraint on housing production.

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. For example, a ministerial review for a single-family home would be processed concurrently with the design review.

The City also 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 the public and private sector and could decrease the costs for the developer by as much as 30%. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical housing project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Depending on the complexity of the project, a single-family project is approved in 10 days from date of plan submission if no variances, exceptions, or zone changes are needed.

After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a residential development, the building department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 21 outlines typical approval requirements for a single-family infill project, a typical subdivision, and a typical multiple-family rental housing development.

Table 21 Typical Processing Procedures for the City of La Mirada		
Single Family Unit	Subdivision	Multifamily Units
Site Plan	Tentative Map	Site Plan
Design Review	Final Map	Certificate of Competability ¹
Initial Study ¹	--	Design Review
Site Plan Review	--	Variance ¹
Design Review	--	Negative Declaration ¹
Processing Time 4 weeks	Processing Time 6 months	Processing Time 6-8 months
1. May not be required if it conforms to zoning standards. Source: City of La Mirada		



Multifamily projects take an average of 8 months to process, usually because of variance requests. The City's Code Enforcement officers are responsible for issuance violation notices. At the time these violations are issued, the officer provides the property owners with handouts describing the City's housing rehabilitation programs, eligibility requirements, and the appropriate contact information.

The City's review process includes a compatibility review culminating with *Certificate of Compatibility* to ensure that all residential development, including new homes, multiple-family residential developments, and substantial remodels are in conformance with the surrounding neighborhood. The chief aim of this process was to discourage "mansionization" in the lower density single-family neighborhoods. The process includes a site plan review and design review by staff and the Planning Commission. The goal is not to discourage new housing improvements and development, but rather to ensure that they conform to the scale and mass of the surrounding neighborhood. To grant a Certificate of Compatibility, the Planning Commission is required to make all of the following findings by the adoption of a formal resolution:

- The proposed structure or addition is designed so that it complies with the development standards of the zoning code in which it is to be located and the City's General Plan;
- The proposed structure or addition complies with the most recent edition of the California Building Code as adopted and amended by the City; applicable public works development standards, policies and requirements; standards, policies and criteria in an adopted redevelopment plan; and any other applicable regulations, policies or standards;
- The proposed structure or addition, as conditioned, is not economically or aesthetically detrimental to existing or previously approved uses or structures within the surrounding area; and
- The proposed structure or addition is aesthetically compatible with the existing uses and structures within the surrounding area, and complies with any applicable design guidelines, policies and/or standards established for the purposes of the Certificate of Compatibility, including application review and approval.

The Planning Commission may impose conditions upon a proposed development where the Commission determines that these conditions are necessary to further the objectives outlined in the above findings.

3.2.3 FEES AND DEVELOPMENT COSTS

The City does not impose any development impact fees on new residential development, nor does it require land dedication or other exactions of affordable housing developments. The Norwalk-La Mirada Unified School District does impose a school impact fee on new residential development in accordance with State law, and the City has no control over the imposition of this fee. The current discretionary fees charged by the City are summarized below in Table 22.



Table 22
Current Discretionary Fees for the City

Description	Fee
Conditional Use Permit	\$2,785
Redevelopment Site Plan/Elevation Review	\$1,200
Minor Variance	\$275
Zone Variance	\$2,785
Tentative Parcel/Tract Map Review	\$5,080
Final Parcel/Tract Map Review	\$700
Lot Line Adjustment Review	\$530
Zone Change	\$7,000 (deposit)
Planned Unit Development	\$7,000 (deposit)
General Plan Amendment	\$7,000 (deposit)
Categorical Exemption Review	\$210
Negative Declaration	\$1,260
Environmental Impact Report Review	\$3,000 (deposit)
Appeal Planning Commission Action	\$1,215
Continuance of Public Hearing	\$420
Certificate of Compatibility	\$2,785
Source: City of La Mirada	

The City of La Mirada Building and Safety Engineering Division is responsible for ensuring that all new construction is performed and completed in a safe and proper manner using the correct materials and methods. Permits are required for any changes including, electrical, plumbing or building changes to any property. Applicants and/or contractors are required to bring their plans to City Hall where a building inspector will examine the plans for approval. The building permit provides evidence that the contractor has complied with the Building Code and the City has approved the proposed construction. The building permit also serves as the permanent record of all improvements done to a particular structure. Building permits are required to do new work as well as most repair work.

Table 23 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 23 are applicable to both single-family and multiple family development. The processing fees are well under one percent of the total development cost. Assuming a 1,000 square foot unit, the total development fees (including school district fees) would be approximately \$5, 470 per unit. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connections, and one thousand square feet of floor area. The permit fees account for less than 3% of a residential units costing \$225,000.



Table 23
Typical Planning Processing Fees

Fee	Fee
Building Permit	Fees based on project cost – 1%-3% of project valuation
Plan Check Fee	Fees based on project cost – 1%-3% of project valuation
Electrical Permit	\$2.40/outlet or fixture+ \$32.50 issuance fee
Plumbing Permit	\$19.00/fixture+ \$32.50 issuance fee
Mechanical Permit	\$32.50 issuance Fee + \$31.90/furnace, \$31.90/condenser, \$5.10/air inlet or outlet
Sewer/Septic Permit	\$55.20/connection + \$32.50 issuance fee
School District	\$3.20/sq. ft. for residential; \$0.51 for senior housing ¹
Sources: La Mirada Building and Safety/Engineering Division; ¹ Norwalk-La Mirada School District	

3.2.4 CONSTRAINTS FOR REASONABLE ACCOMMODATION

As indicated previously, persons with disabilities often have unique and special needs when it comes to housing. Often, households in this category include elderly persons that may have one or more disabilities. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units. The City of La Mirada requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

- *Efforts to Remove Regulatory Constraints for Persons with Disabilities.* The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.
- *Retrofitting Requirements.* The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- *Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.* The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.
- *Zoning and Other Land Use Regulations.* The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.



The City currently permits some variation from the application of its parking standards.

- The Zoning Ordinance allows for the reduction of parking spaces for a unique use such as a senior housing project or other special needs. Similarly, the Zoning Ordinance provides the Planning Department with the authority to establish and approve parking stalls and maneuvering areas other than those set in the ordinance. However, this flexibility is not explicit for housing for persons with disabilities and special needs.
- The City does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinance. The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.

3.2.5 AVAILABILITY OF INFRASTRUCTURE

Approximately 80% of the City's water supply is provided by groundwater resources pumped through wells and which is subsequently distributed throughout the City. The remaining 20% is purchased through agreements with the Metropolitan Water District. As of 2011, the average water consumption in the City is approximately 8 million gallons per day (mgd). The City was able to meet water supply demands and accommodate the 2006-2014 RHNA allocation of 1,751 housing units. The units required to meet the RHNA (235 units) contemplated in this Housing Element is less than the RHNA for the 2006-2014 Housing Element Planning Period. Thus, the capacity of water-related service and infrastructure is not considered to be an obstacle in the development of future housing in La Mirada.

The County Sanitation Districts maintains and operates the sewer system in the City. Information provided by the Los Angeles County Sanitation District indicates that the project site is served by the County's Sanitation District No. 18. Sewer lines are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Los Coyotes Wastewater Reclamation Plant (WRP) located in the City of Cerritos. The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.7 mgd.³ Based on the RHNA allocation for the 2006-2014 Housing Element Planning Period, the 1,751 units was projected to generate 315,180 gallons of effluent on a daily basis. Given that the projected demand for the previous planning period was able to be met by the City, the City's future developments' treatment demand including the current 2014-2021 RHNA allocation of 235 units will be reduced and therefore can be sufficiently met by the service provider.

³ Los Angeles County Sanitation District, *Email and Telephone Communication with Adriana Raza, Will Serve Program*, November 2013.

3.3 MARKET CONSTRAINTS

One of the major obstacles to providing housing to meet the needs of all economic segments of the community is the nature of the housing market itself. Throughout Los Angeles County, housing prices have rebounded in recent years from the decline in values realized during the recession of the late 2000's. During that time, the median home sales price declined by nearly 25% between May 2007 and 2008. August 2007 was considered to be the start of the current credit crisis that marked the beginning of a 26-month continuous trend in falling median home prices. In recent years, median home sales prices have increased by over 18% between June 2012 and 2013. Three interrelated cost factors influence the overall development cost and ultimately dictate the market price of a home. These factors include the cost of raw land, construction cost (labor and materials), and financing cost.



Market Constraints refer to those economic and market factors that may affect the cost of new housing development. As a general rule, the City's ability to affect market constraints is limited in that these constraints are typically related to market forces that are common throughout the larger region. These market forces may include, but not be limited to, the cost of land, construction (materials and labor), and financing.

Even with the current rise in housing values nationwide, recent statistics indicate that Southern California remains as one of the most expensive housing markets in the country. In June of 2013, the median price paid for a home in the region was \$415,000, an increase of 18.49% from \$350,250 in June 2012. For the year 2012, the median home sales price for a single-family home in the City was \$350,000 while the median sales price for condominiums was \$359,000.

3.3.1 LAND COSTS

The land costs and construction costs for new housing in La Mirada are comparable to those of the surrounding communities. As a result, the overall cost for residential development, when raw or underutilized land is available, is not significantly different from that of the surrounding communities. Vacant and underutilized land in La Mirada is limited. For example, many of the adjacent communities have long segments of strip commercial development that includes some commercially zoned properties that are vacant and/or underutilized. The improvements on these sites could be demolished and improved for residential infill development. However, as indicated in a preceding section, no such strip commercial corridors are found in La Mirada.

The scarcity of land suitable for new residential construction in the City impacts the land costs. Recognizing that new tract homes in La Mirada are selling for \$300,000 to \$400,000 and that custom-built homes are currently starting at \$600,000, the 25% figure identified above would translate into a



finished lot price of at least \$75,000 per unit for the least expensive tract home and \$100,000 for the most expensive tract home. On the other hand, finished lot costs associated with a \$600,000 custom home would be approximately \$150,000.

3.3.2 CONSTRUCTION COSTS

Similar to land costs, construction costs have also been escalating rapidly in recent years. The single largest cost associated with building a new house is the cost of building materials. Construction costs for wood frame, single-family construction of average to good quality range from \$100 to \$125 per square foot, custom homes and units with extra amenities running somewhat higher. These costs can account for more than half of the total construction cost. Multifamily construction costs average between \$150 and \$180 per square foot.

3.3.3 AVAILABILITY OF FINANCING

Local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. Based on Data Quick home sales statistics, the number of for-sale units that have sold in June 2013 in La Mirada were generally comparable with those of several neighboring cities including Cerritos, Norwalk and La Habra. The housing units constructed in newer residential developments in the City have sold very quickly, indicating that the lending institutions were not withholding loans to those individuals seek.

3.3.4 LOW VACANCY RATES

According to the most recent 2011 ACS, B25004, there were a total of 459 units in La Mirada that were vacant. This figure accounted for approximately 3.1% of the total number of units in the City. Of this figure, 59 units (12.9%) were vacant rental units and 36 units (7.8%) were units that were classified as non-rental units for sale only. The remainder included vacant seasonal units, recreational units or units that were rented or sold but not yet occupied. According to the most recent DOF estimates, there were 411 vacant units in the City as of January 2013 with a vacancy rate of 2.7%.

3.4 ENVIRONMENTAL CONSTRAINTS

Because of the urban character of the City, any future redevelopment may require the remediation of contaminated soils or the removal of lead, asbestos, and other hazardous materials associated with the previous use. This is especially true for those properties where non-residential development occupied the parcel. Prior to the 1970's, asbestos was widely used in insulation, floor tiles, and other building materials. Lead contaminants from paint are often found in older building materials and soils. Other contaminants related to the historic use of the site may also be present. Most lending institutions require detailed investigations to determine if any contamination is present. The cost for these investigations and any remediation will contribute to the redevelopment costs in both time and money. As other properties undergo recycling, the aforementioned due diligence will be required.



SECTION 4 HOUSING PLAN

4.1 FORMAT AND STRUCTURE

This section of the City of La Mirada Housing Element addresses the State's housing element requirements for a "statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. This Housing Plan consists of the following components:

- *Regional Housing Needs* provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need.
- *Housing Goals and Policies* indicates those policies that will be applicable over the course of the planning period governed by this Element;
- *Housing Programs* indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints.

4.2 REGIONAL HOUSING NEEDS (RHNA)

The RHNA for La Mirada totals 235 units. This RHNA includes the following:

- A total 62 units are allocated to households with annual incomes that are *very low income* (50% or less of the County median household income);
- A total of 37 units for low income households (50% to 80% of the County median);
- A total of 40 units for moderate income households (80%-120% of the County median); and,
- A total of 96 units for above moderate income households (120% and above).

While the State Legislature acknowledges the City's inability to directly provide the 235 units during the 2014-2021 planning period, the City is required to ensure that the General Plan and Zoning Ordinance provides for this development. Table 24 illustrates the distribution of the projected housing needs for the four income categories.



Table 24
Summary of RHNA Allocation for la
Mirada

Income Level	RHNA	%
Very Low-Income	62	26.4%
Low-Income	37	15.7%
Moderate-Income	40	17.0%
Above Moderate	96	40.9%
Total	235	100%
Source Southern California Association of Governments and the City of La Mirada		

4.3 NEW HOUSING STRATEGY

Problems related to the provision of this number of new housing units over a relatively short time frame (2014 to 2021) is exacerbated by the following factors:

- There is virtually no remaining vacant land in the City.
- The great majority of the City is already zoned and developed in residential land uses. The industrial areas are concentrated in the southern portion of the City. Very little land is devoted to commercial uses and these are limited to key intersections in selected areas of the City.
- Compared to the surrounding communities, the proportion of La Mirada's land area devoted to residential development far exceeds that of the adjacent communities. The rezoning of the industrial and commercially zoned land would translate into a further loss in both jobs and revenue.
- The RHNA is based on a community's past performance in providing new housing and the City's success has resulted in a RHNA figure that will be difficult for the City to realize under the best of economic conditions.

