



DRAFT

CITY OF LA MIRADA HOUSING ELEMENT UPDATE (6TH CYCLE 2021-2029)



LEAD AGENCY:

CITY OF LA MIRADA
COMMUNITY DEVELOPMENT DEPARTMENT
13700 LA MIRADA BOULEVARD
LA MIRADA, CALIFORNIA 90638

MAY 2, 2022



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SECTION 1. 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. La Mirada is 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. A map of the City of La Mirada is provided in Exhibit 2

La Mirada is fully developed with few vacant properties in the City. La Mirada is fully urbanized with approximately 48,631 residents living in the City's 7.84 square miles according to the 2020 U. S. Census. The 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 development.¹

The City's land use and development patterns largely reflect its urban 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 Avenue, 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 primarily located in the southern portion of the City, south of Stage Road.



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 separated 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 within 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 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 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 portrayal of the various housing types that comprise the City's numerous and diverse residential areas.

¹ City of La Mirada. *City of La Mirada General Plan (Land Use Element)*. March 25, 2003



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 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 element 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. Finally, City staff as part of this update, will initiated a comprehensive inventory of available housing sites that would be tracked over time as development occurs.

The Southern California Association of Governments (SCAG) has the responsibility for developing the future housing need projections for each city in the Southern California region. The primary variable affecting the City of La Mirada's housing needs figure was the projected household growth. 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 is quite high in spite of the City's developed character. The RHNA for La Mirada totals 1,962 units. The current 6th cycle (2021 to 2029) RHNA allocation that is applicable to the City of La Mirada includes the following:

- ❑ A total of 634 units are allocated to households with annual incomes that are considered to be *extremely low income* (30% or less of the County median household income) or *very low income* (50% or less of the County median household income);
- ❑ A total of 342 units are allocated for *low-income* households (51% to 80% of the County median);
- ❑ A total of 320 units are allocated for *moderate income* households (81%-120% of the County median); and,
- ❑ A total of 666 units are allocated for *above moderate-income* households (above 120% of the County median).

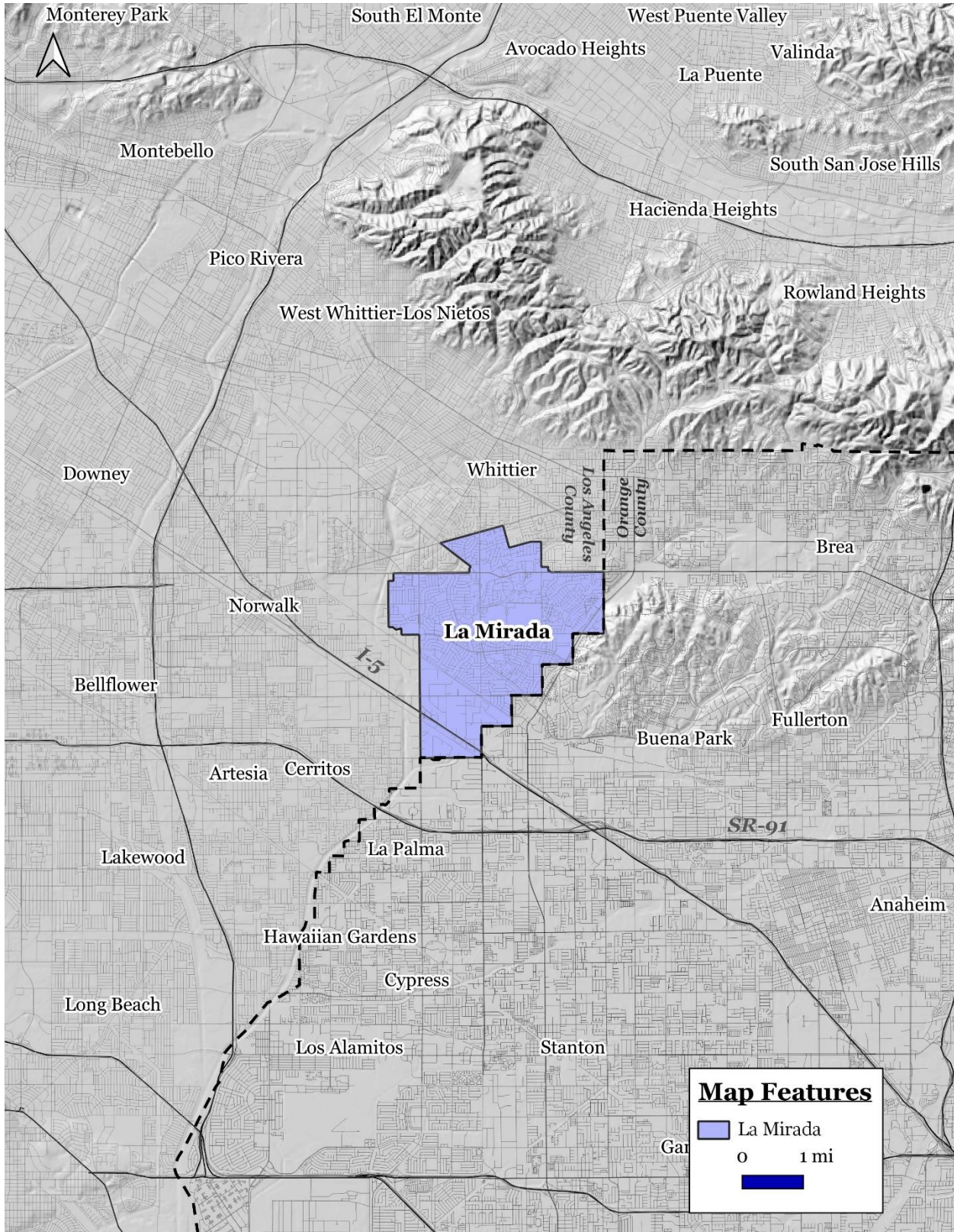


EXHIBIT 1
REGIONAL LOCATION OF LA MIRADA
 SOURCE: CITY OF LA MIRADA

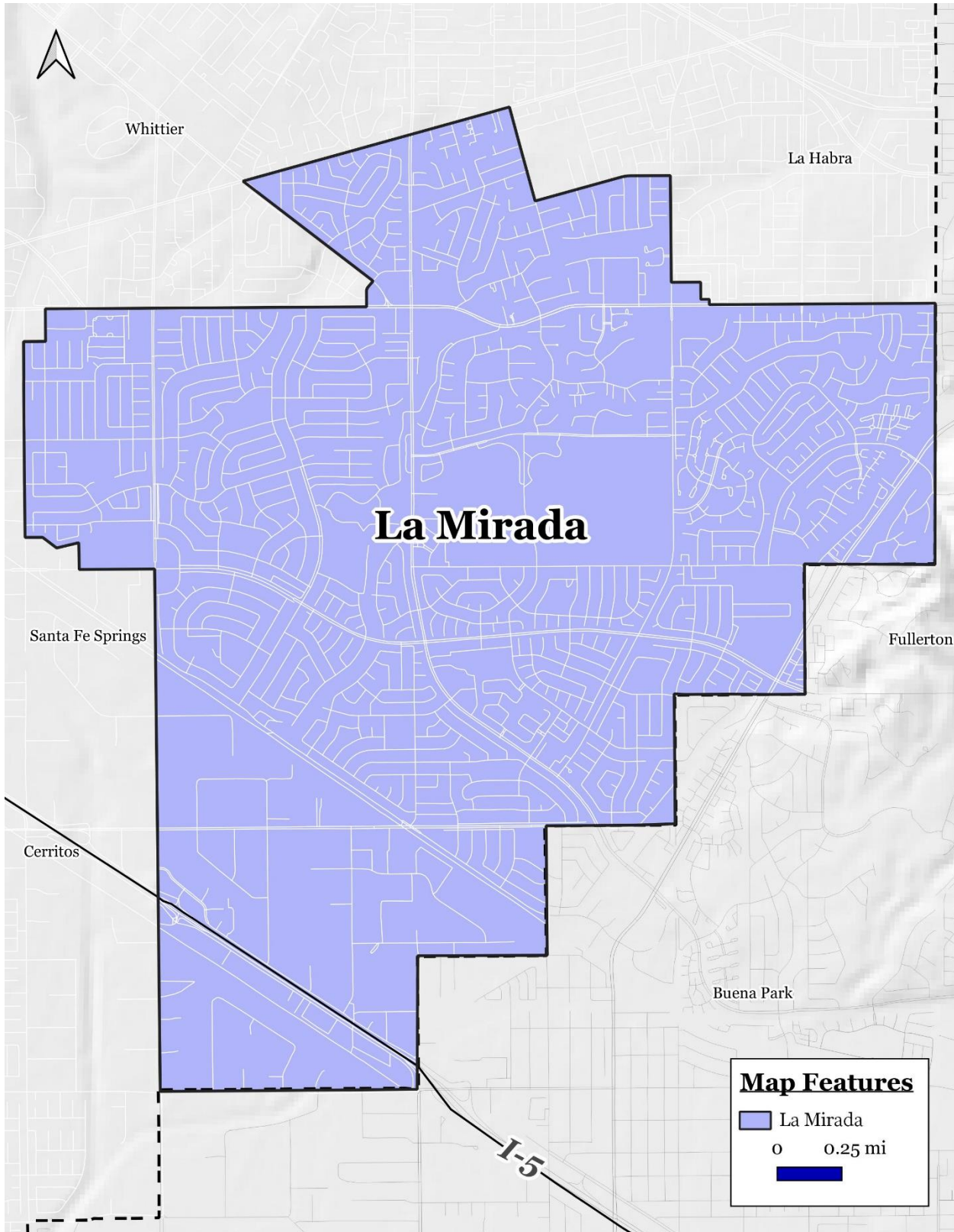


EXHIBIT 2
MAP OF THE CITY OF LA MIRADA
SOURCE: CITY OF LA MIRADA

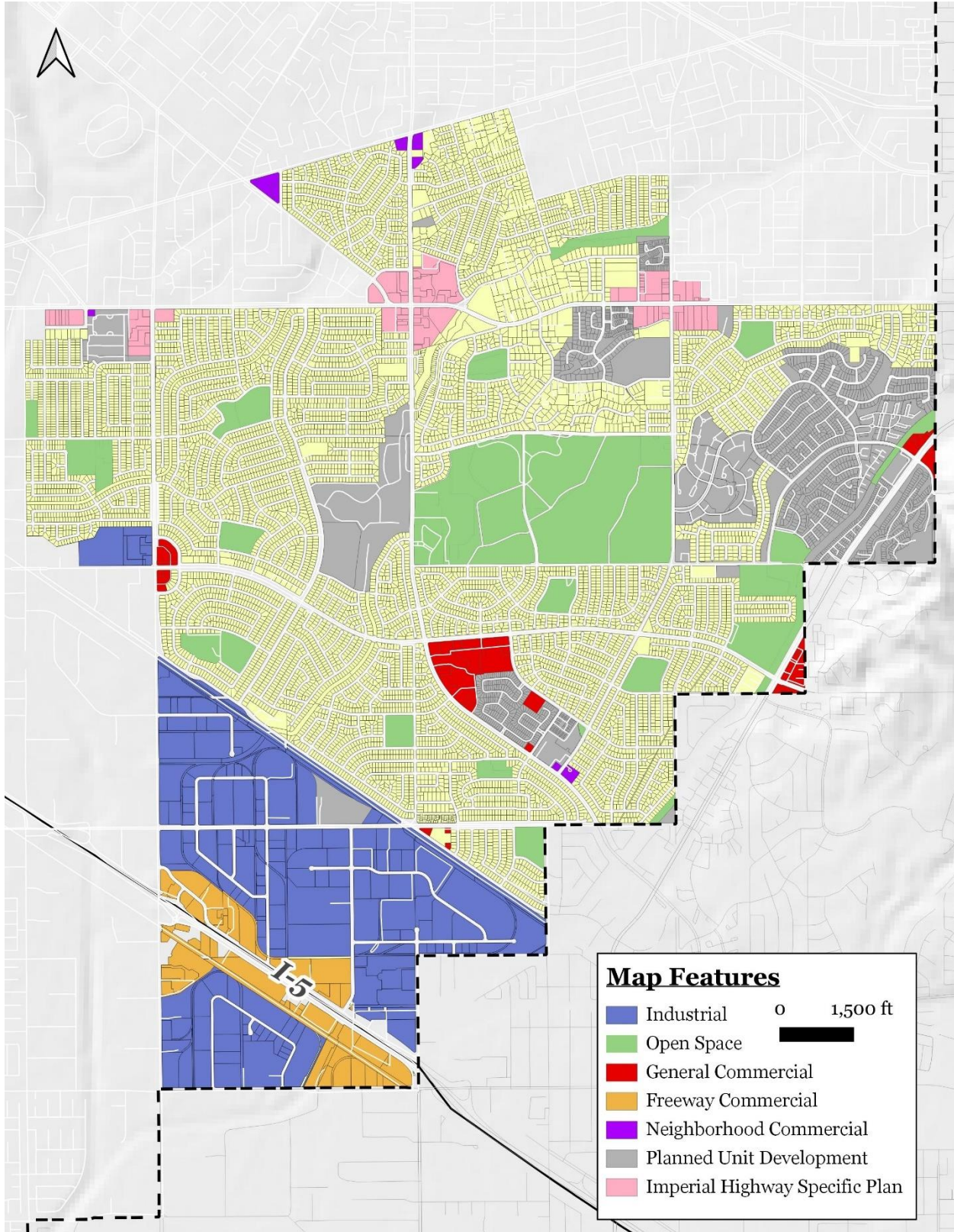


EXHIBIT 3
LA MIRADA LAND USE AND DEVELOPMENT PATTERNS
 (OPEN SPACE AREAS INCLUDE THE COUNTY GOLF COURSE, CEMETERY, AND CITY PARKS)
 SOURCE: CITY OF LA MIRADA



The City is required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The Imperial Highway Corridor Specific Plan along with a Citywide housing infill program will continue to be important elements of the City’s strategy to accommodate its RHNA of 1,962 housing units. These programs and the other new housing strategies are described herein in Section 4.4.