The City will accommodate its 2014-2021 RHNA need through the Housing Infill Program. This program promotes infill development within nine distinct areas. As part of the implementation of the 2006-2014 Housing Element, the City adopted a Special Housing Overlay Zoning District that has been applied to these nine areas. Three of these areas are within the Imperial Highway Corridor Specific Plan. A total of 1,786 units can be accommodated through the Special Housing Overlay Zoning District.



4.3.1 IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN

A cornerstone of the New Housing Strategy involves the implementation the Imperial Highway Corridor Specific Plan. In addition to promoting new types of residential development within key development “nodes”, the Specific Plan indicates strategies that promote sustainable community concepts.

The City applied for and successfully obtained a grant to prepare the Specific Plan during the summer of 2009. The grant was part of the Southern California Association of Governments (SCAG) *Compass Blueprint Program* that was designed to foster comprehensive land use and transportation planning. The following key planning factors formed the policy foundation of the Specific Plan.

- The Imperial Highway corridor is one of the areas in the City with the largest potential for economic growth. La Mirada has limited land available for commercial and employment generating development. The corridor’s underutilized areas are primed for redevelopment with new uses.
- The Regional Housing Needs Assessment (RHNA) projects a housing growth need of 235 units for La Mirada through 2021. Under State law, the City is required to provide the regulatory framework to accommodate this growth need. The City’s Housing Element identifies potential sites within the Imperial Highway Specific Plan area to accommodate a portion of the growth need.
- The three key intersections or nodes in the Imperial Highway Specific Plan area provide opportunities for community-gathering, entertainment and recreational areas. The residents of La Mirada strongly desire increased dining and family entertainment opportunities in the City. Currently, there are limited areas in the City that residents and visitors can frequent as destination points. The nodes are accessible by transit, car, bicycle and walking and can be enhanced to create spaces for social interaction.
- The three nodes in the Specific Plan area are surrounded by existing residential neighborhoods. Access from these neighborhoods to new development at the nodes will greatly enhance the ability of residents to frequent the retail, entertainment and recreational areas planned.
- There are significant opportunities to improve the streetscape environment along Imperial Highway. Some improvements including signage, street furniture, medians and landscaping have been made on segments of the corridor, but these improvements should extend the full length of Imperial Highway in the City. The City must coordinate with both the County of Los Angeles and the County of Orange to improve the full length.
- Since La Mirada is a community that is largely “built-out” and the Imperial Highway Specific Plan area encompasses many parcels with multiple property owners, economic development and revitalization must be achieved through creative approaches that seek to optimize the potential of already “urbanized” land.



- The Imperial Highway corridor must balance economic opportunities with residential and community-supportive uses in order to create a place for people to live, work, shop and play.
- The proximity of the corridor to institutional and civic uses such as Biola University and the Civic Center provide market potential and opportunities to extend connections beyond the Specific Plan area and provide complimentary uses and amenities.

The Imperial Highway Corridor is auto-oriented, but contains elements for pedestrians. Future development and highway improvements should incorporate health and wellness design principles. The Imperial Highway Corridor Specific Plan underscores the community's commitment in considering alternative strategies to provide new and innovative housing in the City. As part of this new development, the following guiding principles apply:

- Create a lively mixed-use environment that provides a variety of housing, retail, and recreation opportunities and choices.
- Provide for coordinated land use, urban design, transportation and infrastructure planning.
- Retain high-performing existing businesses while accommodating the recruitment of new businesses.
- Maintain and enhance a positive image of La Mirada for both residents and visitors.
- Improve pedestrian and bicycle accessibility, parking and transit to establish safety and comfort throughout the Specific Plan area.
- Create public gathering spaces within the corridor.
- Provide for community-accessible social and recreational amenities.
- Provide a variety of housing types for households with varied income levels and housing needs.
- Enhance La Mirada Creek Park as a pedestrian and recreational resource by providing and enhancing access to and from residential and commercial areas.
- Encourage a streamlined and predictable discretionary review process.
- Encourage the conservation of resources in the natural and manmade environment through sustainable development principles.
- Promote partnerships (either public-private or private-private) to share resources in an effort to revitalize the Imperial Highway corridor.
- Establish incentives for encouraging the development and construction of well-designed, safe and attractive streetscape and public elements.



The Imperial Highway Specific Plan was adopted in October 2011. The Specific Plan replaced the City's General Plan and Zoning for the project area. The Specific Plan provides a comprehensive policy and regulatory and design guidance to ensure future development and redevelopment implements the vision and adopted policy for the land within the boundaries of the Specific Plan.

4.3.2 HOUSING INFILL PROGRAM

As part of the 2006-2014 Housing Element, a comprehensive survey was undertaken to identify specific areas that could accommodate new residential or mixed use development. A total of nine areas were identified, including three areas located along the Imperial Highway corridor discussed in the previous section. These areas, referred to Area 1 through 9, are shown in Exhibits 6 through 13. As part of the implementation of the 2006-2014 Housing Element, these sites were rezoned to be included in the Special Housing Overlay and now allow for development at the densities identified in the 2006-2014 Housing Element (30 or 40 du/ac). These areas are still available for development and will continue to be utilized by the City to accommodate its 2014-2021 RHNA need.

The individual areas are discussed further in the following paragraphs. The potential build-out is defined in units per acre and assumes the *net* land area available for actual development. The net land area for each of the infill areas was obtained for parcel level data where roadway rights-of-ways, easements, and other potential limitations were considered. The maximum potential density is achievable for all of the infill sites since the available land area includes the developable areas currently occupied by development.

- *Infill Area 1.* This area is located in the westernmost segment of Imperial Highway that is within the City's corporate boundaries. The site is occupied by a commercial center that has experienced a high vacancy rate. The entire property consists of 5.4 acres of land area. The development density for this area will be 45 units per acre, yielding a potential development of 253 units. The potential mixed use development will essentially occupy all of the developable areas of the site currently occupied by the commercial center. The existing commercial center has an existing floor area of approximately 64,400 square feet. The underlying development standards are regulated through the Imperial Highway Specific Plan. The potential development could either be mixed use or multiple-family development. This infill area is indicated in Exhibit 7.
- *Infill Area 2.* This area is located to the south of the intersection of Imperial Highway and Valley View Avenue, just north of Adoree Street. The potential infill site is located to the south of an existing commercial center situated on the southwest corner of Imperial Highway and Valley View Avenue. The site is occupied by a commercial use that is now closed. The property consists of 2.0 acres of land area. The development density for this area will be 45 units per acre, yielding a potential development of 90 units. The underlying development standards are regulated through the Imperial Highway Specific Plan. The development contemplated for this site will consist of multiple-family development. This infill area is indicated in Exhibit 7.
- *Infill Area 3.* This infill area is located to the south of the Leffingwell Road along the east side of La Mirada Boulevard. This area is occupied by a variety of land uses including a surface parking lot, a single-family home, an office building, and a neighborhood commercial center. The



property consists of 3.3 acres of land area. The development density for this area will be 40 units per acre, yielding a potential development of 132 units. The maximum potential density is achievable since the future residential or mixed use development will occupy all of the developable areas of the site currently occupied by the previous use. The underlying zoning is R-1 and C-1. The development contemplated for this site will consist of either mixed use or multiple-family development. This infill area is indicated in Exhibit 8.

- *Infill Area 4.* This infill area is located on the east side of La Mirada Boulevard and north of Granada Avenue. This site is occupied by an existing church. The property consists of 2.4 acres of land area. The development density for this area will be 40 units per acre, yielding a potential development of 96 units. The property is currently Zoned R-1. The development contemplated for this site will consist of either mixed use or multiple-family development. This infill area is indicated in Exhibit 9.
- *Infill Area 5.* This infill area is located immediately south of Area 4, on the south side of Granada Avenue (and east of La Mirada Boulevard). This site is occupied by a commercial building, a volunteer center, and preschool. The property consists of 6.2 acres of land area. The development density for this area will be 40 units per acre, yielding a potential development of 248 units. The underlying zoning is R-1. The development contemplated for this site will consist of either mixed use or multiple-family development. This infill area is indicated in Exhibit 9.
- *Infill Area 6.* This infill area is located on the southwest corner of Imperial Highway and Santa Gertrudes Avenue. This site is occupied by an office building, vacant lot, and a small commercial center. The property consists of 5.9 acres of land area. The development density for this area will be 15 units per acre, yielding a potential development of 89 units. The underlying development standards are regulated through the Imperial Highway Specific Plan. The development contemplated for this site will consist of either mixed use or multiple-family development. This infill area is indicated in Exhibit 10.
- *Infill Area 7.* This infill area is situated on a triangular-shaped parcel located south of Alondra Boulevard and north of Stage Road. This site is occupied by a small commercial center. The property consists of 3.7 acres of land area. The development density for this area will be 30 units per acre, yielding a potential development of 111 units. The underlying zoning is C-1. The development contemplated for this site will consist of either mixed use or multiple-family development. This infill area is indicated in Exhibit 11.
- *Infill Area 8.* This infill area is located in the western portion of the City, north of Rosecrans Avenue and west of Valley View Avenue. This area is occupied by a number of industrial businesses that intrude into an existing residential neighborhood located further north. This infill area consists of 21.0 acres of land area. The development density for this area will be 30 units per acre, yielding a potential development of 630 units. The underlying zoning is M-2. The development contemplated for this site will consist of multiple-family development exclusively. This infill area is indicated in Exhibit 12.



- *Infill Area 9.* This infill area is situated on a triangular-shaped parcel located south of Leffingwell Road and north of Telegraph Road. This site is occupied by a small commercial center. The property consists of 4.9 acres of land area. The development density for this area will be 30 units per acre, yielding a potential development of 147 units. The underlying zoning is C-1. The development contemplated for this site will consist of either mixed use or multiple-family development. This infill area is indicated in Exhibit 13.

The potential development possible within the nine infill sites would yield a total of 1,786 units which exceeds the required RHNA of 235 units by 1,551 units. Infill Area #6 permits up to 15 du/ac and assumed to provide for moderate or above moderate income units. The remaining infill areas permit densities of up to 30, 40 or 45 du/ac, meeting the default density standard under AB 2348 and allowing the City to count these sites toward meeting the lower income RHNA needs. The development densities identified for each infill site is considered to be a realistic and achievable goal since the net land area was considered in the build-out calculations. Greater densities may be possible with the allocation of density bonuses for affordable housing.

4.3.3 HOUSING STRATEGY AND THE RHNA

As part of the 2006-2014 Housing Element, the City took a fresh look at its general plan, development density standards, and other expanded initiatives that may be used to assist in the development of new housing. Continuing the housing strategy discussed in the previous sections will enable the City to meet its 2014-2021 RHNA requirement.

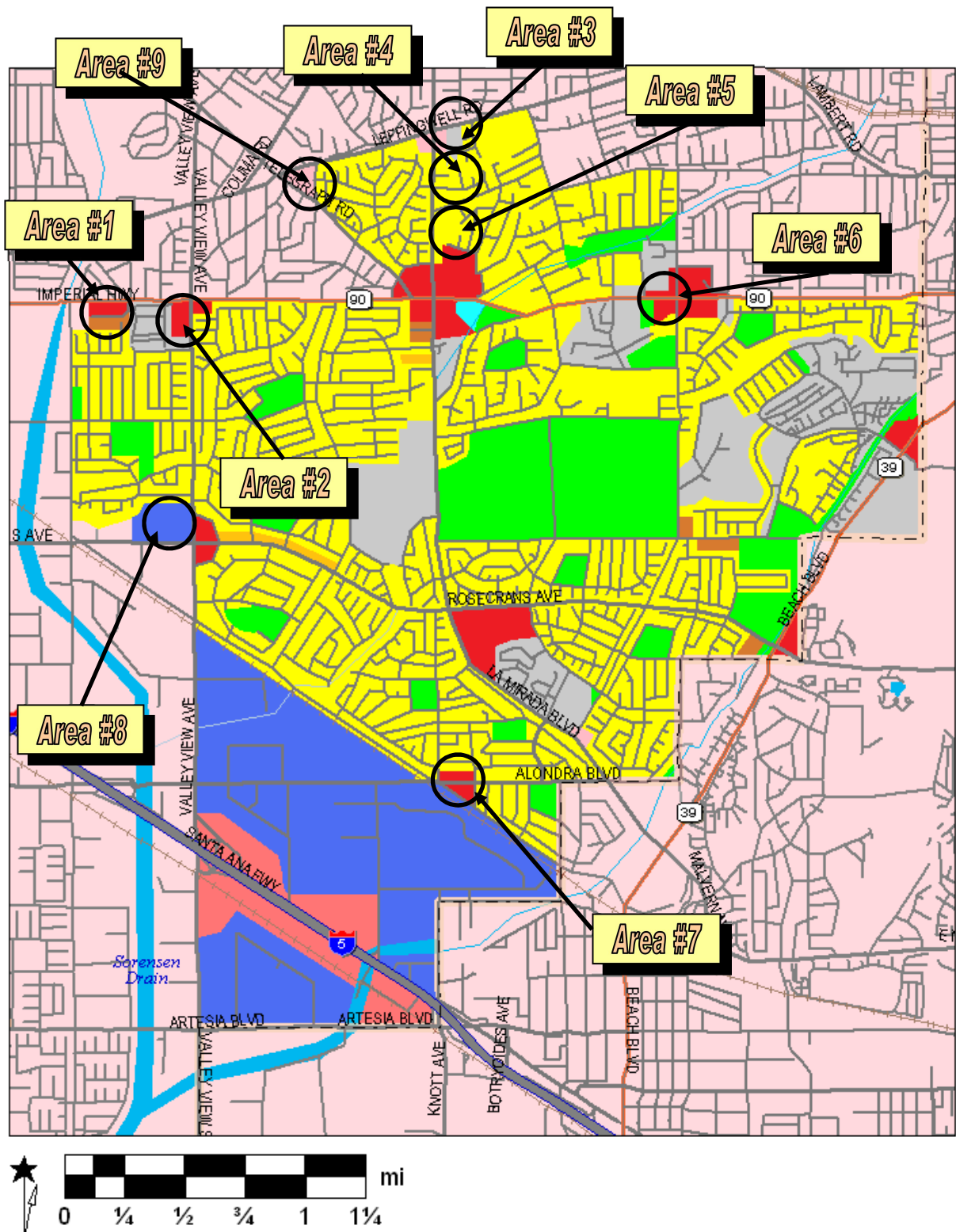


EXHIBIT 6
OVERVIEW OF HOUSING INFILL AREAS
 SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



Area #1

Land Area - 5.6 acres
Zoning - Imperial Highway Specific Plan PA-1A/ Special Housing Overlay
Allowable Density - 45 units/acre
Potential Development - 243 units

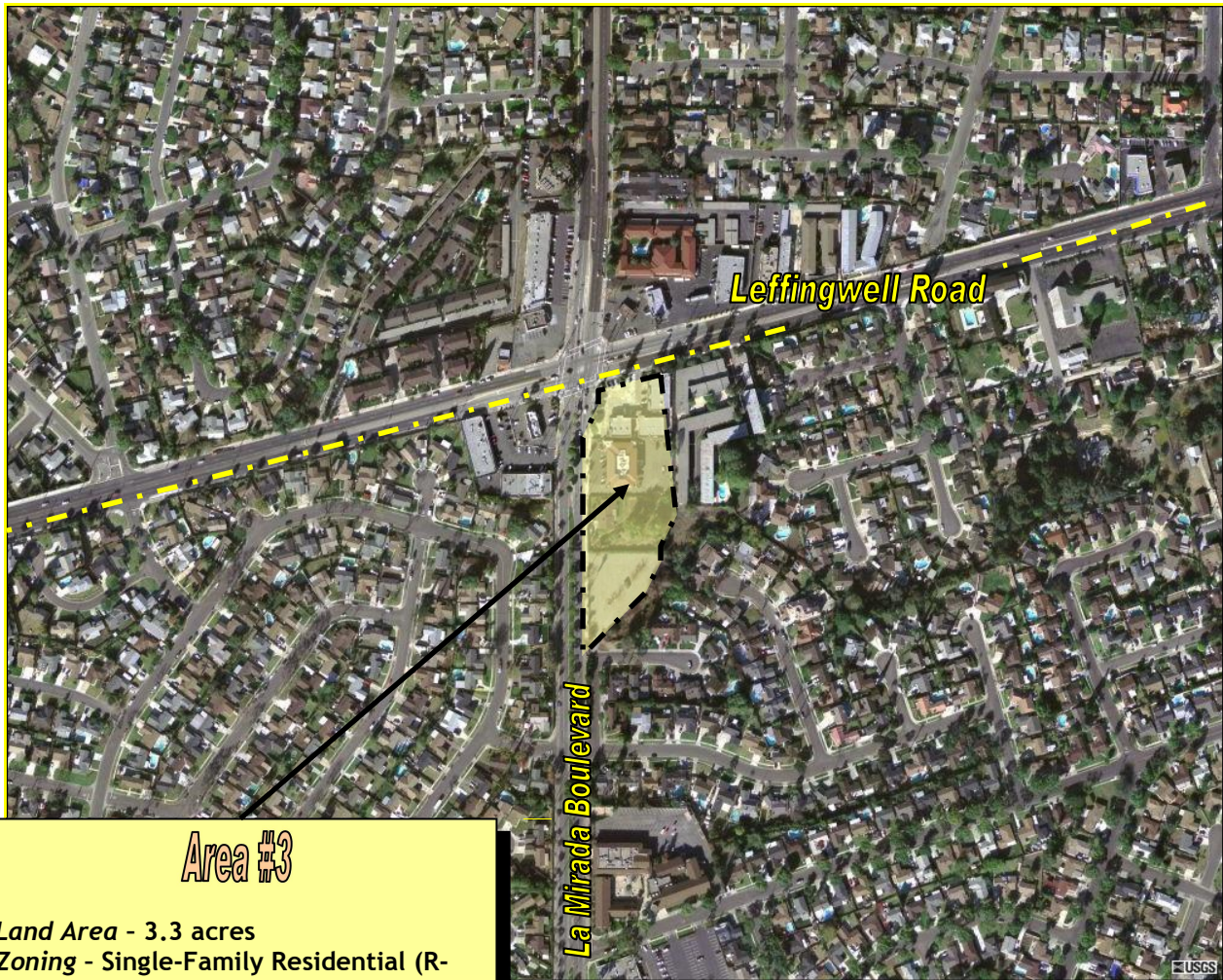
Area #2

Land Area - 2.0 acres
Zoning - Imperial Highway Specific Plan PA-1B/Special Housing Overlay
Allowable Density - 45 units/acre
Potential Development - 90 units

EXHIBIT 7

HOUSING INFILL AREAS - #1 AND #2

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



Area #3

Land Area - 3.3 acres

Zoning - Single-Family Residential (R-1), Neighborhood Commercial (C-1)/Special Housing Overlay

Allowable Density - 40 du/ac

Potential Development - 132 units

EXHIBIT 8

HOUSING INFILL AREA - #3

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

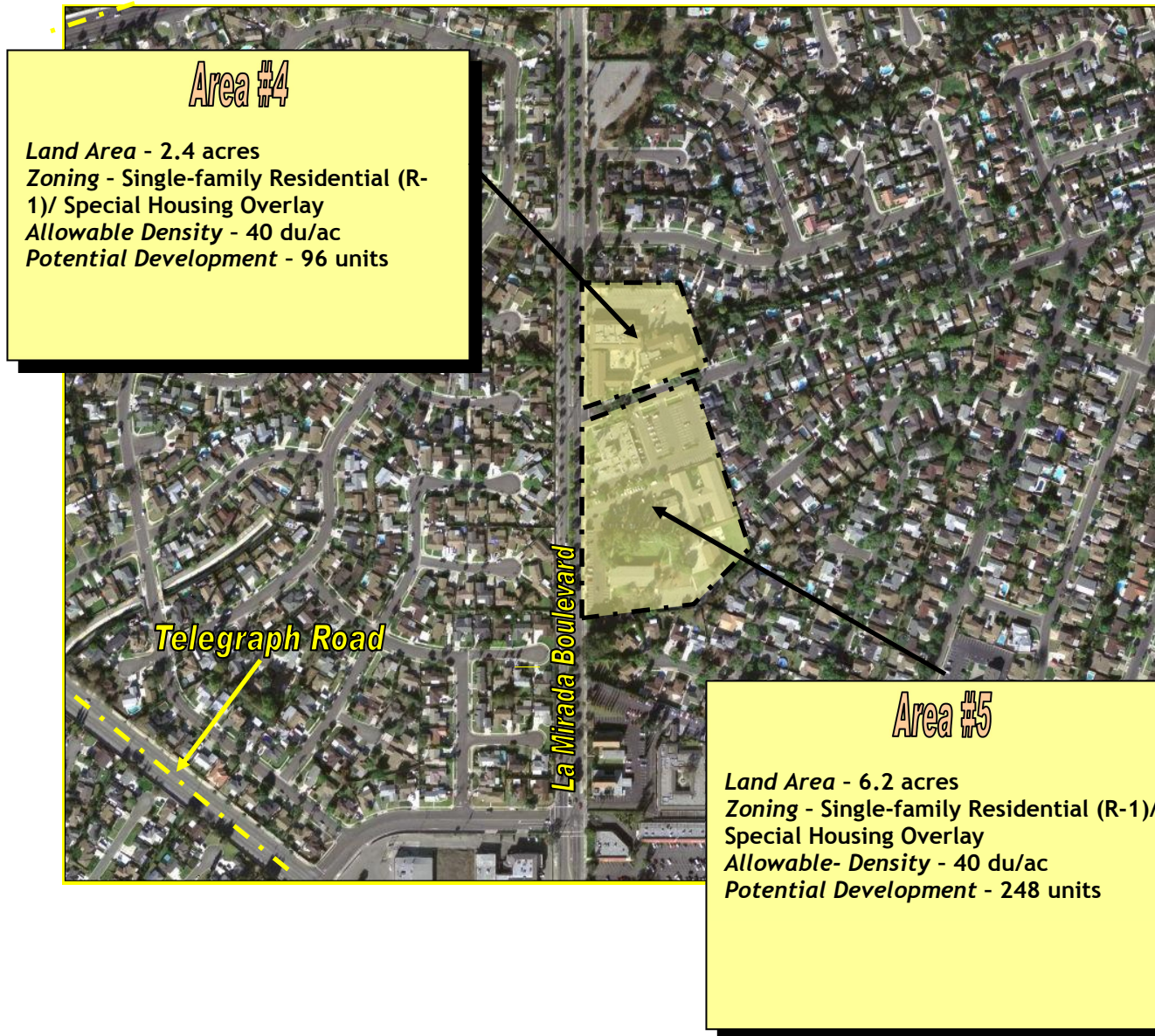
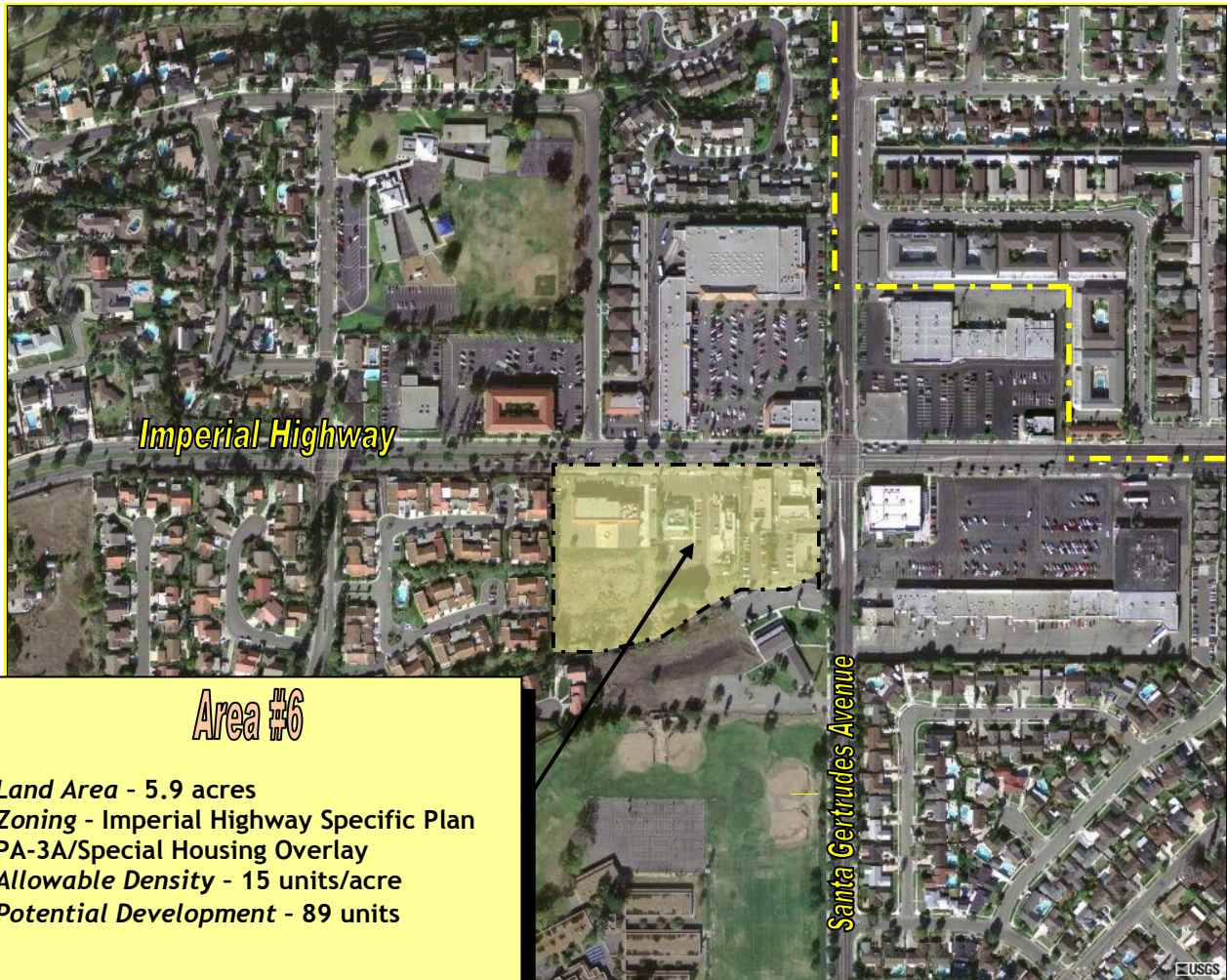


EXHIBIT 9
HOUSING INFILL AREAS - #4 AND #5
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