1.3 ORGANIZATION OF ELEMENT

This Housing Element builds upon housing policy that was adopted as part of the previous 4th and 5th Cycle La Mirada Housing Elements. This Housing Element consists of the following sections:

- ❑ *Section 1 – Introduction to the Element* provides an overview of the City and indicates the statutory authority of the element.
- ❑ *Section 2 - Overview of La Mirada* includes the requisite technical analysis required by the State of California including detailed demographic, housing, and socio-economic characteristics.
- ❑ *Section 3 - Constraints to Housing Development* identifies factors that could inhibit the development of new housing in the future. The Housing Plan’s policies and programs focus on strategies that will be effective in removing the identified constraints.
- ❑ *Section 4 - Housing Plan* includes the policies and implementing programs that will enable the City to accommodate its projected housing need.

1.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

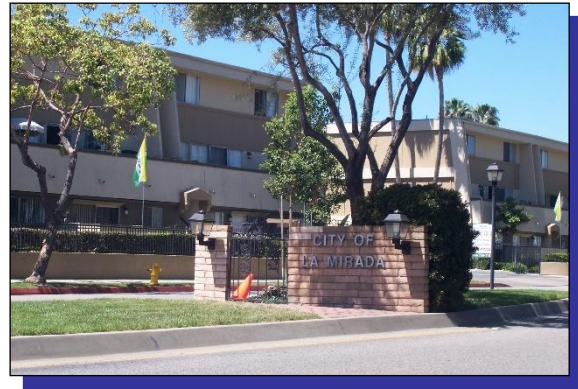
The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the General Plan and the individual elements shall be integrated and internally consistent. Although the Housing Element presents basic policies 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.

The 4th Cycle Housing Element identified a number of land use initiative that required Zoning Code Amendments and General Plan Amendments that have been implemented including the following:

- ❑ The creation and adoption of the Imperial Highway Specific Plan that promoted the development of a mixed-use area along the Imperial Highway corridor.
- ❑ The creation of a mixed use and infill residential development overlay designation that was applied to a number of parcels located along the City’s major arterial roadways. Both the General Plan and Zoning Ordinance were amended to accommodate the proposed uses.



- ❑ The Zoning Ordinance was amended so as to designate a specific area in the southerly portion of the City where emergency shelters would be permitted by right.
- ❑ There were a number of amendments to the Zoning Ordinance to implement other specific provisions of Housing Element law related to supportive housing, transitional housing, single-room occupancy housing, and accessory dwelling units.
- ❑ The Land Use Map and Zoning Maps were revised to reflect the new land use designations that were adopted following the adoption of the 4th and 5th City Housing Elements.



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

1.5 PUBLIC PARTICIPATION

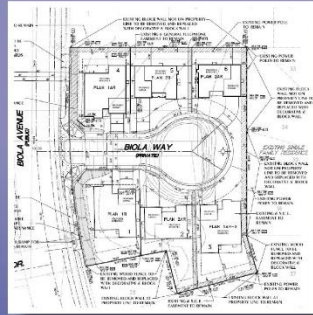
In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include a citizen participation process and this process must be documented. The key elements of the public participation process completed as part of the La Mirada Housing Element Update are summarized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

The centerpiece of this outreach process was the two Housing Element Community Workshops that were held in November and December, 2021. The two workshops were advertised on the City’s webpage as well as Facebook® and Twitter® accounts. Flyers were also posted at City Hall and other City facilities. An announcement was also made on the digital reader board at the Civic Center. Finally, an announcement was emailed to various community groups such as City Commissions/Advisory Bodies, Neighborhood Watch groups, the Chamber of Commerce, the Kiwanis, the VFW, etc. A copy of the two announcements and other public outreach activities are provided in Exhibits 4 through 11.

The first Housing Element Community Workshop was held in the City Council Chambers on November 17, 2021. After the presentation, the members of the public were asked to make comments on housing-related issues. A questionnaire was also provided to the audience members to either complete at the meeting or at home and mail back (this questionnaire was later posted on-line and made available at City Hall). The majority of the questions were related to where the new housing would be located and the nature and extent of potential impacts, especially traffic.



City of La Mirada Housing Element Update



Community Workshop

**Wednesday, November 17, 2021
6:00 p.m.**

City Hall Council Chambers
13700 La Mirada Boulevard
La Mirada, California 90638

The City of La Mirada is preparing the 2021 – 2029 Housing Element Update. The Housing Element will evaluate the City's current and future housing conditions; outline the programs, policies and strategies needed to promote the development and preservation of safe, accessible, and diverse housing; identify housing sites and programs to meet the State of California Housing mandates; and identify the housing needs of residents to ensure that current and future housing sites and City policies address the community's housing needs.

The workshop will provide information on what the Housing Element Update is and will seek to engage community members and key stakeholders to provide their input on potential housing strategies, policies, programs as well as input on how and where new housing should be located within the City.

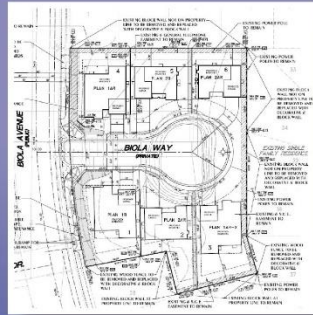
This community outreach and engagement effort seeks to promote public awareness of the Housing Element, its requirements, and discuss the City's vision and goals for housing development that meets the needs of the community while complying with State of California mandates.

For more information about the Housing Element Update, contact Gabriel Bautista, Community Development Director at (562) 943-0131 or gbautista@cityoflamirada.org

EXHIBIT 4 COMMUNITY MEETING ANNOUNCEMENT SOURCE: CITY OF LA MIRADA



City of La Mirada Housing Element Update



Community Workshop II

**Monday, December 13, 2021
6:00 p.m.**

City Hall Council Chambers
13700 La Mirada Boulevard
La Mirada, California 90638

The City of La Mirada is preparing the 2021 – 2029 Housing Element Update. The Housing Element will evaluate the City's current and future housing conditions; outline the programs, policies and strategies needed to promote the development and preservation of safe, accessible, and diverse housing; identify housing sites and programs to meet the State of California Housing mandates; and identify the housing needs of residents to ensure that current and future housing sites and City policies address the community's housing needs.

The workshop will provide information on what the Housing Element Update is and will seek to engage community members and key stakeholders to provide their input on potential housing strategies, policies, programs as well as input on how and where new housing should be located within the City.

This community outreach and engagement effort seeks to promote public awareness of the Housing Element, its requirements, and discuss the City's vision and goals for housing development that meets the needs of the community while complying with State of California mandates.

For more information about the Housing Element Update, contact Gabriel Bautista, Community Development Director at (562) 943-0131 or gbautista@cityoflamirada.org

EXHIBIT 5 COMMUNITY MEETING ANNOUNCEMENT SOURCE: CITY OF LA MIRADA



EXHIBIT 6
COMMUNITY MEETING ANNOUNCEMENT
SOURCE: CITY OF LA MIRADA



EXHIBIT 7
COMMUNITY MEETING
SOURCE: CITY OF LA MIRADA



EXHIBIT 8
COMMUNITY MEETING
SOURCE: CITY OF LA MIRADA



City of La Mirada
November 15 at 8:18 AM

The City is preparing the 2021 - 2029 Housing Element Update. Community members are encouraged to participate in a Community Workshop to provide input on potential housing strategies, policies, and programs as well as input on how and where new housing should be located within the City. The workshop will take place Wednesday, November 17 at 6 p.m. at City Hall.

Community Workshop

**Wednesday, November 17, 2021
6:00 p.m.**

City Hall Council Chambers
13700 La Mirada Boulevard
La Mirada, California 90638

The City of La Mirada is preparing the 2021 - 2029 Housing Element Update. The Housing Element will evaluate the City's current and future housing conditions, outline the programs, policies and strategies needed to promote the development and preservation of safe, accessible, and diverse housing, identify housing sites and programs to meet the State of California Housing mandates, and identify the housing needs of residents to ensure that current and future housing sites and City policies address the community's housing needs.

The workshop will provide information on what the Housing Element Update is and will seek to engage community members and key stakeholders to provide their input on potential housing strategies, policies, programs as well as input on how and where new housing should be located within the City.

This community outreach and engagement effort seeks to promote public

EXHIBIT 9
FACEBOOK COMMUNITY MEETING ANNOUNCEMENT
SOURCE: CITY OF LA MIRADA



EXHIBIT 10
CITY HALL MEETING ANNOUNCEMENT
SOURCE: CITY OF LA MIRADA

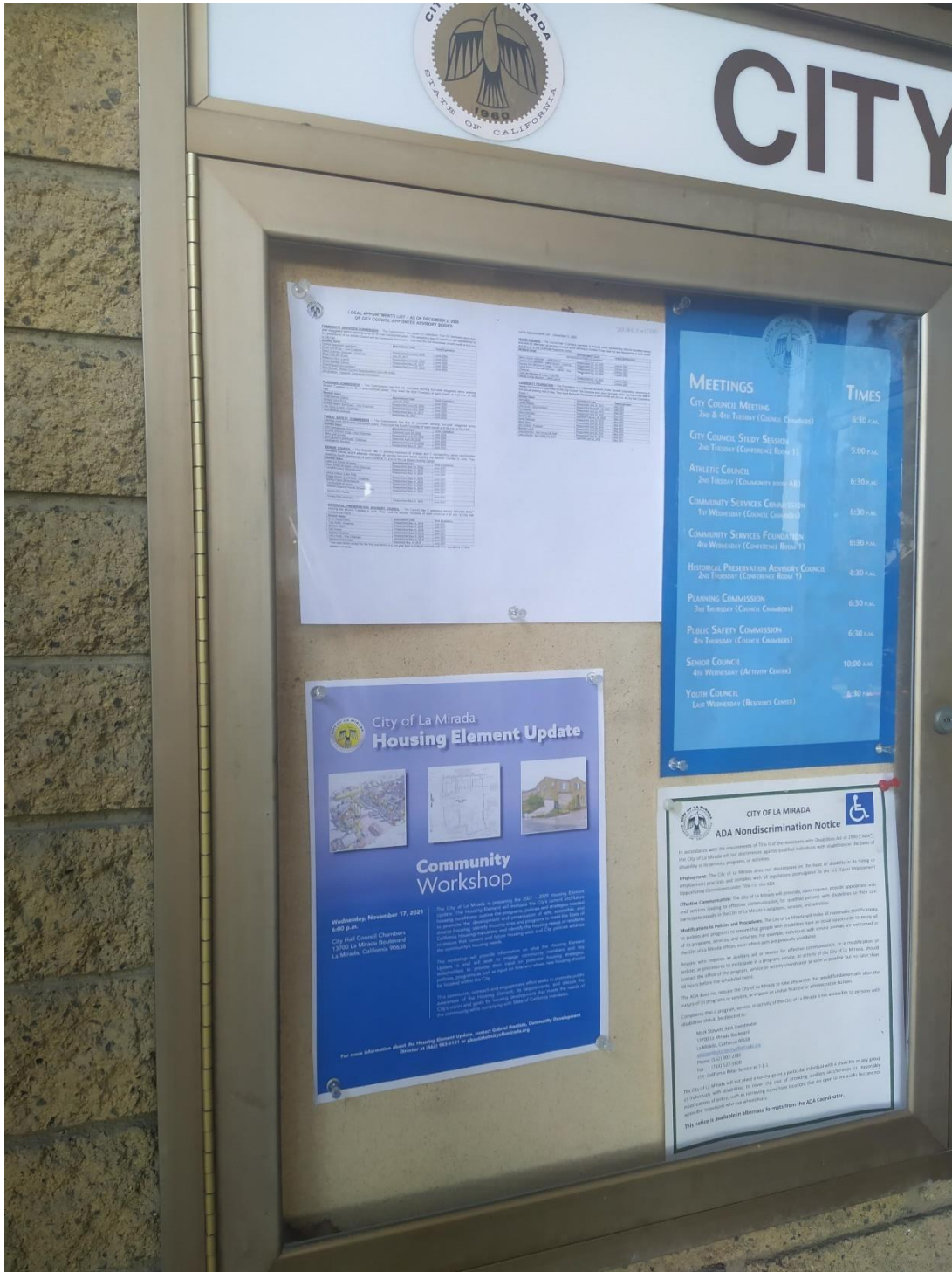


EXHIBIT 11
COMMUNITY MEETING ANNOUNCEMENT
SOURCE: CITY OF LA MIRADA



The second Housing Element Update Community Workshop was held in the City Council Chambers on December 13, 2021. This meeting was also relatively well attended. After the presentation, the members of the public were once again asked to make comments. The questionnaire provided at the first meeting was also provided to the audience members to either complete at the meeting or to fill out at home and mail back. The majority of the questions were related to where any new housing units would be located and concerns about densities along with the attendant impacts on traffic, utilities, and public services. The public participation effort was also encouraged through the following initiatives:

- ❑ *Public Outreach.* Other than the two community meetings, the City staff met with SCAG and other local stakeholders.
- ❑ *Coordination with Local Housing Service Providers.* The City contacted key social service providers and public agencies involved in providing housing services.
- ❑ *Public Review of the Draft Housing Element.* The City placed the draft Housing Element on the City's website so the public would have an opportunity to review the draft Housing Element.
- ❑ *Planning Commission/City Council Public Hearings.* Once the Department of Housing and Community Development completed the review of the Housing Element, the City held 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 was placed on the City's website.



SECTION 2. OVERVIEW OF LA MIRADA

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 issues:

- ❑ *Demographic 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 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), and the State of California Employment Development Department (EDD). The U.S. Bureau of the Census undertakes a census every ten years. This information was augmented by information obtained from the 2015-2019 American Community Survey (ACS) data. The DOF provides population and housing estimates for individual cities and counties throughout California on an annual basis. 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.

2.1 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.

2.1.1 POPULATION TREND

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 more than doubled from 22,000 residents in 1960 to 48,631 residents today according to the most recent (2021) DOF estimates. The City experienced the greatest growth in its first two decades following incorporation.
- ❑ As was the case in many Los Angeles communities, La Mirada shared in the population growth boom following World War II. The City's population increased 40% during the 1960s to 30,808 persons 1970.
- ❑ The 1970's saw continued growth (31%), with the population increasing 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.
- ❑ In recent years, the City’s population growth has slowed once again even with newer residential development, reflecting regional growth trends related to smaller families overall. Since 2010, the City’s population has been relatively stable at around 48,000 persons.

The City’s historic population trend in five-year increments, between 1970 and 2021, is shown below in Table 1.

Table 1							
Population Trend in La Mirada 1970-2021							
Year	Pop.	#Change	%Change	Year	Pop.	#Change	%Change
1970	30,808	--	--	2000	46,783	3,183	7.3%
1975	37,850	7,042	22.9%	2005	50,188	3,405	7.3%
1980	40,986	3,136	8.3%	2010	48,527	-1,661	-3.3%
1985	40,450	-536	-1.3%	2015	49,552	1,025	2.1%
1990	40,452	2	Negl.	2020	48,947	-605	-1.2%
1995	43,600	3,148	7.8%	2021	48,631	-316	-1.0%

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

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 into 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 trend.

The Covid-19 Pandemic had an impact on both local and regional death rates over the past several years. During 2021, Covid-19 was the third leading cause of death in Los Angeles County. The higher-than-average death rate during in the past two years did have an impact on the region’s population.² The City’s population is now aging with children growing up and moving out of their parent’s home. This trend has resulted in a smaller average household size and a reduction in the City’s population even with the number of housing units increasing slightly.

² The Los Angeles County Dept. of Public Health recorded 183 Covid-19 deaths in La Mirada.

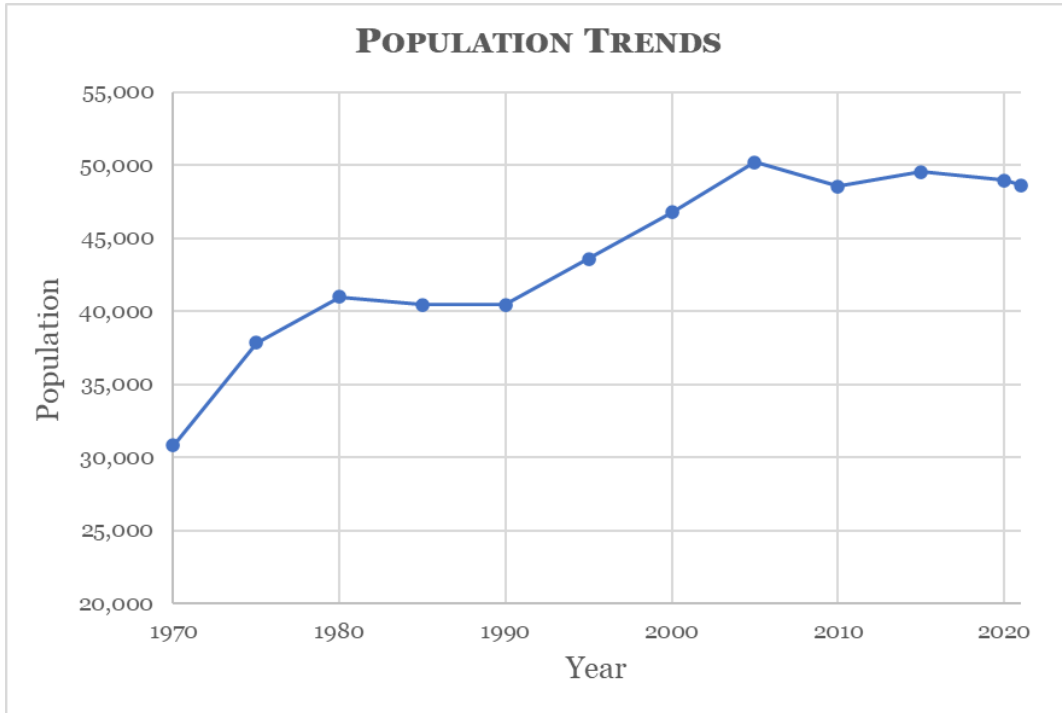


EXHIBIT 12 POPULATION TREND IN THE CITY OF LA MIRADA

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

2.1.2 AGE CHARACTERISTICS

As indicated previously, the changes in the local 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 in recent decades. The median age of the community has increased from 23.3 years in 1970, to 29.2 years in 1980, to 32.2 years in 1990. According to the 2000 Census, the median age of the City's population increased further to 35.4 years of age and to 37.9 years in 2010.

According to the most recent 2020 Census, the median age of the City's population increased further to 39.6 years. Between 1970 and 2020, the median age of the City's population increased from 23.3 years of age to 39.6 years of age. Table 2 indicates the overall age characteristics of the City's population. Table 2 clearly indicates the younger age cohorts are getting smaller while the older cohorts are increasing in size, consistent with the changing median age data for the City's population.



Table 2 Age Characteristics of Population, 2000, 2010, & 2020						
Age	2000		2010		2020	
	# Persons	% Persons	# Persons	% Persons	# Persons	% Persons
under 5 years of age	2,948	6.3%	2,488	5.1%	2,409	5.0%
5-19 years of age	11,129	23.8%	10,070	20.7%	7,040	14.6%
20-64 years of age	26,243	56.2%	28,582	59.1%	30,741	63.8%
65-years of age and Over	6,463	13.8%	7,377	15.2%	8,384	17.4%

Source: U.S. Bureau of the Census. 2000, 2010, and 2020

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. Again, refer to the age characteristics of the City’s population, summarized in Table 2. The general overall aging 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 most recent 2020 Census, the percentage of the City’s population that was 65 years of age or older is more than 17%.

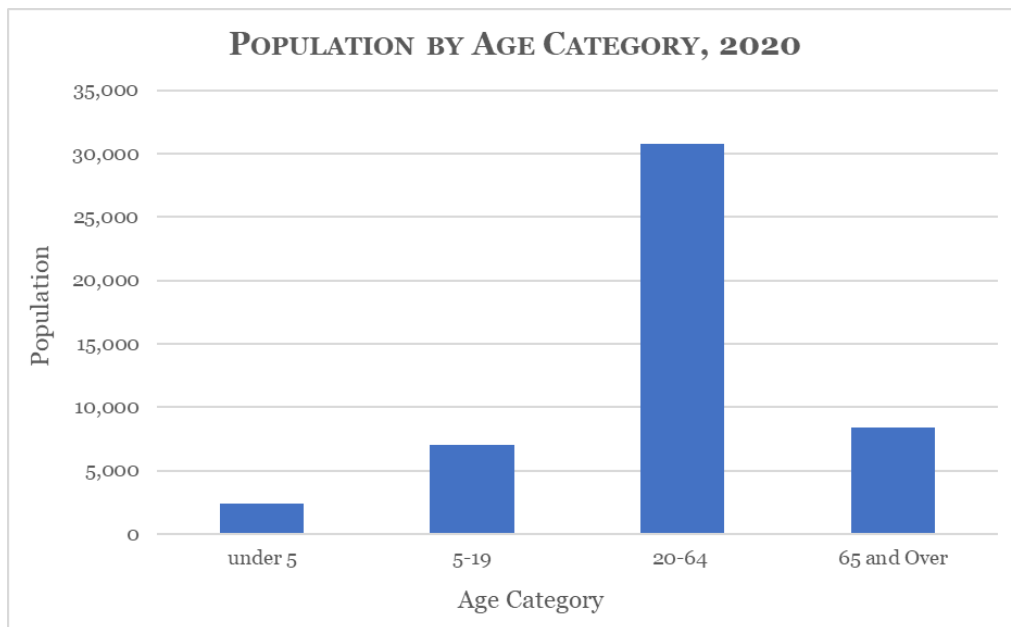


EXHIBIT 13 AGE CHARACTERISTICS OF LA MIRADA RESIDENTS
SOURCE: U. S. CENSUS, 2019



2.1.3 ETHNICITY OF LA MIRADA RESIDENTS

Table 3 indicates the ethnic and racial composition of the City that was identified in the most recent Census. As indicated in the table, approximately 51% of the City’s residents were classified as white. Asians accounted for approximately 22% of the City’s total population and appeared to be the largest *racial* minority group in terms of actual numbers. According to the 2020 Census data, Hispanic persons accounted for just over 42% of the City’s total population.

Table 3 Race and Ethnicity in La Mirada, 2000, 2010, & 2020						
Race/Ethnicity	2000		2010		2020	
	# Persons	% Persons	# Persons	% Persons	# Persons	% Persons
White	30,155	64.5%	29,462	60.7%	24,476	50.8%
Asian	6,963	14.9%	8,650	17.8%	10,455	21.7%
African American	903	1.9%	1,099	2.3%	867	1.8%
American Indian	350	0.7%	394	0.8%	289	0.6%
Pacific Islander	125	0.3%	142	0.3%	48	0.1%
Other Races	8,287	17.7%	8,780	18.0%	2,890	6%
Total Race	45,513	100.0%	48,527	99.9%	38,935	81.0%
Hispanic	15,657	33.5%	19,272	39.7%	20,237	42.0%
Source: U.S. Bureau of the Census, 2000, 2010, and 2020						

Examination of Table 3 indicates that the Asian population has increased from 14.9% in 2000 to 21.7% in the year 2020. Other racial categories have either remained stable or declined in numbers. The number of Hispanics increased from 33.5% to 42.0% during that same period. It is important to note that some of these changes may be due to the Census questionnaire categories. As of 2019, 25.3% of the City’s total population or nearly 12,400 residents were foreign born compared to 13.7% for the national average.