Area #6

Land Area - 5.9 acres
Zoning - Imperial Highway Specific Plan
PA-3A/Special Housing Overlay
Allowable Density - 15 units/acre
Potential Development - 89 units

EXHIBIT 10 HOUSING INFILL AREA - #6

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



EXHIBIT 11
HOUSING INFILL AREA - #7
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

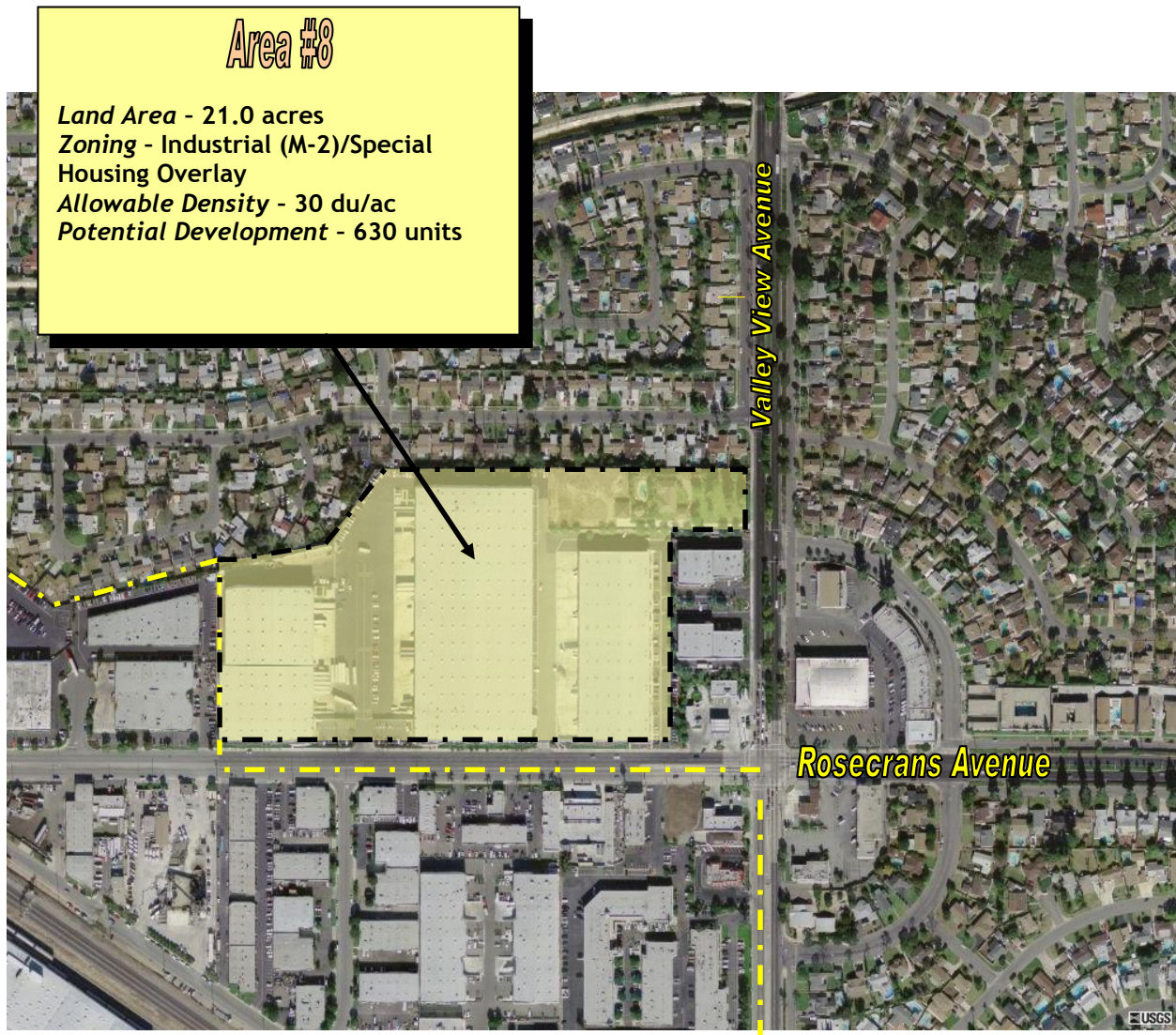


EXHIBIT 12
HOUSING INFILL AREA - #8
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



Area #9

Land Area - 4.9 acres
Zoning - Neighborhood Commercial
(C-1)/Special Housing Overlay

Allowable Density - 30 du/ac
Potential Development - 147 units

EXHIBIT 13 HOUSING INFILL AREA - #9

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



4.4 HOUSING GOALS AND POLICIES

4.4.1 HOUSING GOALS

The La Mirada City Council adopted a series of formal housing goals as part its most recent General Plan Update. These goals, which give direction to the City's housing program, include the following:

- *Goal 1.* The City of La Mirada shall preserve the single-family residential character of the community.
- *Goal 2.* The City of La Mirada shall limit multi-family developments to buffer areas between commercial and single-family residential districts.
- *Goal 3.* The City of La Mirada shall encourage development of housing for all social and economic segments of the City.
- *Goal 4.* The City of La Mirada shall encourage creative and innovative residential development both in terms of structural design and utilization of land area.
- *Goal 5.* The City of La Mirada shall protect the health, safety, and welfare of all citizens by through code and ordinance enforcement in the elimination of substandard housing conditions and zoning ordinance violations.
- *Goal 6.* The City of La Mirada shall diligently explore new methods of enforcement to eliminate the possibility of substandard and deteriorating housing conditions.

In order to progress toward the attainment of established goals, the City has committed itself to specific policies and actions. While the goals are general statements that reveal community values or ideals, the policies presented herein are more specific, time-oriented actions. The policies and supporting actions have been organized around five major issue areas identified by the State Department of Housing and Community Development. The actions to be undertaken by the City have been programmed to facilitate implementation and evaluate progress. The anticipated impact, responsible agency, potential funding, and schedule for each action are discussed.

4.4.2 ISSUE NO. 1. POLICIES FOR HOUSING AND NEIGHBORHOOD PRESERVATION

The following policies will be effective in promoting housing preservation:

- *Policy 1.1.* The City of La Mirada shall encourage the maintenance and rehabilitation of existing owner-occupied and rental housing, where feasible.
- *Policy 1.2.* The City of La Mirada shall promote the removal and replacement of those substandard units which cannot be rehabilitated.



- *Policy 1.3.* The City of La Mirada shall upgrade or improve community facilities and municipal services in keeping with community needs.
- *Policy 1.4.* The City of La Mirada shall sustain a high standard of maintenance for all publicly-owned property.
- *Policy 1.5.* The City of La Mirada shall investigate and pursue programs and funding sources available to assist in the improvement of residential property.
- *Policy 1.6.* The City of La Mirada shall prevent the encroachment of incompatible uses into established residential areas.

4.4.3 ISSUE NO. 2: POLICIES FOR AFFORDABLE HOUSING

The underlying policies will be effective in preserving the affordability of housing:

- *Policy 2.1.* The City of La Mirada shall promote and, where possible, require the continued affordability of all residential units that may be produced with participation by the City or its authorized agents.
- *Policy 2.2.* The City of La Mirada shall discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low- and moderate-income housing.
- *Policy 2.3.* The City of La Mirada shall investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

4.4.4 ISSUE NO. 3. POLICIES FOR THE PROVISION OF NEW DEVELOPMENT SITES

The successful implementation of the following policies will ensure the provision of adequate, suitable sites for the construction of new housing.

- *Policy 3.1.* The City of La Mirada shall use the Land Use Element of the General Plan and the zoning ordinance to ensure the availability of adequate sites for a variety of housing types.
- *Policy 3.2.* The City of La Mirada shall ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
- *Policy 3.3.* The City of La Mirada shall encourage the infilling of vacant residential land.
- *Policy 3.4.* The City of La Mirada shall encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.



- *Policy 3.5.* The City of La Mirada shall ensure that all residential areas are provided with adequate public facilities and services.
- *Policy 3.6.* The City of La Mirada shall ensure that adequate, freely accessible open space is provided within reasonable distance of all community residents.
- *Policy 3.7.* The City of La Mirada shall encourage the construction of low- and moderate-income housing to sites which are located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities.

4.4.5 ISSUE NO. 4. FAIR HOUSING

In order to assure accessibility to decent housing for all persons, the City of La Mirada shall support the following policies related to fair housing practices.

- *Policy 4.1.* The City of La Mirada shall encourage the development of housing which meets the special needs of handicapped and elderly households.
- *Policy 4.2.* The City of La Mirada shall promote the provision of housing to meet the needs of families of all sizes and encourage the provision of rental units for families with children.

4.4.6 ISSUE NO. 5. NEW HOUSING OPPORTUNITIES

To ensure the adequate provision of housing for all economic segments of the community, the City of La Mirada shall implement the following policies.

- *Policy 5.1.* The City of La Mirada shall protect and expand housing opportunities for households needing assistance, including senior citizens, low- and moderate-income families, and handicapped persons.
- *Policy 5.2.* The City of La Mirada shall encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic considerations.
- *Policy 5.3.* The City of La Mirada shall strive to provide incentives and encourage the private development of new affordable housing for low- and moderate-income households.
- *Policy 5.4.* The City of La Mirada shall investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including first-time home buyers, the elderly and persons with disabilities.
- *Policy 5.5.* The City of La Mirada shall facilitate the construction of low- and moderate-income housing to the extent possible.



- *Policy 5.6.* The City of La Mirada shall periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

4.5 HOUSING PROGRAMS

This section of the Housing Element describes those programs that will aide the City in realizing its adopted housing policy.

4.5.1 HOME IMPROVEMENT PROGRAM

The Home Improvement Program (HIP) is a home assistance program for low- to moderate-income La Mirada homeowners to assist in the correcting of violations and repair deteriorating conditions. The assistance is provided through an emergency grant and a low-interest deferred loan. Funding is based on first-come basis. This loan is designed for exterior and/or interior repairs and as a means to address immediate health and safety risks, such as a leaky roof, broken water or sewer pipes, lack of cold/hot water, broken or clogged waste lines, and broken or cracked gas lines. The maximum loan amount is \$30,000, with 3% annual simple interest. The loan is secured by a deed of trust and does not need to be repaid until the property is sold, refinanced, no longer owner-occupied, or ownership is transferred. At that time, the loan balance and interest accrued are due and payable. To qualify for assistance, both the homeowner and the property must satisfy specific eligibility criteria.

- Applicant must be on title and occupy the property.
- Total gross household income must not exceed the annual income limits based on household size.

All participating properties receiving a low-interest deferred loan are subject to lead-based paint and asbestos regulations. If tests are positive, a grant of up to \$1,500 is available for the abatement of the lead and/or asbestos. The following requirements are applicable in the issuance of the loan:

- The home must be a single-family detached home or a mobile home in the City of La Mirada.
- The home must be in need of repairs to correct existing code violations, protect structural integrity of the property, promote neighborhood safety, and/or provide exterior/interior improvements.
- The home must have a homeowner's insurance policy for full replacement value and all property taxes must be paid.
- Any liens and encumbrances on the property must not exceed 80% of fair-market-value at the time of application, 85% including the City's assistance.



The program's implementation will include the following elements.

- *Responsible Agency.* Housing Division
- *Funding.* CDBG
- *Implementation Schedule.* Annually
- *Quantified Objectives.* 5 units

4.5.2 MORTGAGE CREDIT CERTIFICATE PROGRAM

The County of Los Angeles' Mortgage Credit Certificate Program (MCC) offers first-time home buyers a federal income tax credit. The credit reduces the amount of federal taxes the certificate holder would pay. It can assist the first-time home buyer to qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax. This program is advertised on the City's website.

- *Responsible Agency.* Los Angeles County CDC
- *Funding.* CDBG
- *Implementation Schedule.* Annually
- *Quantified Objectives.* 5 units

4.5.3 LOS ANGELES COUNTY PROGRAMS

The County of Los Angeles' Home Ownership Program (HOP) provides assistance to low-income, first-time home buyers in purchasing a home. The HOP provides loans of up to 25% of the initial purchase price. In designated areas additional down payment and closing cost assistance may be provided. The loans are shared equity loans with no monthly payments. The Southern California Home Financing Authority Revenue Bond Program (SCHFA) is a joint powers authority providing mortgage loans for low- and moderate-income first-time home buyers. The program offers below market fixed rate mortgages at reduced fees. The program's implementation will include the following elements.

- *Responsible Agency.* Los Angeles County CDC
- *Funding.* CDBG
- *Implementation Schedule.* Annually
- *Quantified Objectives.* 5 units

4.5.4 EXTREMELY LOW INCOME HOUSING PROGRAM

This program reflects a number existing initiatives that support the provision of housing for households with very-low and low incomes. As indicated in Section 2, there are a number of extremely low income households that require affordable housing. Under this program, the City will prioritize affordable housing funds towards the provision of housing for extremely low income households. A primary objective of this program is to promote the development of housing units for households earning 30 percent or less of the *Median Family Income* for Los Angeles County. Specific emphasis will be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. A second element of this program is the *Housing Choice Voucher Program*, a



federally funded rental program that assists very low-income families, elderly, and disabled households. This program will be an important element in the City's Extremely Low Income Housing Program. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. Participants are able to select any housing that meets the requirements of the program, and is not limited to units located in subsidized housing projects.

- *Responsible Agency:* Planning Division/County of Los Angeles
- *Funding:* Section 8 (for the Vouchers)
- *Implementation Schedule:* Ongoing
- *Quantified Objectives:* 120 vouchers.