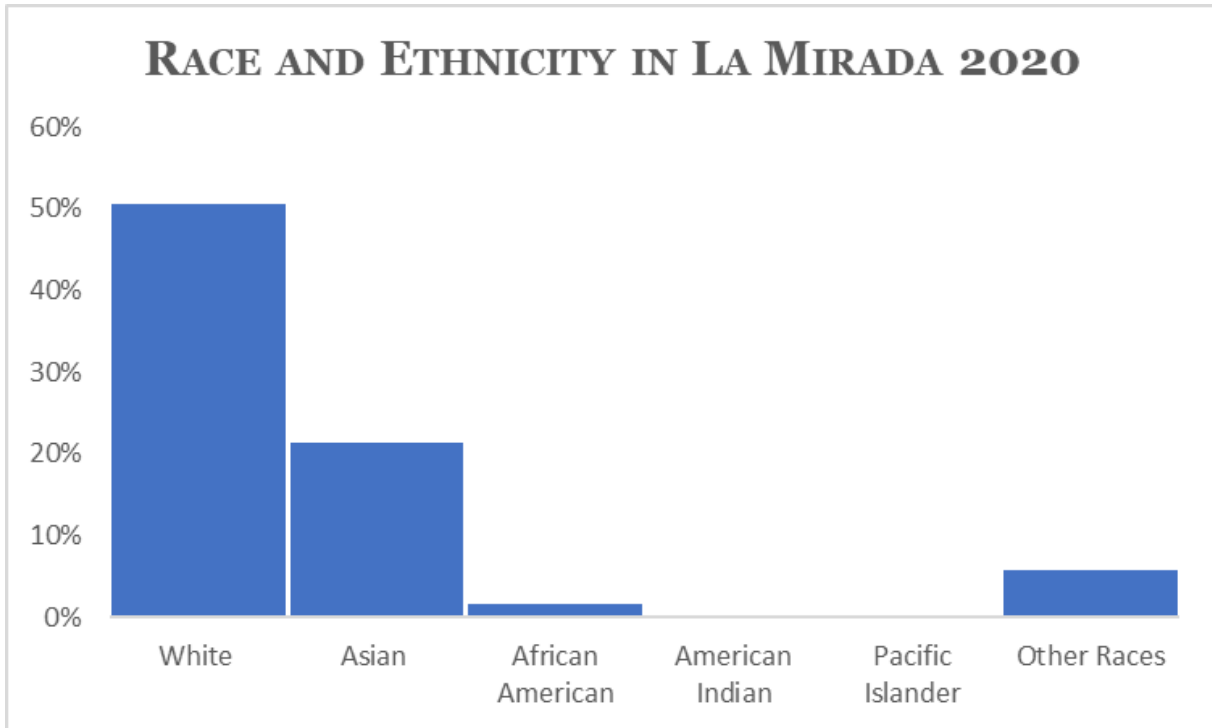


EXHIBIT 14 RACE AND ETHNICITY OF LA MIRADA RESIDENTS – 2020
SOURCE: U. S. CENSUS, 2019

2.1.4 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 household. In 2010, the average household size remained at 3.1 persons per household. According to the most recent 2021 DOF estimates, the average household size continued to remain stable at 3.1 persons per household. The average household size for the County in 2021 was 2.92 persons per household.

There is a difference in the average household size for the owner-occupied units in the City and the rental units. According to the 2015-2019 American Community Survey (ACS), the average household size for owner-occupied units was 3.29 persons per household compared to 2.99 persons per household for the renter occupied units.



2.2 HOUSING UNITS IN LA MIRADA

2.2.1 HOUSING CHARACTERISTICS

According to the 2000 Census, there were 14,807 housing units in the City. Of this total, 11,752 units (79.49%) were single-family detached units; 794 housing units (5.4%) were single-family attached units; 358 units (3.2%) were smaller multiple-family developments containing between two to four units per structure; 1,737 units (11.89%) were included in larger multi-family developments containing five or more units per structure; and 166 units were mobile homes.

According to the 2020 DOF estimates, there were 15,175 housing units in the City in January 2020. Of this total, 12,159 units (80.1%) were classified as single-family detached units. Single-family attached housing totaled 763 units (5.0% of the City total). Smaller multiple-family developments containing between two to four units totaled 294 units or 1.9% of the City’s total number of units. A total of 1,787 units (11.8%) were in multiple family developments containing five or more units. Finally, a total of 172 mobile homes (1.1%) were identified.

Table 4 compares the 2000 and 2020 Census data for the City. Overall, there has been very limited change in the number of housing units between 2000 and 2020. During that period, the number of housing units in the City had increased by 368 units or 2.4%. According to the 2021 DOF housing estimates, the number of housing units in the City were 15,184 units, an increase of 377 units over the 2000 Census figures.

Unit Type	2000 Census		2020 DOF		Change	
	# Units	% Units	# Units	% Units	# Units	% Units
Single-Family Detached	11,752	79.4%	12,159	80.1%	407	0.7%
Single-Family Attached	794	5.4%	763	5.0%	-31	-0.4%
2-4 Units	358	2.4%	294	1.9%	-64	-0.5%
5+ Units	1,737	11.8%	1,787	11.8%	50	0%
Mobile Homes	166	1.1%	172	1.1%	6	0%
Total	14,807	100.0%	15,175	99.9%	368	

Source: U. S. Census 2000 and 2020

2.2.2 HOUSING CONDITION

The age of a structure may have a significant effect on its physical condition. However, the age of the unit by itself, is not a valid indicator of housing condition alone since proper care and continual maintenance will extend the physical and economic life of a unit. On the other hand, a lack of routine maintenance coupled with an aging housing stock can lead to the serious deterioration of individual units and entire neighborhoods. As indicated in Table 5 and are illustrated in Exhibit 15, the majority of the housing second units in the City were constructed in the decade between 1950 and 1959. The median year the City’s housing units were constructed was 1960.



Table 5 Age of La Mirada's Housing Stock, 2019		
Year	# Units	% Units
2010-2019	51	0.3%
2000-2009	399	2.7%
1990-1999	1,531	10.5%
1980-1989	923	6.3%
1970-1979	1,886	12.9%
1960-1969	2,149	14.8%
1950-1959	7,177	49.4%
1940-1949	353	2.4%
1939 or earlier	65	0.4%
Total	14,534	100.0%

Source: U.S. Bureau of the Census, 2015-2019 ACS.

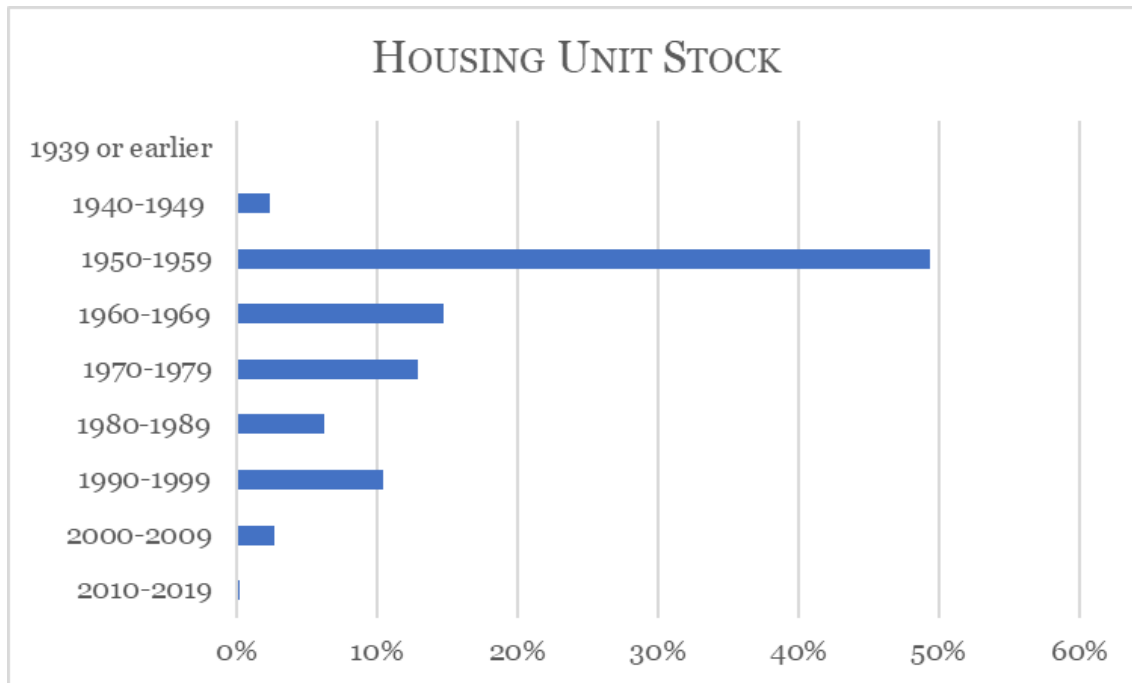


EXHIBIT 16 AGE OF HOUSING UNITS IN LA MIRADA
SOURCE: U. S. CENSUS, 2019



A City-wide 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 10 units were identified as requiring some form of rehabilitation (Condition #2) and no habitable units were identified as requiring demolition (Condition 3). 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 2015-2019 ACS data indicated that 201 units lacked complete kitchen facilities, 212 units lacked indoor heating, and 28 units lacked indoor plumbing.

City of La Mirada Code Enforcement records were reviewed between 2017 and 2020 to identify those enforcement activities that were initiated by the City to correct substandard housing. There were eight code enforcement violations for residential uses reported for 2017, six code violations reported for 2018, seven code violations for 2019, and 4 code violations reported for 2020. For the entire period, there were a total of 25 reported violations for the four-year period. Of the total number of violations, 20 violations were related to the construction of seconds units without the necessary safety inspections and/or building permits.

2.2.3 VACANCY RATES

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 2.9% as of January 2021. The vacancy rate for the County as a whole for that same period was 6.4%. According to the most recent 2015-2019 ACS data, there were 317 vacant units. Of this total, 48 units were vacant rental units, 109 units were vacant for sale units, 28 units were sold units that were not yet occupied, 52 units were vacant seasonal rental units, and 80 units were classified as “other” vacant units.

2.2.4 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 that 82% of the occupied housing units were owner-occupied and 18% were rental units. In 2020, owner-occupied units now account for 77.3% and rental units account for 22.7% of the total occupied units in the City. The 2020 Census indicated that of the total number of occupied housing units (14,217 units), a total of 10,989 units were owner occupied and 3,228 units were renter occupied. The number of rental units has increased in the past several years.

2.2.5 HOUSING COST AND AFFORDABILITY

According to the 2015-2019 ACS data, the median value of owner-occupied housing units in La Mirada was \$569,500. In Los Angeles County, the median home prices increased 78% since 2000. Owner occupied units refer to those units that are occupied by a homeowner as opposed to a renter. The median home value refers to the “middle range” cost of the housing units within a particular market area; in this instance, the City of La Mirada. According to the 2000 Census the median home value in the City was \$210,700. A breakdown of the value of owner-occupied units is provided in Table 6.

Table 6 Value of Owner-Occupied Units - 2019		
Value	No. of Units	%
Less than \$99,000	234	0.2%
\$100,000 – \$299,999	424	0.4%
\$300,000 - \$499,999	3,248	29.6%
\$500,000 – \$749,999	1,185	10.8%
\$750,000 – \$999,999	177	1.6%
\$1,000,000- \$1,499,999	0	0%
\$1,500,000 or more	26	0.2%%
Source: 2015-2019 ACS		

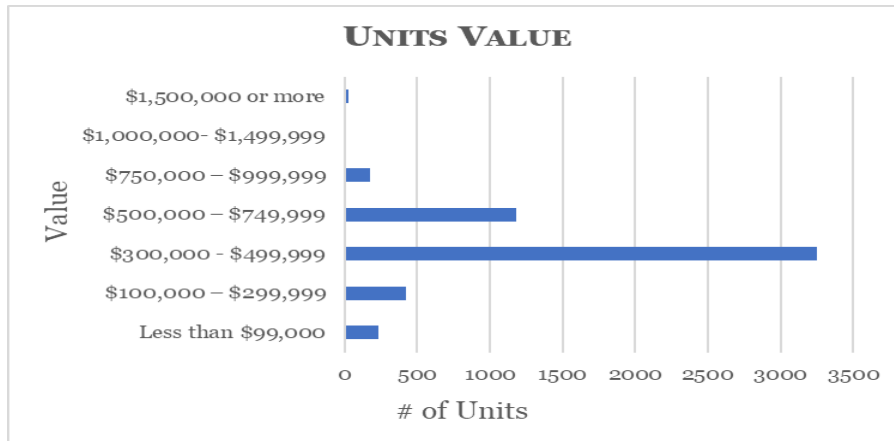


EXHIBIT 17 HOUSING UNIT VALUE IN LA MIRADA

SOURCE: U. S. CENSUS, 2019

The median rental figures for the City of La Mirada are summarized below in Table 7. As indicated in the table, rental figures depend on the number of bedrooms. It is also important to note that the rental figures shown in the table are the *median* rents. The rents for the “No Bedroom” category are higher than those rents for the “1-Bedroom units. It is likely that most of the units included in the “No Bedroom” category are dormitory rooms at Biola University.