4.5.5 UNDERUTILIZED SITES PROGRAM

Under this program, La Mirada will proactively encourage the development of underutilized residentially zoned properties within the City. The City will offer regulatory incentives such as relaxed development standards (i.e., building setbacks, height, floor area ratio, parking, etc.), expedited permit processing for projects that contain an affordable housing component, and other incentives. The City will also promote the availability of underutilized sites along with the available incentives through the use of handouts and the City's website. In addition, information concerning the program will be provided at pre-application meetings with developers and during other community outreach meetings. Finally, the City will monitor the supply of underutilized sites and evaluate whether the incentives are effective in promoting the program's implementation. The key elements of this program include the following:

- The City will continue to provide appropriate land use designations consistent with regional housing needs for mixed use and infill development.
- The City will maintain an inventory of potential sites to provide developers with information regarding development incentives for affordable units.
- The City will evaluate the feasibility of a sliding density scale that would "award" a developer additional development densities if he/she were able to expand the size of the development site either through outright acquisitions or inviting participation of a neighboring property owner.
- The City will identify development opportunities, explore and establish, as appropriate, concessions and incentives beyond density bonus law, and allocate financial resources when available to facilitate lot consolidation.
- The City will provide technical assistance and information to private and non-profit housing providers regarding available City-owned parcels that will be suitable for lower-income development.
- The City will facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical



assistance includes land development counseling by City planners and a marketing brochure that provides information on available development incentives.

The key elements of this program's implementation are described below.

- *Responsible Agency:* Planning Division
- *Funding:* General Fund
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* The outreach materials will be completed within 12-months of the Housing Element's adoption.

4.5.6 HOUSING INFILL SITES MONITORING PROGRAM

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low, very low, low, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall. The key elements of this program's implementation are described below.

- *Responsible Agency:* Planning Division
- *Funding:* General Fund
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* An annual report will be prepared that indicates progress.

4.5.7 EQUAL HOUSING PROGRAM

The City of La Mirada works with the Fair Housing Foundation (with offices in both Los Angeles and Long Beach) to resolve disputes concerning housing discrimination and to educate residents and property owner regarding laws relating to equal housing opportunities. The City will continue to make referrals to the Fair Housing Foundation for housing discrimination. Currently, the City maintains referral information on the City's website and brochures at the Civic Center. The program's implementation will include the following elements.

- *Responsible Agency.* Housing Division
- *Funding.* General Fund
- *Implementation Schedule.* Ongoing



- Quantified Objectives. 100% referrals

4.5.8 RESOURCE CONSERVATION PROGRAM

There are a number of implementing programs that, in addition to providing for new opportunities for housing, also have the added benefit of promoting resource conservation. For example, the areas that have been identified for new infill residential development are located near arterial roadways that are currently serviced by public infrastructure. In addition, the sites are served by public transit that will further reduce the vehicle miles traveled by prospective residents. In addition, these infill areas have been designated for higher residential densities of up to 30 units per acre. An important element of any energy conservation measure will be to identify strategies for retrofitting energy conserving devices in both new residential development and in the rehabilitation of existing development. The City of La Mirada will continue to promote energy and resource conservation through the following:

- State law requires that older bathroom toilet fixtures that consume more water be phased out and replaced with toilets that use only 1.6 gallons per flush. As part of the counter review of housing unit rehabilitation, staff will review development plans to ensure compliance with these requirements.
- La Mirada will continue to implement the landscape design ordinance that encourages the use of plant materials that consist of drought tolerant plants thus further reducing water consumption in landscaping.
- The City shall support the installation of photovoltaic/solar and solar water heating systems on new residential construction as a means to promote a reduction in energy consumption.
- The City's website will be expanded to include a discussion of energy conservation measures and devices that, in addition to saving energy, will also save the homeowner or renter money.
- *Responsible Agency.* Housing Division
- *Funding.* General Fund
- *Implementation Schedule.* New Program
- *Quantified Objectives.* Water and Energy Conservation

4.5.9 SUPPORT FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

The City will support the ability of persons with developmental disabilities to live in integrated community settings by working with the Eastern Los Angeles Regional Center to identify the housing needs of persons served by the Center, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.

- *Responsible Agency.* Planning Division
- *Funding.* General Fund
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* Appropriate housing for persons with developmental disabilities



4.6 QUANTIFIED HOUSING OBJECTIVES

Table 25 below indicates the quantified objective for new housing development in the City intends to accomplish as part of the City's housing strategy.

Income category	Construction	Rehabilitation	Preservation/ Conservation
Extremely Low	31 (subset of very low income)	40 (Home Improvement Program)	
Very Low	62		
Low	37		74 (La Mirada Vistas)
Moderate	40		
Above Moderate	96		
Total	235	40	74

4.7 PROGRESS IN HOUSING ELEMENT'S IMPLEMENTATION

The City's previous Housing Element anticipated that a total of 1,751 new units would be constructed during the 2006-2014 planning period. Of these units, 732 units would be for lower income households and 303 units would be for moderate income households. In addition, the City established a goal for rehabilitation of 105 units and conservation of 5 units. Table 26 shows the City's progress in achieving its quantified objectives, as of December 2013.

	Objective for Previous Element			Achievement to Date		
Income Category	Construction	Rehabilitation	Conservation	Construction	Rehabilitation	Conservation
Extremely Low-Income	226	5	5	0	111	25
Very Low-Income	226			0		
Low-Income	280	100	0	0		
Moderate-Income	303	0	0	0		
Above Moderate	716	0	0	4		
Total	1,751	105	5	4	111	25

Notes:

- The objective of 5 Conservation units were units that were supposed to receive funds from the Foster Park Home Improvement Program which was combined with the regular Home Improvement Program during the planning period.



As part of the preparation of this Housing Element, the adopted housing policies and programs were reviewed to consider their continued relevance. Table 27 indicates the 2006-2014 Housing Element policies and programs and the City's progress in implementation.

Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
4.5.1 Home Improvement Program The Home Improvement Program (HIP) is a home assistance program for low- to moderate-income La Mirada homeowners to assist in the correcting of violations and repair deteriorating conditions. The assistance is provided through an emergency grant and a low-interest deferred loan. Funding is based on first-come basis. This emergency grant is for specific emergency repairs up to \$5,000 as a means to address immediate health and safety risks, such as a leaky roof, broken water or sewer pipes, lack of cold/hot water, broken or clogged waste lines, and broken or cracked gas lines. This loan is designed for exterior and/or interior repairs and improvements. The maximum loan amount is \$30,000, with 3% annual simple interest. The loan is secured by a deed of trust and does not need to be repaid until the property is sold, refinanced, no longer owner-occupied, or ownership is transferred. At that time, the loan balance and interest accrued are due and payable. To qualify for assistance, both the homeowner and the property must satisfy specific eligibility criteria. • Applicant must be on title and occupy the property. • Total gross household income must not exceed the following 2007-08 income limits based on household size. All participating properties receiving a low-interest deferred loan are subject to lead-based paint and asbestos regulations. If tests are positive, a grant of up to \$2,500 is available for the abatement of the lead and/or asbestos. The following requirements are applicable in the issuance of the loan: • The home must be a single-family detached home or a mobile home in the City of La Mirada. • The home must be in need of repairs to correct existing code violations, protect structural integrity of the property, promote neighborhood safety, and/or provide exterior/interior improvements. • The home must have a homeowner's insurance policy for full replacement value and all property taxes must be paid. • Any liens and encumbrances on the property must not exceed 80% of fair-market-value at the time of application, 85% including the City's assistance. Quantified Objectives. 5 units	The City continues to use CDBG funds to provide low-interest deferred loans to qualified low-income home owners for the improvement of deteriorated interior and exterior "non-luxury" conditions and code violations at single-family and mobile home residences. In FY 2011-13, 5 housing units were assisted through this program.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
4.5.2 Foster Park Home Improvement The Foster Park Home Improvement Program are designed to assist eligible homeowners in the Foster Park neighborhood as a means to improve deteriorating conditions of their property and correct existing code violations. This loan is designed for exterior and/or interior repairs and improvements. The maximum loan amount is \$30,000, with 3% annual simple interest. The loan is secured by a deed of trust and does not need to be repaid until the property is sold, refinanced, no longer owner-occupied, or ownership is transferred. At that time, the loan and interests are due and payable. To qualify for assistance, both the homeowner and the property must be a single-family detached home located within the Foster Park Neighborhood in the City of La Mirada, the applicant must be on title and occupy the property, and the total gross household income must not exceed the following 2006-07 income limits based on household size. Homeowners may participate in all programs they may be eligible for, but may only participate in each type of assistance once. Other requirements include the following: • All improvements must be completed within 90 working days of issuance of Notice of Proceed. • All contractors performing work must have a current State Contractor's License and the City's business license. • Improvements completed prior to the funding of the grant/loan cannot be reimbursed by the assistance program. All participating properties receiving a low-interest deferred loan or a grant are subject to lead-based paint and asbestos regulations. If tests are positive, a grant of up to \$2,500 is available for the abatement of the property. Quantified Objectives. 5 units	The Foster Park Home Improvement Program was combined with the City's regular Home Improvement Program during the Planning Period. Separate funding has been discontinued.
4.5.3 Affordable Home Ownership Program Affordable Home Ownership Program (AHOP) - Funded by the La Mirada Redevelopment Agency, AHOP provides a below market purchase price on certain 1 and 2-bedroom condominiums to up to moderate-income first-time homebuyers. The program is not currently accepting applications. Quantified Objectives. 5 units	The La Mirada Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. As a result, the Affordable Home Ownership Program was not funded and has been discontinued.
4.5.4 Mortgage Credit Certificate Program The County of Los Angeles' Mortgage Credit Certificate Program (MCC) offers first-time home buyers a federal income tax credit. The credit reduces the amount of federal taxes the certificate holder would pay. It can assist the first-time home buyer to qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax. This program is advertised on the City's website.	The City continues to promote the Mortgage Credit Certificate Program through information on the City's website.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
Quantified Objectives. 5 units	
4.5.5 Los Angeles County Programs The County of Los Angeles' Home Ownership Program (HOP) provides assistance to low-income, first-time home buyers in purchasing a home. The HOP provides loans of up to 25% of the initial purchase price. In designated areas additional down payment and closing cost assistance may be provided. The loans are shared equity loans with no monthly payments. The Southern California Home Financing Authority Revenue Bond Program (SCHFA) is a joint powers authority providing mortgage loans for low- and moderate-income first-time home buyers. The program offers below market fixed rate mortgages at reduced fees. Quantified Objectives. 5 units	The City continues to promote the County's Home Ownership Program through information on the City's website. The program provides a 2nd Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage. Qualified homebuyers in La Mirada receive \$60,000 or 20% of the purchase price, whichever is less.
4.5.6 Transitional Housing Program Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two-years while receiving supportive services that enable independent living. To comply with State law, the City will amend the Zoning Ordinance requirements for the residential zone districts so that the development of transitional housing will be treated as a residential use within all zone districts that permit residential uses. The development standards that will apply to transitional housing will be the same as those that are applicable to similar uses within the zones. Candidate units and/or sites within the residential zones will have the following characteristics that are relevant to transitional housing: • Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements. • The residential zones were selected because of their proximity to transportation service providers, schools, parks, and other public services and facilities. • Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing. To comply with State law, the City of La Mirada will amend the Zoning Ordinance so that transitional housing will be a permitted use in all of the City's zone districts that permit residential uses. Following this amendment, transitional housing will be permitted in all residential zones and subject to those restrictions that are applicable to the other residential uses in the same zone. Objectives. Comply with applicable State requirements.	In 2008, the City amended its Zoning Code to permit transitional housing in the residential zoning districts.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
4.5.7 Supportive Housing Programs Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and approval process. The State also requires the Housing Element to identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single family detached unit or an apartment building. To comply with State law, the City of La Mirada will amend the Zoning Ordinance so that supportive housing will be treated as a residential use in all of the City's Zone districts that permit residential uses. Following this amendment, supportive housing will be permitted in all residential zones and subject to those restrictions that are applicable to similar uses in the same zone. Objectives. Comply with applicable State requirements.	In 2008, the City amended its Zoning Code to permit supportive housing in the residential zoning districts.
4.5.8 Single Room Occupancy Housing Program A single room occupancy (SRO) development SROs may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. As a means to finance this program, the City will prioritize affordable housing funds towards the provision of housing for extremely low income households as part of the development of SRO housing. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the City's multiple-family zones as well as in those areas where mixed use development is contemplated. Quantified Objectives. Comply with applicable State requirements.	In 2012, the City amended its Zoning Code to permit single room occupancy (SRO) units in the Mixed Use Overlay (MUO) zoning district and established development standards for the type of development.
4.5.9 Emergency Housing Program The City of La Mirada will initiate a program in response to the requirement of SB2 concerning the designation of an area where an emergency shelter must be permitted by right. The City intends to use a new Overlay Zone District as a means to comply with the requirements of SB 2 that call for specific geographic areas of the City to be assigned a land use designation that permits emergency shelters by right. The City will amend the Zoning Ordinance to permit emergency shelters in the M-2 (industrial) zone located to	In 2012, the City adopted the Emergency Shelter Overlay (ESO) zoning district to permit emergency shelters. The ESO zoning district applies to that area south of the Interstate 5 (I-5 Santa Ana Freeway) designated as industrial (M-2) zone on the official zoning map of the City of La Mirada.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
the south of the Santa Ana Freeway. The proposed Zoning Ordinance amendment will involve the creation of an Overlay Zone that will permit emergency housing by right. The location of this Overlay Zone is shown in the Appendix. This zone was specifically selected because of its proximity to transportation, public services, and the underlying uses that could more easily accommodate the use. The area is also located close to the I-5 corridor which is a major source of employment in the area. In addition, the greatest concentration of employers in the City is located in the vicinity. This program will also promote public awareness regarding homelessness in the community and will assist in the development of a referral system. Objectives. Comply with applicable State requirements.	
4.5.10 Zoning Ordinance Revision Program The City intends to amend the City's Zoning Ordinance and General Plan to would permit those land uses and procedures envisioned as part of the Housing Element's implementation. As part of this Zoning Ordinance revision process, the City will examine certain development standards, such as parking requirements, to determine if a relaxation of these requirements is feasible as a means to reduce the cost of new multiple-family construction. The Zoning Ordinance revision will also include the development of a new overlay designation that will permit the implementation of the mixed-use developments anticipated as part of the Housing Element's implementation. Finally, the Zoning Ordinance revision will outline other new development review procedures as a means to encourage new residential development. The City, as part of the review and revision of the Zoning Ordinance, will revise the CFC procedures so that the review process is ministerial in nature instead of the current discretionary review requirement. Under this revised process, the review process will function similar to a conventional design review process though the staff determination may be appealed to the Planning Commission. This change in the CFC process will reduce the processing time and cost for new residential development. La Mirada is predominantly developed in residential land uses and the City's neighborhoods were developed during different periods at varying architectural styles and densities. The City does not impose a preferred architectural style. To ensure that new and substantial rehabilitation of housing is completed in an appropriate manner with respect to scale, size, and character, the City will incorporate new design guidelines and standards into the updated Zoning Ordinance. These design guidelines are necessary for individual projects as a means to facilitate ministerial review of residential projects, including single- family, multiple family, and other residential uses. These guidelines will also aid in the transition from the existing CFC discretionary review process which is presently functioning as design review. Mixed/multi-use-projects require careful planning to ensure that they exhibit high quality development that is compatible with adjacent development. Following the adoption of the Housing Element, the City will use the Zoning Ordinance revision as a means to create development standards for mixed/multi-use housing suitable for the identified infill/overlay development sites. The standards that will be included in the Zoning Ordinance	In 2012, the City adopted the Mixed Use Overlay (MUO) zoning district that permits mixed-use development as well as stand-alone residential development. The Mixed Use Overlay has been applied to sites identified in the City's 2006-2014 Housing Element in order to accommodate the City's RHNA need. The City also adopted the Special Housing Overlay (SHO) district is to provide additional opportunities for new housing in specific areas of the City where higher density development may be accommodated. Infill Areas 1 through 9 identified in the Housing Element are included in the SHO.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
include density standards, open space requirements, parking standards (including flexible standards based on parking demand), floor area ratios, building height standards, building setback standards, density standards, and the relaxation of certain standards to facilitate lot consolidation. The Zoning Ordinance revision would involve the creation of a new Residential Mixed-Use Overlay designation that would permit conventional mixed use development that would involve ground level commercial uses with residential units in the above ground levels, infill developments consisting of entirely residential land uses, and developments where residential units and commercial uses would share the same parcel. In addition, single room occupancy (SRO) developments would be permitted pursuant to State law. The areas that will be subject to this rezoning is identified in Section 4.3.2 Housing Infill Program. To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City shall ensure the mixed use overlay provides adequate sites to meet projected need by income category for the 2006-2014 planning period. Specifically, the City's mixed use designation will provide adequate sites to accommodate the remaining regional housing need for extremely low income, very low income, and low income households. The amended land use designations and associated zoning district classification will permit multifamily uses as a matter of right, not subject to a conditional use permit, planned unit development or other non-design related discretionary review. To accommodate units that will be affordable to lower income households, minimum standards shall be applied to each area. The minimum densities for each of the nine infill areas include the following: Area 1 – 45 units per acre Area 2 – 45 units per acre Area 3 – 40 units per acre Area 4 – 40 units per acre Area 5 – 40 units per acre Area 6 – 15 units per acre Area 7 – 30 units per acre Area 8 – 30 units per acre Area 9 – 30 units per acre The development standards and other regulatory provisions associated with the revised land use designations/classifications shall maximize development capacity and promote a variety of housing types at various levels of affordability. The unmet projected regional share of lower-income need of 732 units shall be accommodated on sites with densities and development standards that permit at least 16 units per site. To ensure the accommodation of 50% of the unmet RHNA lower income need (367 units) on sites zoned for residential only use, the revised Zoning Ordinance will include an overlay zone permitting exclusive residential use. Non-residential uses within the overlay zone shall not be a permitted use. Any applications for non-residential uses within the housing overlay zone shall be required to obtain a Conditional Use Permit (CUP) to ensure the City's unmet regional share of lower-income need can be met on other sites zoned for residential only sites. Prior to any discretionary conditional	



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
approvals for non- residential development projects within the overlay zone, specific findings shall be made demonstrating the conditional approval of non-residential development within the overlay zone will not reduce or eliminate the capacity to accommodate 50% of the unmet RHNA lower income need on sites zoned for residential only use. The City will undertake the Zoning Ordinance revision immediately following the adoption of this Housing Element. Objectives. Comply with applicable State requirements.	
4.5.11 Reasonable Accommodation Program This program is a new program that will be implemented during the current planning period. As indicated in Section 2, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents would benefit from specific improvements that would better accommodate disabled persons. Under this program, the City will adopt a reasonable accommodation ordinance to provide exception in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance. Objectives. Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50%.	The City adopted a Reasonable Accommodation Program (Chapter 21.126 of the Municipal Code) in 2012.
4.5.12 Extremely Low Income Housing Program This program reflects a number existing initiatives that support the provision of housing for households with very-low and low incomes. As indicated in Section 2, there are a number of extremely low income households that require affordable housing. Under this program, the City will prioritize affordable housing funds towards the provision of housing for extremely low income households. A primary objective of this program is to promote the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis will be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing (refer to Section 4.5.8). In addition, the Imperial Highway Corridor Specific Plan will permit SRO housing and mixed use development. A second element of this program is the Housing Choice Voucher Program, a federally funded rental program that assists very low-income families, elderly, and disabled households. This program will be an	The City amended its Zoning Code in 2012 to permit SRO's and mixed use development that provides housing opportunities for extremely low income households. The City participates in the Section 8 Housing Choice Voucher Program through the County of Los Angeles. As of June 2013, 120 vouchers being utilized by La Mirada households and there are 139 La Mirada households on the waiting list.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
important element in the City's Extremely Low Income Housing Program. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. Participants are able to select any housing that meets the requirements of the program, and is not limited to units located in subsidized housing projects. Quantified Objectives. Support a minimum of 40 vouchers.	
4.5.13 Underutilized Sites Program Under this program, La Mirada will proactively encourage the development of underutilized residentially zoned properties within the City. The City will offer regulatory incentives such as relaxed development standards (i.e., building setbacks, height, floor area ratio, parking, etc.), expedited permit processing for projects that contain an affordable housing component, and other incentives. The City will also promote the availability of underutilized sites along with the available incentives through the use of handouts and the City's website. In addition, information concerning the program will be provided at pre-application meetings with developers and during other community outreach meetings. Finally, the City will monitor the supply of underutilized sites and evaluate whether the incentives are effective in promoting the program's implementation. The key elements of this program include the following: • The City will continue to provide appropriate land use designations consistent with regional housing needs for mixed use and infill development. • The City will maintain an inventory of potential sites to provide developers with information regarding development incentives for affordable units. • The City will evaluate the feasibility of a sliding density scale that would "award" a developer additional development densities if he/she were able to expand the size of the development site either through outright acquisitions or inviting participation of a neighboring property owner. • The City will identify development opportunities, explore and establish concessions and incentives beyond density bonus law as part of the zoning code update, and allocate financial resources to facilitate lot consolidation. • The City will provide technical assistance and information to private and non-profit housing providers regarding available City and Agency-owned parcels that will be suitable for lower-income development. • The City will facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and a marketing brochure that provides information on available development incentives.	The City continues to communicate to developers and promote incentives to encourage the availability of underutilized sites on a case by case basis. At this time, the City continues to receive several inquiries from residential developers regarding vacant land.



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

Program	Implementation Status
Objectives. The outreach materials will be completed within 12-months of the Housing Element's adoption.	
4.5.14 Housing Infill Sites Monitoring Program To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low, very low, low, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall Objectives. An annual report will be prepared than indicates progress.	The City adopted the Special Housing Overlay (SHO) district to provide additional opportunities for new housing in specific areas of the city where infill development may be accommodated. The Infill Areas 1 through 9 identified in the Housing Element are included in the SHO district. In addition, the City continues to assist developers in identifying potential residential development opportunities.
4.5.15 Equal Housing Program The City of La Mirada works with the Fair Housing Foundation (with offices in both Los Angeles and Long Beach) to resolve disputes concerning housing discrimination and to educate residents and property owner regarding laws relating to equal housing opportunities. The City will continue to make referrals to the Fair Housing Foundation for housing discrimination. Currently, the City maintains referral information on the City's website and brochures at the Civic Center. Quantified Objectives. 100% referrals	The City continues to contract with the Fair Housing Foundation for fair housing services. The City continues to refer housing discrimination complaints to the Fair Housing Foundation and maintains information on the City's website and at the Civic Center.
4.5.16 Resource Conservation Program There are a number of implementing programs that, in addition to providing for new opportunities for housing, also have the added benefit of promoting resource conservation. For example, the areas that have been identified for new infill residential development are located near arterial roadways that are currently serviced by public infrastructure. In addition, the sites are served by public transit that will further reduce the vehicle miles traveled by prospective residents. In addition, these infill areas have been designated for higher residential densities of up to 30 units per acre. An important element of any energy conservation measure will be to identify strategies for retrofitting energy conserving devices in both new residential development and in the rehabilitation of existing development. The City of La Mirada will undertake a Resource Conservation Ordinance that will include the following elements: The City will implement a water conservation ordinance that would regulate the time and duration of irrigation.	The City adopted water conservation requirements (Chapter 6.04 of the Municipal Code) on July 14, 2009. The regulations include limiting hours and duration of watering lawns and landscaping, prohibiting excess hose watering, and specific requirements regarding indoor plumbing fixtures, washing vehicles, public eating places and decorative fountains. The City continues to promote water-efficient landscaping through requirements of drought tolerant plant material and appropriate use and application of turf and decorative water features. The City continues to support and encourage the use of solar energy systems. With the passage of Senate Bill No. 1222, the City in partnership with Los Angeles County has streamlined the permit process and



Table 27
Evaluation of 2006-2014 Housing Element Policy Program

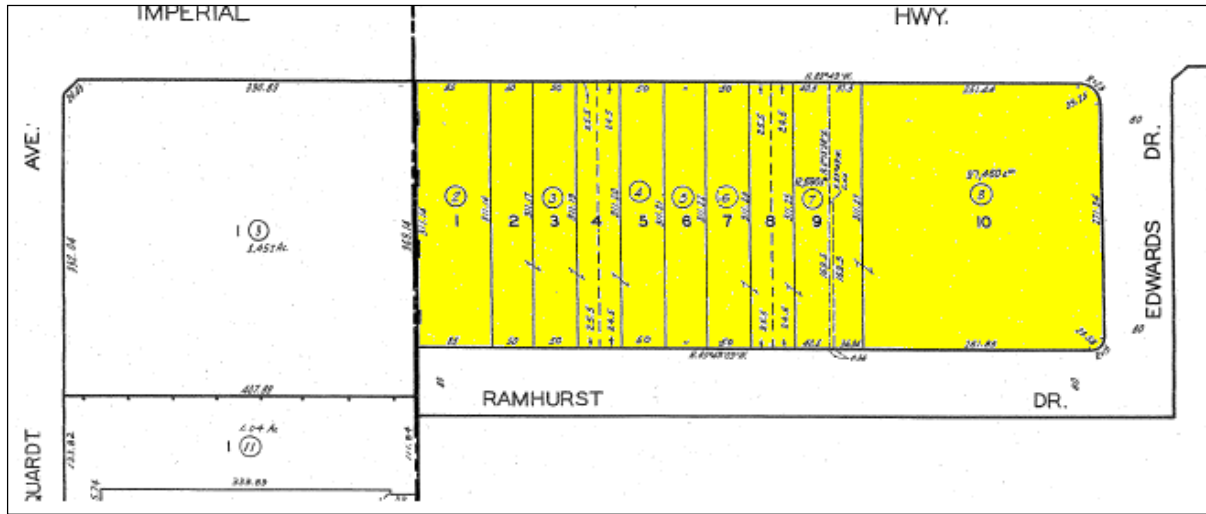
Program	Implementation Status
Landscaping installed as part of a new multiple-family development must incorporate sprinklers and timers into the design of the irrigation system. Sprinkler systems (with timers) must be installed in existing multiple-family developments. The irrigation systems must also include rain sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil. • State law requires that older bathroom toilet fixtures that consume more water be phased out and replaced with toilets that use only 1.6 gallons per flush. As part of the counter review of housing unit rehabilitation, staff will review development plans to ensure compliance with these requirements. • La Mirada will continue to implement the landscape design ordinance that encourages the use of plant materials that consist of drought tolerant plants thus further reducing water consumption in landscaping. • The City shall support the installation of photovoltaic/solar and solar water heating systems on new residential construction as a means to promote a reduction in energy consumption. • The City's website will be expanded to include a discussion of energy conservation measures and devices that, in addition to saving energy, will also save the homeowner or renter money. Quantified Objectives. 100 referrals	implemented the required permit fees to achieve timely and cost-effective installation of photovoltaic/solar systems.