Table 7 Median Gross Rent 2019	
No. of Bedrooms	Median Rent (\$/Month)
No Bedroom	\$1,334
1 Bedroom	\$1,100
2 Bedrooms	\$1,621
3 Bedrooms	\$2,291
4 Bedrooms	\$2,431
5 or More Bedrooms	\$2,698

Source: 2015-2019 ACS American Community Survey

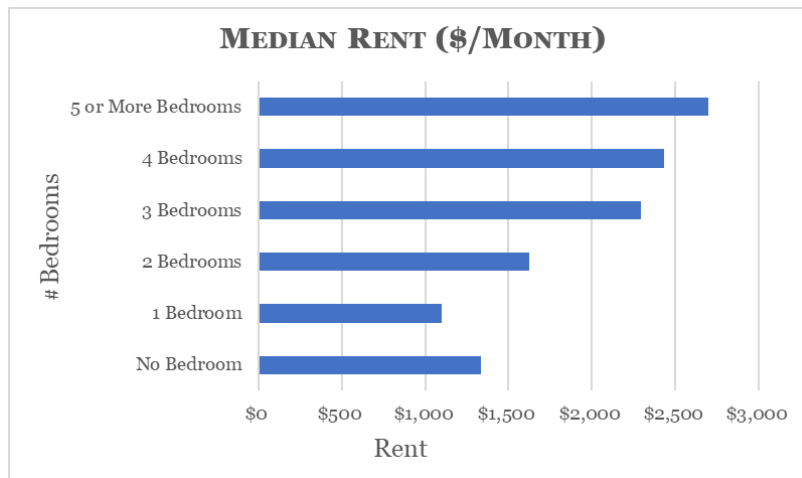


EXHIBIT 18 MEDIAN RENTS IN LA MIRADA

SOURCE: U. S. CENSUS, 2019



2.2.6 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 2015-2019 ACS data, 2,672 households that were classified as owner-occupied paid 30% or more of their monthly income for housing. This figure represents 18.8% of the total owner-occupied housing units in the City. Renter households that were paying 30% or more of their monthly income for housing totaled 1,157 households or 8.1% of the total renter households in the City.

Table 8 indicates the income limits for extremely low-income households, very low-income households, and low-income households for the year 2021. 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 8, the low-income household income threshold in 2021 for a family of four, is \$94,600.

Table 8 Household Lower Income Limits (in dollars) 2021			
HH Size	30% of Median	Very Low	Low
1	\$24,850	\$41,400	\$66,250
2	\$28,400	\$47,300	\$75,700
3	\$31,950	\$53,200	\$85,150
4	\$35,450	\$59,100	\$94,600
5	\$38,300	\$63,850	\$102,200
6	\$41,150	\$68,600	\$109,750
7	\$44,000	\$73,300	\$117,350
8	\$46,800	\$78,050	\$124,900
Source: U. S. Dept. of Housing and Urban Development 2021			

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 \$15.00 per hour (as of January 1, 2021). The annual wage figure cited previously assumes full-time employment. Table 9 provides a breakdown of the following income categories:

- Very-Low* incomes refer to those household incomes that are 50% 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 9 City of La Mirada Housing Affordability Standards (in dollars/month), 2021			
Unit Type	very low	low	moderate
Owner-Occupied Units			
1 Bedroom	\$521	\$730	\$1,338
2 Bedroom	\$586	\$821	\$1,505
3 Bedroom	\$651	\$912	\$1,672
4 Bedroom	\$703	\$984	\$1,805
5 Bedroom	\$756	\$1,058	\$1,939
Renter-Occupied Units			
1 Bedroom	\$521	\$626	\$1,147
2 Bedroom	\$586	\$704	\$1,290
3 Bedroom	\$651	\$782	\$1,433
4 Bedroom	\$703	\$844	\$1,547
5 Bedroom	\$756	\$907	\$1,662
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 2014-2018 CHAS data concerning overpayment for housing in the City of La Mirada is summarized below in Table 10 which also indicates the overpayment for extremely low-income households.

Table 10 Overpayment For Housing in La Mirada			
Household by Type, Income, & Overpayment	Owner	Renter	Total House Holds
HH Income <=30% HAMFI ¹	865	725	1,590
HH Income >30% to <=50% HAMFI	945	435	1,380
HH Income >50% to <= 80% HAMFI	1,760	555	2,315
HH Income >80% to <100% HAMFI	1,085	320	1,405
HH Income >100% HAMFI	6,595	1,050	7,645
Total	11,250	3,085	14,330
HH with 1 of 4 housing problems	1,815	1,230	3,045
Cost Burden <=30%	7,990	1,460	9,450
Cost Burden >30% to <=50%	1,805	920	2,725
Cost Burden >50%	1,355	685	2,040
1. HAMFI = HUD Area Median Family Income Source: CHAS Data Book 2021 (for La Mirada, California)			



2.2.7 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, and can accommodate a family of up to five without being considered overcrowded. A housing unit is considered to be overcrowded if it has 1.01 persons per room or more. A housing unit is considered to be severely overcrowded if it contains 1.51 persons per room or greater. Table 11 below summarizes overcrowding statistics derived from the 2015-2019 ACS data. As indicated in the table, a total, of 466 owner-occupied units were classified as overcrowded and 764 rental units were classified as being overcrowded.

Table 11 Overcrowded Units in 2019 in La Mirada (by Tenure)		
Category	Owner-Occupied	Rental
Overcrowded Units (1.01-1.50 persons/room)-	238	217
Severely Overcrowded Units (1.51-2.0 persons/room)-	178	299
Severely Overcrowded Units (2.01 or more persons/room)	50	248
Total Overcrowded Units	466	764
Source: 2015-2019 American Community Survey (ACS)		

2.2.8 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 no at-risk housing developments that are located in La Mirada. Should future at-risk units be identified in the City, 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: the 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).





2.3 SPECIAL NEEDS

There are segments of the population that experience special housing needs. These groups include the elderly, the handicapped, 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 2.3).

2.3.1 ELDERLY HOUSEHOLDS

Elderly households include those family householders containing persons 65 years of age or older as well as non-family householders (persons living alone) where the individual is 65 years of age or older. According to the 2015-2019 ACS data, there were 8,314 residents that were 65 years of age or older. This population group accounts for 17.4% of the City's total population. The same Census figures also identified 2,354 occupied senior households (10.1%) in the City. Of this total, 2,029 households or 18.5% were owner-occupied and 325 households or 10.1% were renter occupied units. 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 condominiums 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.

2.3.2 HANDICAPPED HOUSEHOLDS

Disabled persons may 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 disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead stairs, 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. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. The 2019 ACS data reported that a total of 8,438 persons residing in the City had a disability. Of this total number, 1,183 persons (2.4%) had a hearing disability, 683 persons (1.4%) had a vision disability, 1,509 persons (3.3%) had a cognitive disability, 2,366 persons (5.1%) had an ambulatory disability, 932 persons (2.9%) had a self-care disability, and 1,765 persons (4.5%) had an independent living disability.



2.3.3 LARGE FAMILIES

A housing unit is considered to be overcrowded if it has 1.01 persons per room or more. A housing unit is considered to be severely overcrowded if it contains 1.51 persons per room or greater. As indicated in the 2015-2019 ACS data, a total of 466 owner-occupied units were classified as overcrowded and 764 rental units were classified as being overcrowded. According to the same ACS data, a total of 4,763 households or 33.5% of the total consisted of four or more persons. According to the 2021 ACS Census data, a total of 3,820 persons lived in owner-occupied units and 943 persons lived in rental units.

2.3.4 FEMALE-HEADED HOUSEHOLDS

Female headed households are also considered to be a special needs category in certain instances. The 2015-2019 ACS reported that there were 1,809 female headed households in the City with no husband present. Of this total number, 1,338 female headed households resided in owner-occupied housing units and 471 female-headed households resided in renter occupied housing units. The 1,809 female-headed families with no husband present represent 12.7% of the total number of households in the City.

According to the most recent 2020 Census, there were 1,512 households in the City that were female-headed with no children present. This number represented 10.4% of the total number of households in La Mirada. Of the total number of female-headed households, 572 households included dependent children less than 18 years of age.

2.3.5 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 2019 ACS data reported 40 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.



2.3.6 HOMELESS PERSONS AND FAMILIES

A citywide housing condition survey was conducted in September 2021 where every street in La Mirada was surveyed. During this survey, a total of five homeless persons were observed. Two homeless persons were observed on the sidewalks near Imperial Highway and also along Colima Road, two persons were observed in local parks, and one person was observed near the Civic Center. All of these individuals appeared to be in transit. No encampments were observed. The most recent and comprehensive homeless survey for La Mirada was completed in 2019 and 2020 as part of the larger Los Angeles Homeless Service Authority (LAHSA) homeless census. The survey considered the following:

- ❑ Unsheltered homeless people, including those found on streets. A total of 13 homeless persons were identified in this category in the 2019 survey. The 2020 survey identified 14 homeless persons in this category.



- ❑ Homeless individuals living in cars. A total of nine persons living in cars were identified in the 2019 survey. The 2020 survey identified 16 homeless persons in this category.
- ❑ Homeless persons living in vans or campers. A total of three persons were identified as being in this category in the 2019 survey. The 2020 survey identified four homeless persons in this category.
- ❑ Homeless persons living in some form of makeshift shelter. A total of three persons were identified as being in this category in the 2019 survey. The 2020 survey identified five homeless persons in this category.

The City of La Mirada is required to permit by right, community care facilities in all residential zones. These care facilities, serving six or fewer persons, provide non-medical transitional housing for battered spouses, the homeless and troubled youth as well as the physically and/or mentally disabled and abused or neglected children. 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. As is required by SB 2 relative to the provision of homeless shelters, the City has identified a location for an emergency shelter to assist with the homeless population. This location is suitable for a homeless shelter because it is in close proximity to both public transportation and places of employment. In compliance with State law, the City initiated a zoning ordinance amendment so as to provide adequate local sites for the establishment of transitional housing and emergency shelters (refer to the Housing Plan section).

2.4 SOCIO-ECONOMIC CHARACTERISTICS

2.4.1 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. Finally, the median household income in 2000 was \$61,632, an increase of 12.1% since 1990. According to the 2015-2019 ACS, the *median* household income for the City was \$95,685 while the *average* annual income was \$108,891.

The 2000 Census includes poverty statistics for the City based on 1999 income levels. According to the Census data, there were 432 families in La Mirada (3.7% of the total number of families in the City) that had incomes that were below the poverty level. In addition, 145 families that were under the poverty level were female-headed. The Census also indicated there were 2,542 individuals (5.6% of the total population) that had incomes below the poverty level. Table 12 summarizes the annual household income statistics for the City based on the 2015-2019 ACS Census statistics. Extremely low-income households are those households that have annual incomes that were 30% or less of the County median (the Los Angeles County Median in 2021 according to the most recent 2019 ACS Census data was \$68,044 for a household or \$29,985 for an individual). Households included in this category typically represented the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$15.00 per hour.



Table 12 Household Income in La Mirada in 1999		
Income Category	No. of Households	% Of Total
Less than \$10,000	384	2.7%
\$10,000 to \$14,999	398	2.8%
\$15,000 to \$24,999	910	6.4%
\$25,000 to \$34,999	711	5.0%
\$35,000 to \$49,999	1,222	8.6%
\$50,000 to \$74,999	1,905	13.4%
\$75,000 to \$99,999	1,976	13.9%
\$100,000 to \$149,999	3,369	23.7%
\$150,000 to \$199,999	1,777	12.5%
\$200,000 or more	1,564	11.0%
Total Households	14,217	
Source: U. S. Census 2020 American Community Survey (ACS)		

The annual wage figure cited previously assumes full-time employment. As indicated above, the County median household income for Los Angeles County was \$68,044 in 2019 according to the most recent American Community Survey. Assuming the 30% figure for the median County income, an extremely low-income household would have an annual income of \$20,413. A full-time worker making minimum wage would have an annual income of \$31,200. According to the 2020 Census, there were approximately 1,692 households (11.9%) that had incomes that fell into the extremely low-income category.

2.4.2 EMPLOYMENT CHARACTERISTICS

Employment-related factors strongly influence the housing market in terms of regional and local housing distribution, housing costs, and housing types. According to the most recent Census statistics, there were 15,834 persons employed in La Mirada in twelve major employment sectors. As illustrated in Table 13, the largest employment sectors for La Mirada residents continue to be retail trade, manufacturing, and professional, and services. These four sectors accounted for 58.13% of all of the occupations of La Mirada residents.



Table 13 Occupation of City Residents		
Industry	Number	%
Agriculture, Forestry, Mining	40	0.25%
Construction	1,156	7.30%
Manufacturing	2,270	14.33%
Transportation, Warehousing	1,130	7.13%
Wholesale Trade	912	5.75%
Retail Trade	1,609	10.16%
Finance, Insurance, Real Estate	1,292	8.15%
Arts, Entertainment, Food Serv.	726	4.58%
Professional	1,765	11.14%
Services (education, social)	3,564	22.50%
Public Administration	753	4.75%
Other	617	3.89%
Total Labor Force	15,834	99.93%
Source: 2019 ACS		

2.5 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) IN LA MIRADA

HCD’s mission is “to promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.” When housing choice and access are limited because of race, sexual orientation, or disability status, there are far-reaching impacts on access to job opportunity, access to quality education, and on one’s mental and physical health.” A cornerstone of this effort is to ensure that equal housing programs are strictly enforced at the local level. These fair housing programs seek to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity.

In 2018, the California State Legislature passed AB 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA). The law now requires all state and local public agencies to address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. The Bill also creates new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 protects the requirement to affirmatively further fair housing within California state law, regardless of future federal actions. It also preserves the strong policy in the U.S. Department of Housing and Community Development’s (HUD) Affirmatively Furthering Fair Housing Rule as published in the Federal Register in 2015. As of January 1, 2019, AB 686 proactively applies the obligation to affirmatively further fair housing to all public agencies



in California. Public agencies must now examine existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities.

This housing element includes a housing needs assessment, which includes various requirements such as analysis of household characteristics (e.g., overpayment, overcrowding), housing conditions, and persons with special needs. These analyses, in turn, guide policy and action formulation. In order to assure accessibility to decent housing for all persons, the City of La Mirada Housing Element includes the following policies:

- ❑ *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.

Towards this end, the City has continued with the implementation of its Fair Housing Program whereby the 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 also 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.



SECTION 3 HOUSING CONSTRAINTS

The purpose of this section is to outline those factors that may inhibit the City’s ability in accommodating the 1,962 new housing units required under the RHNA over the 6th Housing Element Cycle (the planning period extends from 2021 through 2029). 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 identified in the City of La Mirada Land Use Element. In fact, any future residential development would be limited to infill development that involves the replacement of either nonresidential 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 14 below indicates the extent of residential development that is permitted under the adopted General Plan.

Table 14 Distribution of General Plan Residential Land Use Designations			
Land Use Designation	Maximum Permitted Density	Net Land Area (In acres)	% Of City’s Total Land Area
Low Density Residential	6 units/acre	2,079 acres	54.1%
Medium Density Residential	15 units/acre	98 acres	2.6%
High Density Residential	28 units/acre	87 acres	2.3%
Total		2,264 acres	59.0%
Source: City of La Mirada General Plan			



As indicated previously, based on the most recent Department of Finance (2021) figures, there are currently 15,075 housing units in the City.

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, dedicated open-space requirements, prohibitions against multi-family housing, or growth controls that could inhibit the development of housing in La Mirada. These programs were first initiated as part of the 4th cycle Housing Element's implementation.

Table 15, 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 15 Housing Types Permitted Under the Existing Adopted 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.
Accessory Dwelling Unit	P	X	X	Permit by Right as long as ADU is legal.
Transitional & 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 16, the City of La Mirada Zoning Ordinance contains three zoning 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 16 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.
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 Setback	5 ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.	10 ft.
Street Side Yard	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 per unit plus 1 for each bedroom greater than 2					1.5 -2 spaces per unit plus 1 for each bedroom greater than 2	
Guest Parking (stalls/units)	No requirement for guest parking					2 space/5 units	
Min. Open Space	No minimum open space requirement.					500 sf/DU	400 sf/DU
Permitted Uses	<ul style="list-style-type: none"> ●Single-Family ●Group Homes (6 or fewer residents) ●Transitional Housing ●Supportive Housing 					<ul style="list-style-type: none"> ●Single-Family Units ●Duplex Units ●Multiple-Family Units ●Group Homes (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 with the underlying base zone provisions. Table 17 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, Single Room Occupancy (SRO) development are permitted in conjunction with commercial development within 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 2020 California Building Code, which establishes minimum construction standards.

Table 17
Summary of Residential Overlay Districts with Revisions

Development Standards	Mixed Use Overlay (MUO)	Emergency Shelter Overlay (ESO)	Special Housing Overlay (SHO)					
			Area 3r	Area 4	Area 5	Area7	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 Setback	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/units)	Base Zone	Designed to provide security	-	-	-	-	-	-
Min. Open Space	For Mixed or Single Use, 25% of gross Residential floor Area	-	-	-	-	-	-	-
Permitted Uses	Commercial Multiple - family Units and /or 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

Source: City of La Mirada Zoning Ordinance with Revisions



3.2.2 PERMIT PROCESSING AND REVIEW

The City of La Mirada has fully implemented the establishment of "Electronic Plan Check Review" and is committed to completing the processing of all residential development applications within the time frames stipulated in the State Permit Streamlining Act. 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, and Public Works is arranged to discuss the development proposal. Depending on the complexity of the project, a single-family project may be approved within 60 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 typical 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 18 outlines typical approval requirements for a single-family infill project, a typical subdivision, and a typical multiple-family rental housing development.

Table 18 Typical Processing Procedures for City of La Mirada		
Single Family Unit	Subdivision	Multifamily Units
Cert of Compatibility. Site Plan Review Design Review	Tentative Map	Cert of Compatibility Site Plan Review ¹ Design Review
	Final Map	
Categorical Exemption	County Review	CEQA Review
	CEQA Review	
Processing Time 60 days	Processing Time 9 months	Processing Time 9-12 months
1. May not be required if it conforms to zoning standards. Source: City of La Mirada		

Multifamily projects take an average of 11 months to process, usually because of their complexity. The City's review process includes a compatibility review culminating with a 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 is to encourage compatible design and massing of projects within the lower density single-family neighborhoods. The process includes a Certificate of Compatibility which 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 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, 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 and other School Districts that serve the City do impose school impact fees 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 in Table 19.



Table 19 Current Discretionary Fees for the City	
Description	Fee
Conditional Use Permit	\$3,013
Site Plan/Elevation Review	\$292
Administrative Adjustment	\$1,026
Variance	\$3,013
Tentative Parcel Map/Tract Map Review	\$4,498 + County Fees
Zone Text/Map Amendment	\$3,797
Planned Unit Development	\$6,726
General Plan Amendment Text/Map Amendment	\$5,063
Categorical Exemption Review	\$295
Initial Study/Negative Declaration	\$2,552 + Consultant Fee
Initial Study-Mitigated Negative Declaration	\$3,442 + Consultant Fee
Environmental Impact Report (deposit only)	\$5,000 + Consultant Fee
Appeal Planning Commission Action	\$1,797
Continuance of Public Hearing	\$158
Certificate of Compatibility	\$3,729
Source: City of La Mirada	

The City of La Mirada Building and Safety 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 submit their plans for City and County review approval. The building permit provides evidence that the project 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 20 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 20 are applicable to both single-family and multiple family developments. The processing fees are well under one percent of the total development cost. Assuming a 1,000 square foot unit, the total development fees (not including school district fees) would be approximately \$6,562.00 per unit. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connection, and one thousand square feet of floor area with two car garage. The permit fees account for less than 3% of a residential unit costing \$225,000. The City of La Mirada has reviewed all fees and site improvement requirements and has concluded these requirements do not pose a demonstrable negative impact on the ability to provide housing at a variety of income levels in the City.



Table 20 Typical Planning Processing Fees	
Type of Fee	Fee
Building Permit	Fees based on project valuation – 1%-2% of project valuation.
Plan Check Fee	Fees based on project valuation – 1%-2% of project valuation
Electrical Permit	0.20/sq. ft. + \$38.20 issuance fee
Plumbing Permit	\$22.50/fixture+\$38.20 issuance fee
Mechanical Permit	\$38.20 issuance fee \$37.50/furnace, \$37.50/condenser, \$5.90/air inlet or outlet
Sewer/Septic Permit	\$64.70/connection + \$38.20 issuance fee
School District	\$4.08/sq. ft. for residential; \$0.66 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, disabled persons often have unique and special needs when it comes to housing. Households in this category sometimes include elderly persons that may have one or more disabilities. Specific interior improvements are often needed to accommodate a disabled tenant or homeowner. 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 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.* No City initiated constraints on housing for persons with disabilities are caused 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 the 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

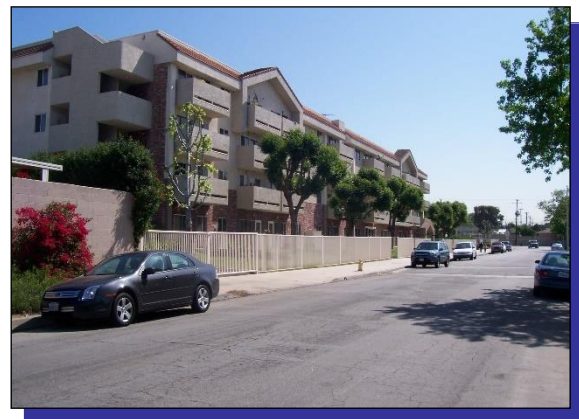
Approximately 80% of the City's water supply is provided by groundwater resources pumped through wells and which is subsequently distributed throughout the City. The remaining 20% is purchased through agreements with the Metropolitan Water District. The current average water consumption in the City is approximately 8 million gallons per day (mgd). The units required to meet the RHNA (1,962 units) contemplated in this Housing Element will result in increased water consumption estimated to be approximately 440,000 gallons of water per day. This consumption is not considered a substantial amount of the citywide daily consumption of 8 mgd. Information provided by the local water purveyor, Suburban Water Systems, indicated there is sufficient water-related infrastructure to accommodate the projected demand. 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. The City is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd) and currently treats 330 mgd. The additional 1,962 units are projected to generate 320,000 gallons of effluent on a daily basis. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider.

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. Three interrelated cost factors influence the overall development cost and ultimately dictate the market price of a home.

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. According to the 2015-2019 ACS data, the median value of owner-occupied housing units in La Mirada was \$569,500. The current (2022) median home values in La Mirada According to Redfin was \$848,000, an increase of 23.7% from last year.

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. The major market constraint is that 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.

Given the scarcity of land suitable for new residential construction in the City, the resulting land cost is an actual constraint on the production of affordable housing. According to the 2015-2019 ACS data, the median value of owner-occupied housing units in La Mirada was \$569,500. Recognizing that new tract homes in La Mirada are now selling for more than \$700,000 and that custom-built homes are currently starting at \$850,000; the finished lot price would be at least \$175,000 per unit for the least expensive tract home. On the other hand, finished lot costs associated with a \$850,000 custom home could be as high as \$212,000.

3.3.2 CONSTRUCTION COSTS

Similar to land costs, construction costs have also been escalating rapidly in recent years. The International Conference of Building Officials (ICBO) publishes Building Standards Valuation Data, which is used by cities in determining plan check and permit fees. According to the January 1, 2022 report, the cost of constructing a "good" quality wood frame dwelling has now increased significantly to between \$148 to \$189.34 per square foot compared to a multiple-family unit that would cost approximately \$240.35 per square foot. At these levels, an 1,800 square foot home would cost \$340,812 just to build, without land, site work, offsite improvements or indirect costs, which would put it beyond the reach of virtually all median income families living in Los Angeles County. The single largest cost associated with building a new house is the cost of building materials.

3.3.3 AVAILABILITY OF FINANCING

In 2021, home mortgages for borrowers with good credit were available at historically low rates (approximately 3.2% percent). This comparatively low interest rate did not represent a constraint to the purchase of housing. However, the high cost of housing in La Mirada could inhibit access to mortgages as potential homebuyers lack the necessary down payment (typically 20%) and the percent of income needed to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households.

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 a review of the sale of existing homes, the number of for-sale units in La Mirada were generally comparable with



those of several neighboring cities including Cerritos 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.