APPENDIX A

DESCRIPTION OF AVAILABLE SITES



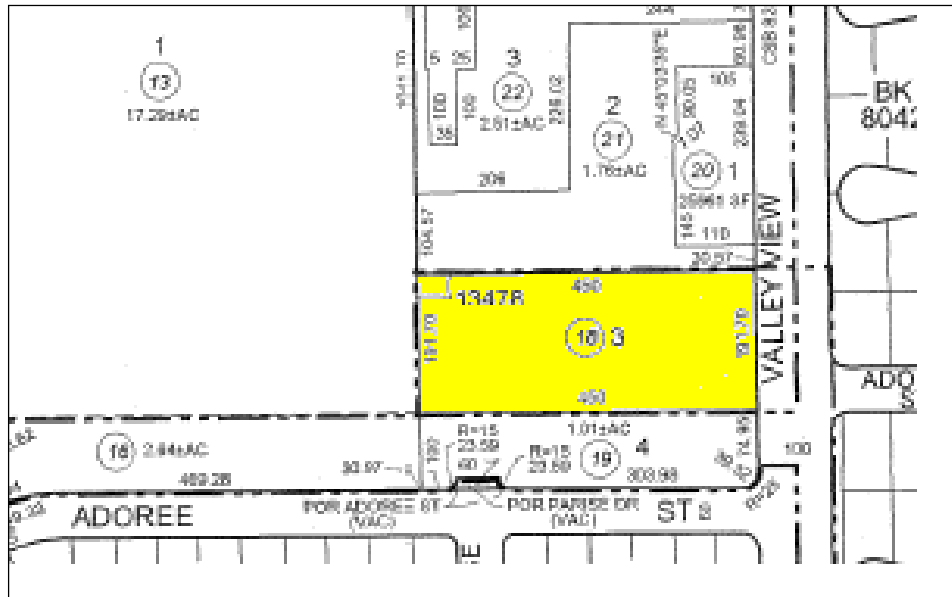


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
2	26,435	IHSP/SHO	IC Specific Plan	Restaurant pad (Jim's Burgers) & bar (Sportsman Cocktails)	45 units/acre	
3	38,875	IHSP/SHO	IC Specific Plan	specialty retail	45 units/acre	
4	23,325	IHSP/SHO	IC Specific Plan	specialty retail	45 units/acre	
5	15,550	IHSP/SHO	IC Specific Plan	specialty retail	45 units/acre	
6	23,325	IHSP/SHO	IC Specific Plan	furniture store 7 liquor store	45 units/acre	
7	20,215	IHSP/SHO	IC Specific Plan	Uno Supermarket is closed	45 units/acre	
8	97,460	IHSP/SHO	IC Specific Plan	Big Lots Store and KFC fast food on pad.	45 units/acre	
Total	245,185					243 units

Area #1 is located at the westernmost portion of the Imperial Highway corridor that extends through the City. Area #1 is currently occupied by a shopping center that has experienced a number of tenant vacancies (including the former Uno Market) due to the current recession. The anchor tenant is a Big Lots located in the easternmost portion of the center. Two outlying pads are occupied by fast-food restaurants. The parcels that comprise Area #1 are under single ownership and the additional permitted uses will likely encourage redevelopment of the center. Surface parking occupies approximately 50% of the center (both in front and behind the structures). The estimated floor area ratio is around 40%. Under the Imperial Highway Specific Plan, this area may be developed in high density residential multiple-family development or mixed use development at a density of 45 units per acre. Sufficient infrastructure (water and sewer) is located in Imperial Highway to accommodate the proposed use.

EXHIBIT A-1 HOUSING INFILL AREA - #1

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

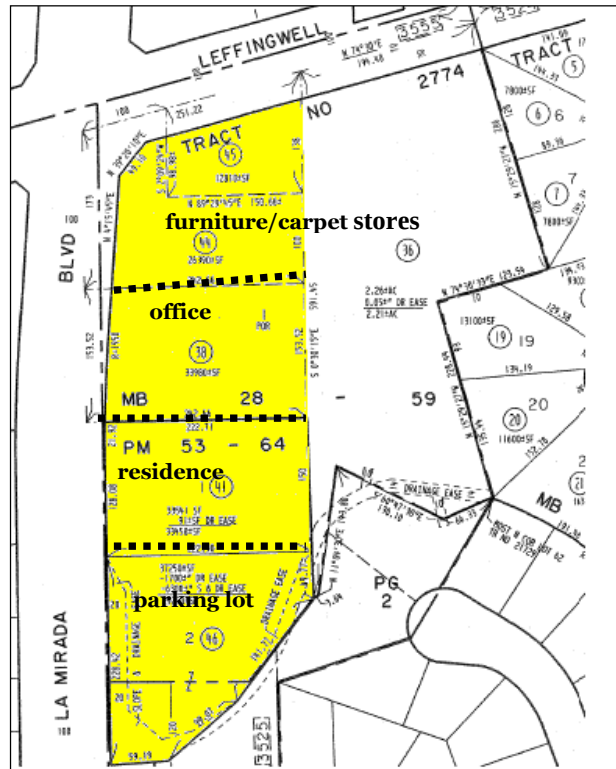


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
18	86,400	IHSP/SHO	IC Specific Plan	former lumber yard is now vacant	45 units/acre	
Total	245,185					89 units

Area #2 is located at the westernmost portion of the Imperial Highway corridor that extends through the City. This area is currently occupied by a vacant business that was formerly a lumber yard. The lumber yard business has been closed for at least 7 years. Area 2 consists of a single parcel and is under single ownership. The parcel that comprises Area #2 is under single ownership and the additional permitted (residential) uses will likely encourage redevelopment of the property. The expanded permitted use may finally encourage the site's redevelopment. Under the Specific Plan, Area #2 may be developed as high density residential multiple-family development at a density of 45-units per acre. The development will consist of 89 units. Sufficient infrastructure (water and sewer) is located in Imperial Highway to accommodate the proposed use.

EXHIBIT A-2 HOUSING INFILL AREA - #2

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

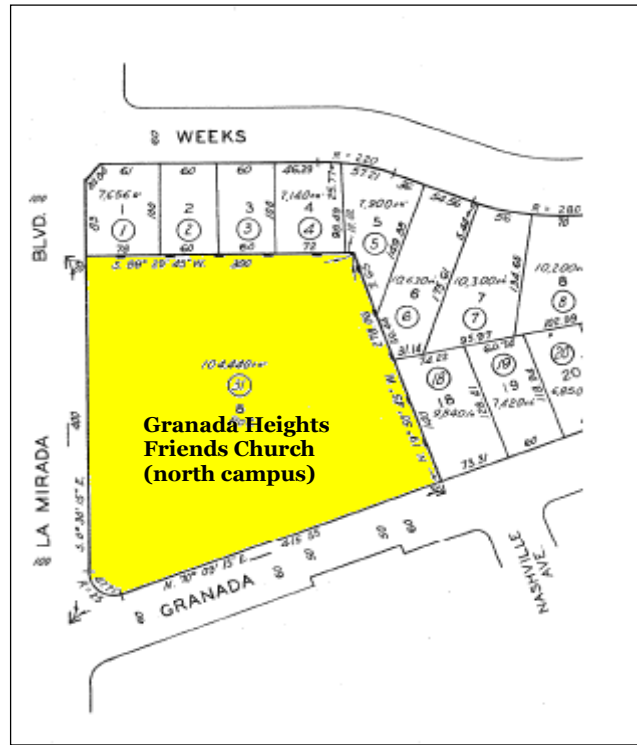


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
45	12,810	C-1/SHO	Commercial	furniture and carpet	40 units/acre	
44	26,390	C-1/SHO	Commercial	sales (three businesses)	40 units/acre	
38	33,980	R-1/SHO	Residential	two level office (Central Professional Center)	40 units/acre	
41	33,450	R-1/SHO	Residential	single-family home	40 units/acre	
46	29,250	R-1/SHO	Residential	surface parking lot	40 units/acre	
Total	135,880					132 units

Area #3 is located at the northernmost end of La Mirada Boulevard. This area is currently occupied by a small neighborhood commercial center that contains 3 businesses engaged in the sales of home furnishings and carpets. These parcels have a relatively low FAR will approximately 60% of the site consisting of surface parking. Further south is a two level office medical building that contains a number of vacant tenant spaces. In addition, this building is now for sale. Approximately 50% of the site consists of surface parking (both front and rear). Parcel 36 consists of a single-family residence. Parcel 46 contains a surface parking lot which is not in use at the present time. The current zoning for Area #3 is C-1 and R-1. Area #3 may be developed in high density residential multiple-family development or mixed use development at a density of 40 units per acre. The development will consist of a 132units. Sufficient infrastructure (water and sewer) is located in la Mirada Boulevard to accommodate the proposed use.

EXHIBIT A-3 HOUSING INFILL AREA - #3

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

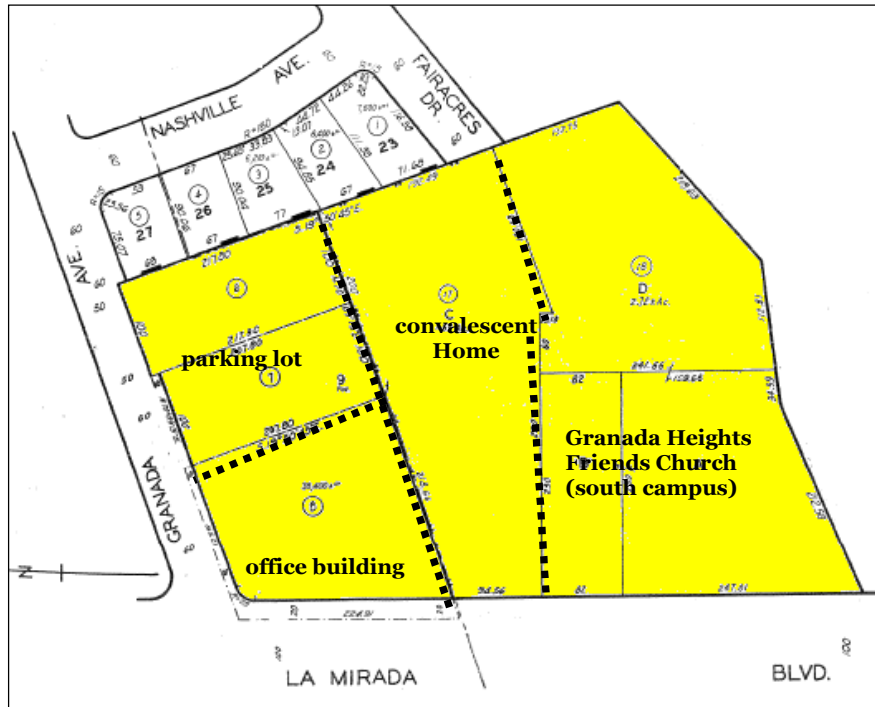


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
31	104,440	R-1/SHO	Residential	church (Granada Heights Friends Church)	40 units/acre	
Total	104,440					96 units

Area #4 is also located on the east side of La Mirada Boulevard. This area is currently occupied by a church. The parcel that comprises Area #4 is under single ownership. Other properties owned by the church (refer to Area #3) do not appear to be in use at the present time. The side and rear portions of the site are occupied by surface parking and the overall lot coverage of the existing development is approximately 60%. The site is currently zoned for residential development which will be rezoned to permit greater densities. The area's current zoning is R-1 which will be changed to accommodate either mixed use or high density residential. Area #4 may be developed in high density residential multiple-family development or mixed use development at a density of 40 units per acre. The development will consist of 96 units. Sufficient infrastructure (water and sewer) is located in La Mirada Boulevard to accommodate the proposed use.

EXHIBIT A-4 HOUSING INFILL AREA - #4

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

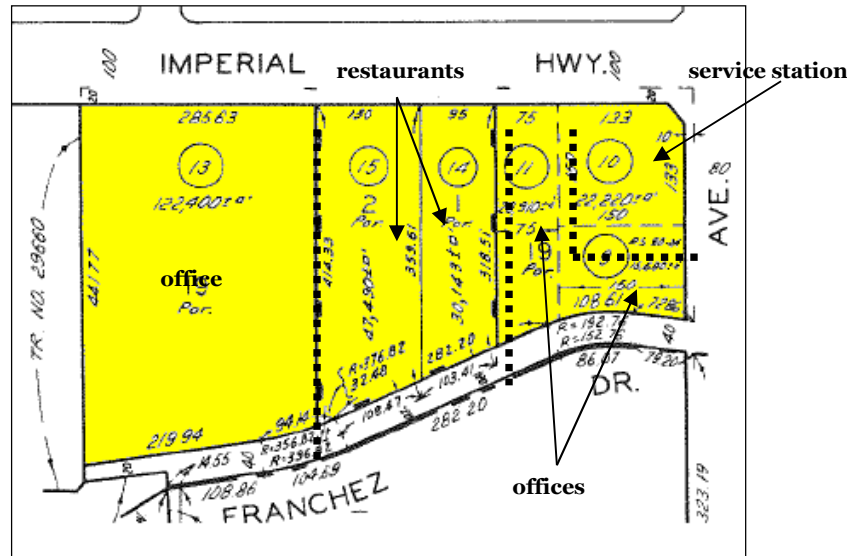


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
6	21,700	R-1/SHO	Residential	offices (mostly single level)	40 units/acre	
7	20,700	R-1/SHO	Residential	surface parking lot	40 units/acre	
8	38,400	R-1/SHO	Residential	surface parking lot	40 units/acre	
17	69,260	R-1/SHO	Residential	convalescent hospital	40 units/acre	
18	118,483	R-1/SHO	Residential	church (Granada Heights Friends Church)	40 units/acre	
Total						248 units

Area #5 is also located on the east side of La Mirada Boulevard. This area is currently occupied by a single use, a church and private school. Parcel 6 is occupied by an office that is exhibiting tenant vacancies. Parcels 7 and 8, located to the rear of the office, is a surface parking lot which is not in use during the weekday periods. Parcel 17 is occupied by a 99-bed convalescent hospital (Imperial Convalescent Hospital). The facility was recently acquired by Life Care Centers of America. Parcel 18 is occupied by the "South Campus" of the Granada Heights Friends Church. The majority of the site is occupied by landscaped lawn areas and surface parking. The estimated lot coverage of the existing buildings (which appear to have been constructed in the 1950s and 1960s) is around 35%. The Zoning for Area #5 is R-1 which will be changed to accommodate the proposed uses which will be either mixed use or high density residential. Under the proposed plan, Area #5 may be developed in high density residential multiple-family development or mixed use development at a density of 40 units per acre. The development will consist of a minimum of 247 units. Sufficient infrastructure (water and sewer) is located in La Mirada Boulevard to accommodate the proposed use.