3.3.4 LOW VACANCY RATES

Low vacancy rates can affect the housing “supply and demand” dynamic and, as a result, the price of housing (both rental and for sale) may increase. The most recent DOF estimates indicated the City’s vacancy rate was 2.9% as of January 2021. The vacancy rate for the County as a whole for that same period was 6.4%. According to the most recent 2015-2019 ACS data, there were 317 vacant units. Of this total, 48 units were vacant rental units, 109 units were vacant for sale units, 28 units were sold units that were not yet occupied, 52 units were vacant seasonal rental units, and 80 units were classified as “other” vacant units.

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.



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SECTION 4 HOUSING PLAN

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* identifies those policies that will be applicable over the course of the planning period governed by this Element;
- ❑ *Housing Programs* identifies 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.

4.1 REGIONAL HOUSING NEEDS ASSESSMENT

The RHNA for La Mirada is quite high in spite of the City’s developed character. The RHNA for La Mirada totals 1,962 units. This RHNA includes the following:

- ❑ A total of 634 units are allocated to households with annual incomes that are considered to be *extremely low income* (50% or less of the County median household income) or very low income;
- ❑ A total of 342 units are allocated for *low-income* households (51% to 80% of the County median);
- ❑ A total of 320 units are allocated for *moderate income* households (81%-120% of the County median); and
- ❑ A total of 666 units are allocated for *above moderate-income* households (above 120% of the County median).

While the State Legislature acknowledges the City’s inability to directly provide the 1,962 units during the 2021-2029 planning period, the City is required to ensure that the General Plan and Zoning Ordinance provide the land designations to accommodate this development. Table 21 illustrates the distribution of the projected housing needs for the income categories.



Table 21 Summary of RHNA Allocation for La Mirada (2021-2029)		
Income Level	RHNA	%
Extremely Low Income	317	16.15%
Very Low-Income	317	16.15%
Low-Income	342	17.4%
Moderate-Income	320	16.3%
Above Moderate	666	33.9%
Total	1,962	100%
Source Southern California Association of Governments and the City of La Mirada		

As indicated previously, the RHNA for La Mirada is very high in spite of the City's developed character (the RHNA for La Mirada totals 1,962 units). Problems related to the provision of this number of new housing units over a relatively short time frame (2021 to 2029) is exacerbated by the following factors:

- ❑ There are virtually no remaining parcels of vacant land in the City.
- ❑ The majority of the City is already zoned and developed with 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 located at 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 other local communities. The rezoning of the industrial and commercially zoned land would translate into a potential 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 2021-2029 RHNA need through the Housing Infill Program, the Imperial Highway Corridor Specific Plan, and the City's ADU program. As part of the implementation of the City's 4th Cycle 2006-2014 Housing Element, the City adopted a Special Housing and Mixed-Use Overlay Zoning District that have been applied to nine areas that will continue to be the focus of the City's Housing Infill Program.

4.1.1 IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN

A cornerstone of the New Housing Strategy involves the ongoing implementation of the Imperial Highway Specific Plan. In addition to promoting new types of residential development within key development "nodes", the specific plan will indicate 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) overall regional *Compass*



Blueprint Program that was designed to foster comprehensive land use and transportation planning. Key elements that the City hoped to realize as part of the Specific Plan’s implementation included the following:

- ❑ The Imperial Highway corridor is one of the areas in the City with the greatest 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 more intensive land uses.
- ❑ Under State law, the City is required to provide the regulatory framework to accommodate this growth need. The City ’s Housing Element has identified potential sites within the Imperial Highway Specific Plan area to accommodate a portion of the City’s housing need.
- ❑ The three key intersections or nodes in the Imperial Highway Specific Plan area provide opportunities for community-gathering, entertainment and recreational. The residents of La Mirada strongly desire increased dining and family entertainment opportunities in the City. These 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.
- ❑ 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 is auto oriented and contains elements for pedestrians. Future development and highway improvements should incorporate health and wellness design principles. The Imperial Highway Specific Plan underscores the community’s commitment to considering alternative strategies for providing 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.
- ❑ 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.

The Land Use Plan for the Imperial Highway Specific Plan area provides for the development of three Planning Areas that include the following: Planning Area 1. Imperial Highway/Valley View Avenue, Planning Area 2. Imperial Highway/La Mirada Boulevard, and Planning Area 3 Imperial Highway/Santa Gertrudes Avenue. The Specific Plan Area encompasses approximately 101 acres (excluding roadway right-of-way). Mixed- use residential development is contemplated in Planning Area 1, Planning Area 2, and Planning Area 3 and these are described below:

- Planning Area 1 (Imperial Highway /Valley View Avenue)*. This planning area is divided into three sub areas: Areas 1A, 1B, and 1C which encompass 17.76 acres. Currently 1.98 acres of the area are being developed with a 39-unit residential condominium project leaving 15.78 acres available for the development of residential units. The Specific Plan calls for a total of 407 units to be developed within the remaining 15.78 acres. Of this total, 256 units would be included in mixed-use development at a density of 45 units per acre and 151 units would be included in mixed-use development, at a density of 15 units per acre
- Planning Area 2 (Imperial Highway/La Mirada Boulevard)*. This planning area is divided into two sub areas. Areas 2A and 2B which encompass 58.547 acres. The Specific Plan calls for 15.25 acres of this area to be included in a future mixed-use development at a density of 15 units per acre for a total of 228 units.
-



- ❑ *Planning Area 3 (Imperial Highway/Santa Gertrudes Avenue).* This planning area is divided into three sub areas: Area 3A, 3B and 3C, which encompass 32.48 acres. The Specific Plan calls for 11.43 acres of this area to be included in a future mixed-use development at a density of 15 units per acres for a total of 171 units.

The location and extent of these three planning areas are shown in Exhibit 19 and should not be confused with the Housing Infill Areas that are discussed in the section that follows. A total of 806 residential units are permitted within the adopted Imperial Highway Specific Plan.

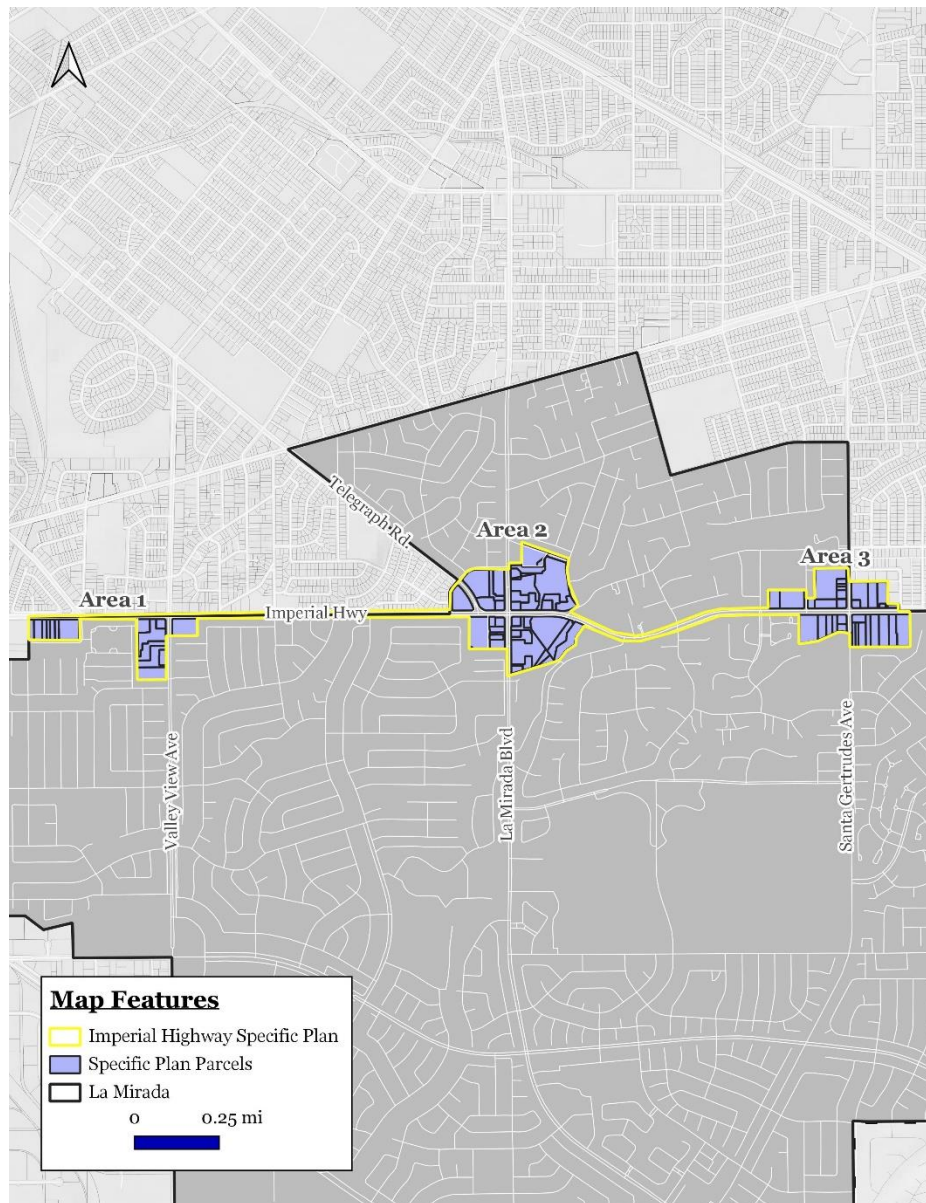


EXHIBIT 19
IMPERIAL HIGHWAY CORRIDOR SPECIFIC PLAN
SOURCE: CITY OF LA MIRADA



4.1.2 HOUSING INFILL PROGRAM

As part of the 4th cycle 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 as Areas 1 through 9, are shown in Exhibit 20. 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 6th Cycle Housing Element (30 or 45 du/ac). These areas are still available for development and will continue to be utilized by the City to accommodate its 2021-2029 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 5.69 acres of land area. The development density for this area will be 45 units per acre, yielding a potential development of 252 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 property is also included in the Imperial Highway Specific Plan. The potential development will be mixed use development. The key development contemplated for this area is senior housing. This infill area is indicated in Exhibit 21.
- ❑ *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 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 was occupied by a commercial use that is now removed. The property consists of 1.98 acres of land area. The original development density for this area was 45 units per acre, yielding a potential development of 89 units. Area 2 is currently under development with 39 units. No additional land area is remaining for development.
- ❑ *Infill Area 3.* This infill area is located to the south of Leffingwell Road along the east side of La Mirada Boulevard. This area is occupied by a variety of land uses including a recently developed 28-unit apartment building, a single-family home, an office building, and a neighborhood commercial center. The property consists of 3.3 acres of land area of which 2.63 acres remain available for new development. The development density for this remaining 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, C-1 with the Mixed-Use Overlay (MUO) and Special Housing Overlay (SHO). The development contemplated for this site will consist of either mixed use or multiple-family development. A total of 0.67 acres of this area has been development with 28 units. This infill area is indicated in Exhibit 22.



- ❑ *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 with a kindergarten. 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 with a Mixed Used Overlay (MUO) and Special Housing Overlay (SHO). The development contemplated for this site will consist of either mixed use or multiple -family development. This infill area is indicated in Exhibit 23.
- ❑ *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/office building, a volunteer center, a nursing home and recently developed residential units. The property consists of 6.2 acres of land area of which 3.5 acres remain available for new development. 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 MUO/SHO. The development contemplated for this remaining site will consist of either mixed use or multiple-family development. A total of 2.7 acres have been developed as 33 units. As a result, 3.5 acres remain to be developed for a potential of 140 units. This infill area is indicated in Exhibit 23.
- ❑ *Infill Area 6.* This infill area is located on the southwest corner of Imperial Highway and Santa Gertrudes Avenue. This site is occupied by three office buildings, vacant lot, and a gas station. 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 mixed-use development. This infill area is indicated in Exhibit 24.
- ❑ *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 and private storage facility. 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-4/MUD/SHO. The development contemplated for this site will consist of either mixed use or multiple -family development. This infill area is indicated in Exhibit 25.
- ❑ *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 abuts 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 560 units. The underlying zoning is M-2/SHO. The development contemplated for this site will consist of multiple-family development. A total of 2.3 acres. of the original 20 acres are being developed as 56 units. This infill area is indicated in Exhibit 26.
- ❑ *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 zoning is C-1/MUO The development contemplated for this site will consist of mixed-use development. This infill area is indicated in Exhibit 27.



The potential development possible within the nine infill sites not including the 345 units also called out within the Imperial Highway Specific Plan would yield a total of 1,160 units which account for approximately 59.12% of the City's overall 2021-2029 RHNA. 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.