EXHIBIT A-5 HOUSING INFILL AREA - #5

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

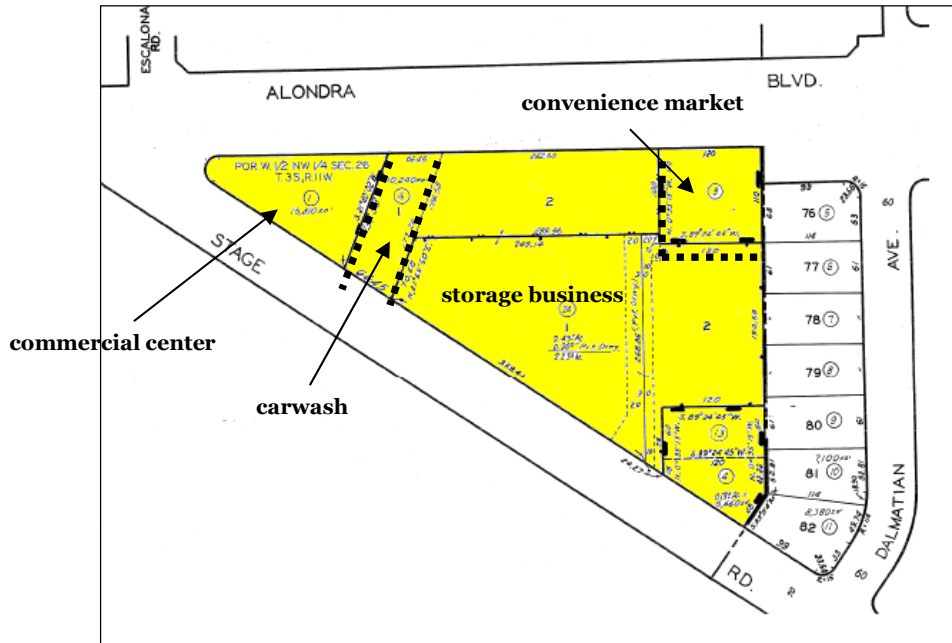


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
13	122,400	IHSP/SHO	Commercial	office building and vacant property in the rear.	15 units/acre	
15	47,490	IHSP/SHO	Commercial	sit-down restaurant	15 units/acre	
14	30,143	IHSP/SHO	Commercial	fast food restaurant	15 units/acre	
11	20,910	IHSP/SHO	Commercial	office (single-level)	15 units/acre	
10	22,220	IHSP/SHO	Commercial	auto service station	15 units/acre	
9	15,690	IHSP/SHO	Commercial	office (single level)	15 units/acre	
Total	258,853					89 units

Area #6 is also located on the south side of Imperial Highway within the boundaries of the Imperial Corridor Specific Plan. Parcel 13 is occupied by a two level office building along the Imperial Boulevard frontage. The rear of the parcel is vacant and the office building currently has a high vacancy rate. Parcel 15 is occupied by a sit down restaurant next to Imperial with vacant land and parking areas located to the rear. Parcel 14 is similar though it is occupied by a fast-food restaurant. Both parcels 14 and 15 have a very low FAR with the majority of the site consisting of surface parking or vacant undeveloped property. Parcel 11 is occupied by a single-level office located next to Imperial with a drive aisle extending along the building's west side, connecting with a surface parking area located to the rear of the building. The building is also exhibiting a high rate of vacancies. Parcel 10 is occupied by a Mobile service station. Parcel 9 is occupied by a single level office building located along the Santa Gertrudes Avenue frontage with parking provided in the rear. The parcels that comprise Area 6 collectively have a relatively low floor area ratio overall with vacant undeveloped land and surface parking located to the rear of the buildings. In addition, the site characteristics of the offices also discourage ease of access and circulation. Under the Specific Plan, this area may be developed in residential multiple-family development or mixed use development at a density of 15 units per acre. The development will consist of 89 units. Sufficient infrastructure (water and sewer) is located in Imperial Highway to accommodate the proposed use.

EXHIBIT A-6 HOUSING INFILL AREA - #6

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

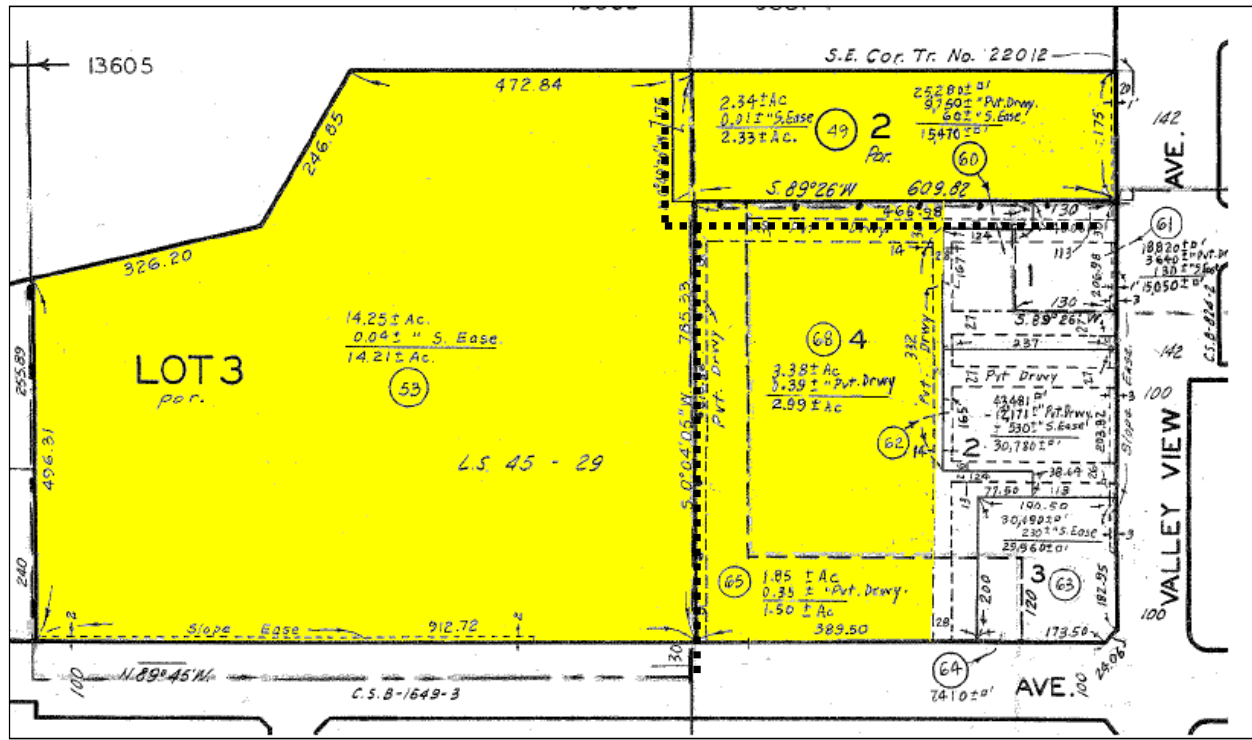


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
1	15,810	C-4/SHO	Commercial	commercial center (restaurant, home improvement, and market)	30 units/acre	
16	10,240	C-4/SHO	Commercial	personal storage businesses	30 units/acre	
24	97,138	C-4/SHO	Commercial	(Public Storage)	30 units/acre	
3	13,200	C-4/SHO	Commercial	convenience market	30 units/acre	
13	7,200	C-4/SHO	Commercial	personal storage businesses (Public Storage)	30 units/acre	
4	5,660	C-4/SHO	Residential	carwash	30 units/acre	
Total	149,248					111 units

Area #7 is also located on the south side of Alondra Boulevard. This area is currently occupied by a neighborhood commercial shopping center near the corner of Alondra and Stage. This center contains three smaller businesses that include a small restaurant, convenience market, and carpet sales). A carwash is located to the rear (on parcel 4) of the commercial business. A small convenience market occupies parcel 3. The remainder of Area #7 is occupied by a single-level mini storage facility operated by Public Storage. The existing development within this area (the carwash, public storage, and small convenience market (Parcels 3, 4, 13, 16, and 24) lend themselves to redevelopment do to the age and intensity of use. These parcels are the most likely to redevelop. A new infill residential development is planned opposite Area #7 on the north side of Alondra. Under the proposed plan, this area may be developed in residential multiple-family development or mixed use development at a density of 30 units per acre. The development will consist of a 111 units. Sufficient infrastructure (water and sewer) is located in Alondra Boulevard to accommodate the proposed use.

EXHIBIT A-7 HOUSING INFILL AREA - #7

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

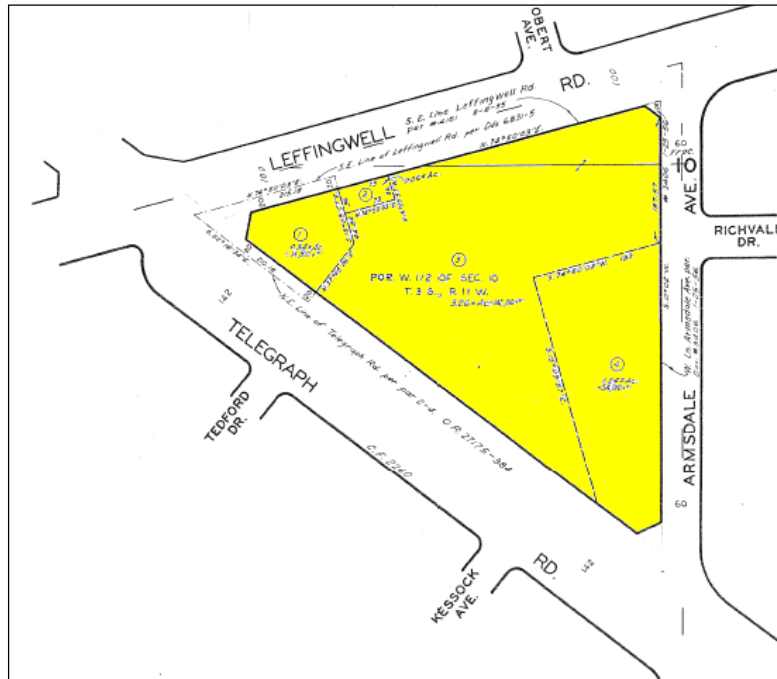


Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
53	618,987	M-2/SHO	Industrial	3 tilt-up warehouse bldgs.	30 units/acre	
65	65,340	M-2/SHO	Industrial	1 tilt-up warehouse bldg.	30 units/acre	
68	130,244	M-2/SHO	Industrial		30 units/acre	
49	101,494	M-2/SHO	Industrial	single-family home	30 units/acre	
Total	916,065					630 units

Area #8 is also located on the north side of Rosecrans Avenue. Most of Area #8 is occupied by single level tilt-up concrete buildings occupied by industrial and distribution uses. Parcel 49 is occupied by a single residence. During field surveys, high vacancy rates were observed. Field visits conducted during the weekday periods identified few employee vehicles and the majority of the truck high doors were unoccupied. In addition, a majority of the tenant spaces did not have any signage. Under the proposed plan, this area may be developed in multiple-family residential development at a density of 30 units per acre. The development will consist of a 630 units. Sufficient infrastructure (water and sewer) is located in Valley View Avenue to accommodate the proposed use.

EXHIBIT A-8 HOUSING INFILL AREA - #8

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES



Parcel No.	Land Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Maximum Density	Potential Development
1	14,810	C-1/SHO	Commercial	fast food restaurant (Sam's Burgers).	30 units/acre	
2	2,808	C-1/SHO	Commercial	neighborhood commercial center (99Cent Store and a Goodwill store are the primary anchor tenant).	30 units/acre	
3	142,000	C-1/SHO	Commercial		30 units/acre	
4	54,010	C-1/SHO	Commercial		30 units/acre	
Total	213,628					147 units

Area #9 is located at the juncture of Leffingwell Road and Telegraph Road. This area is currently occupied by a neighborhood commercial center. The major anchor tenants include the 99Cent store and Goodwill Store which together, account for approximately 50% of the gross leasable floor area. Other tenants include a check cashing store, a Papa John Pizza, a number of small specialty retail stores, and a dentist. A sit down restaurant is also located in an outlying pad. The majority of the site is occupied by surface parking (both in front and behind the structures). The estimated floor area ratio is around 30%. Under the proposed plan, this area may be developed in residential multiple-family development at a density of 30 units per acre. The development will consist of a 147 units. Sufficient infrastructure (water and sewer) is located in Telegraph Road to accommodate the proposed use.

EXHIBIT A-9 HOUSING INFILL AREA - #9

SOURCE: BLODGETT/BAYLOSIS ASSOCIATES