4.1.3 SECOND UNIT PROGRAM

The City recognizes the importance of accessory dwelling units (ADUs) in serving as a resource for affordable housing in the City. The City remains committed to working with residents in the implementation of the ADU Ordinance consistent with State law. The City is proposing to implement an *Affordable Accessory Dwelling Unit Program (AADUP)* that will promote the development of Accessory Dwelling Units (ADU) for lower income tenants by rebating all Planning and Building Fees to the applicant upon execution of a restrictive covenant whereby the applicant agrees to live on the property and only rent the ADU or primary residence to qualified low and very low-income tenants for the first 10 years. The City approved a total of 36 ADU applications between February 2021 and October 2021; 19 applications between January 2020 and December 2020; 17 applications between August 2019 and December 2019; 10 applications between June 2018 and August 2019. The number of applications for ADUs is increasing as homeowners are made aware of the easing of the City's requirements for constructing these units. Based on recent trends, the City is assuming that 30 ADU units would be constructed on an annual basis during the 6th Cycle planning period. Assuming this is accurate, a total of 240 ADU units would be provided during the 2021-2029, 6th Cycle planning period.

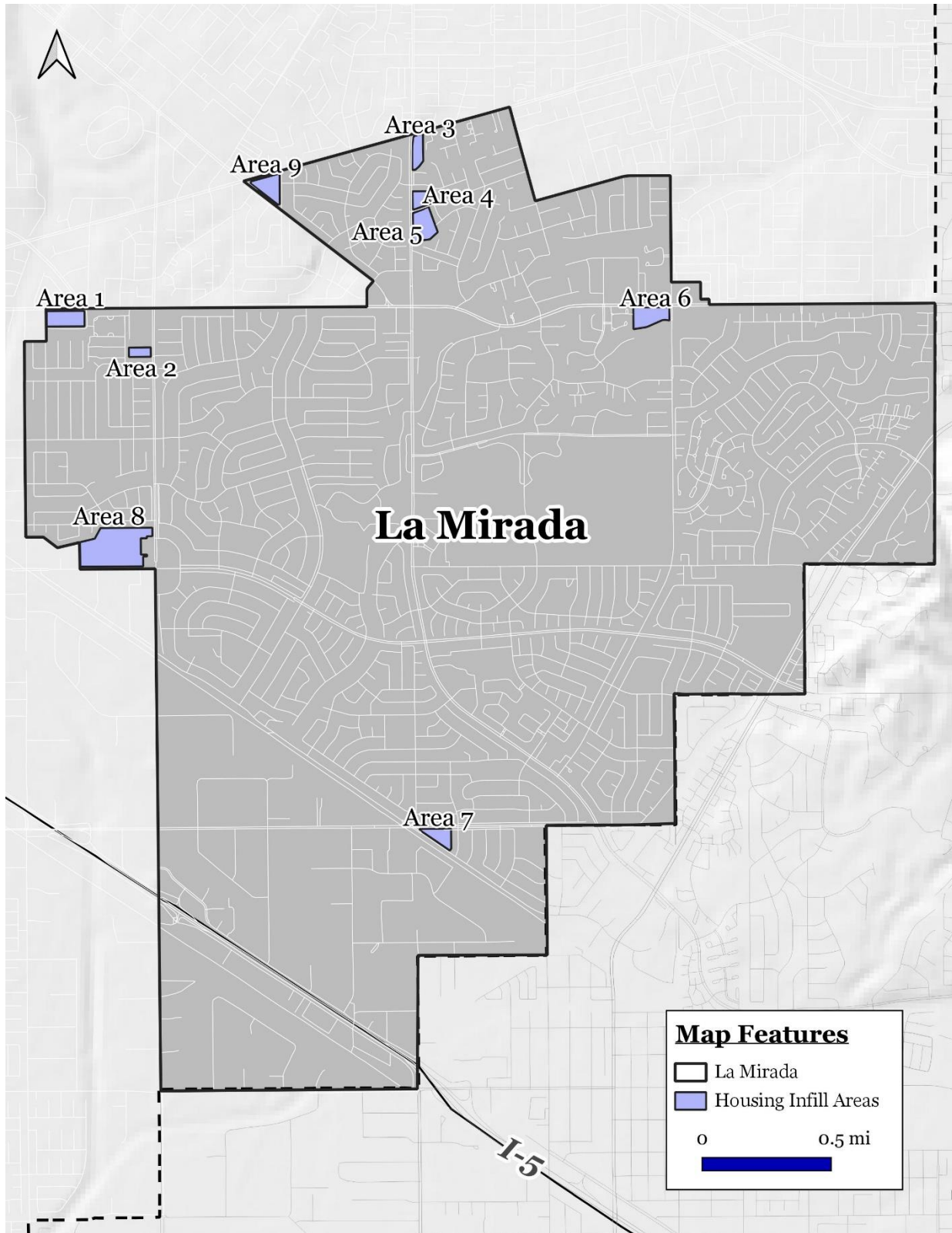


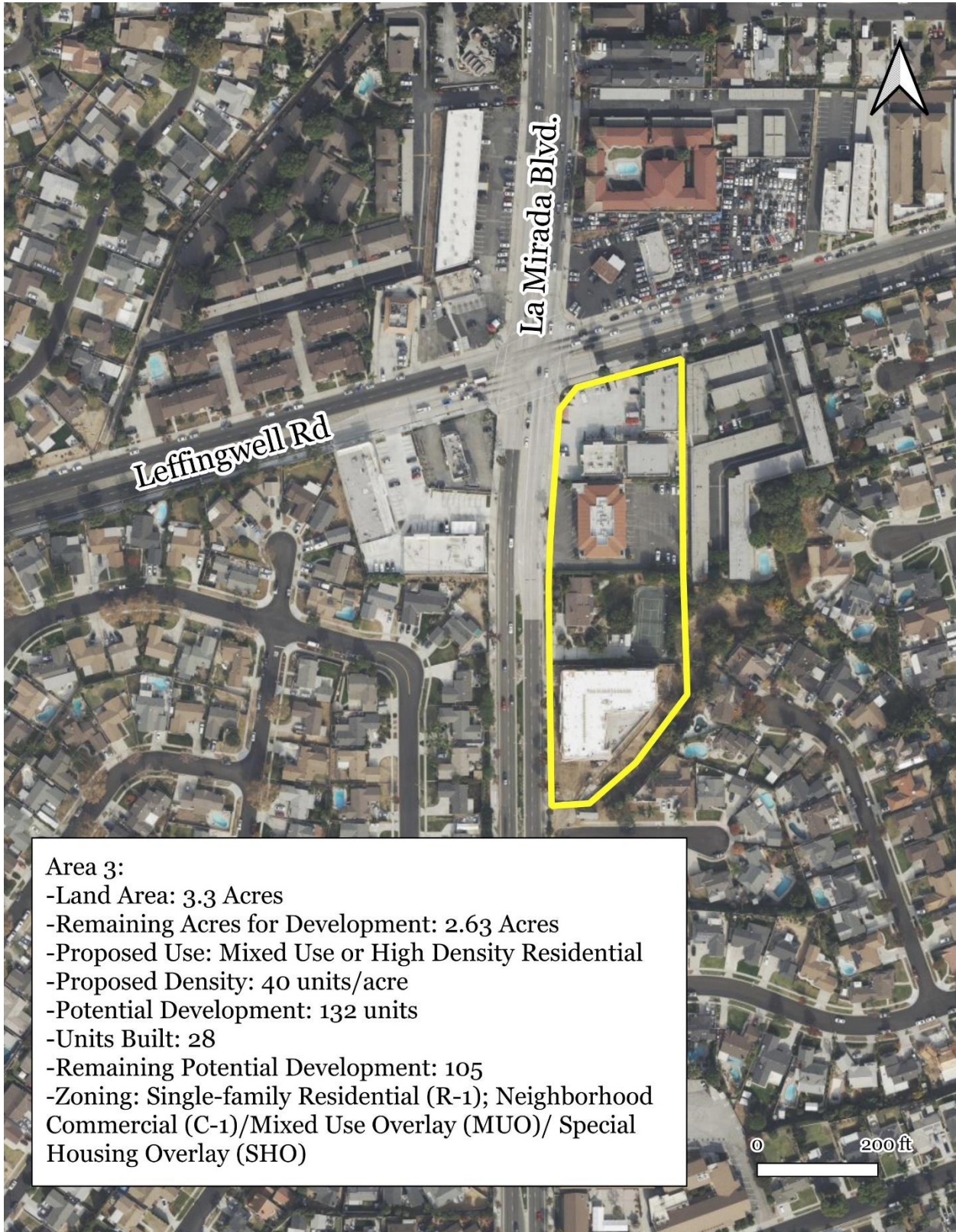
EXHIBIT 20
OVERVIEW OF HOUSING INFILL AREAS
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Area 1:
-Land Area: 5.69 acres
-Proposed Use: Mixed Use (Specific Plan)
-Proposed Density: 45 units/acre
-Potential Development: 252 units
-Zoning: Highway Specific Plan (IHSP) Mixed Use Overlay (MUO)

Area 2:
-Land Area: 2.0 acres
-Currently being developed with 39 condominiums
-19.5 Units/Acre

EXHIBIT 21
HOUSING INFILL AREAS - #1 AND #2
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Area 3:
-Land Area: 3.3 Acres
-Remaining Acres for Development: 2.63 Acres
-Proposed Use: Mixed Use or High Density Residential
-Proposed Density: 40 units/acre
-Potential Development: 132 units
-Units Built: 28
-Remaining Potential Development: 105
-Zoning: Single-family Residential (R-1); Neighborhood Commercial (C-1)/Mixed Use Overlay (MUO)/ Special Housing Overlay (SHO)

EXHIBIT 22
HOUSING INFILL AREA - #3
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Area 4:
 -Land Area: 2.4 acres
 -Proposed Use: Mixed Use or High - Density Residential
 -Proposed Density: 40 units/acre
 -Potential Development: 96 units
 -Zoning: Single-family Residential (R-1)/ Mixed Use Overlay (MUO)/ Special Housing Overlay (SHO)

Area 5:
 -Land Area: 6.2 acres
 -Remaining Acres for Development: 2.72 Acres
 -Proposed Use: Mixed Use or High Density Residential
 -Proposed Density: 40 units/acre
 -Potential Development: 248 units
 -Units Built: 33
 -Remaining Potential Development: 139
 -Zoning: Single-family Residential (R-1)/ Mixed Use Overlay (MUO)/ Special Housing Overlay (SHO)

EXHIBIT 23
HOUSING INFILL AREAS - #4 AND #5
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 24
HOUSING INFILL AREA - #6
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 25
HOUSING INFILL AREA - #7
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 26
HOUSING INFILL AREA - #8
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Area 9:
-Land Area: 4.9 acres
-Proposed Use: Mixed Use
-Proposed Density: 30 units/acre
-Potential Development: 147 units
-Zoning: Neighborhood Commercial (C-1)/
Mixed Use Overlay (MUO)

EXHIBIT 27
HOUSING INFILL AREA - #9
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



4.1.4 BIOLA UNIVERSITY MASTER PLAN UPDATE

A Planned Unit Development (PUD) entitlement application for the Biola University Master Plan was approved by the City of La Mirada in October 2012. Biola University proposes to demolish 25 existing campus buildings and construct 16 new buildings, three parking structures, and new athletic facilities. Under the project, these activities would be carried out over a 20-year time frame, through 2031. The facilities proposed under the Master Plan would serve a variety of purposes including educational facilities such as new classrooms and faculty offices, new and remodeled residence halls and apartments.

The proposed Master Plan would include the construction of four new residence halls: North Hall; Bluff South; East Hall; and a new Stewart Hall to replace the existing Stewart Hall. These four new residence halls are expected to lead to an increase in the number of on-campus beds of 826 beds at double occupancy and 985 beds at triple occupancy and create a net increase of 212,870 gross square feet of built floor area devoted to residence halls. When converting the beds to residential, the double beds would translate into 413 double-bed units and 328 triple-bed units, for a total of 741 dormitory units.

The Master Plan will require 20 years for full implementation (2012 to 2031). For purposes of analysis, it was assumed that the 8 years within the 6th Cycle planning periods will account for 40% of the total period (2012-2031) required for the implementation of the Biola University Master Plan. This was the benchmark used to estimate the number of units that would be constructed during the 6th Cycle (741 total dormitory units x 40% = 296 units). As a result, it was assumed that a total of 296 dormitory units would be constructed during the 6th Cycle planning period.

4.1.5 HOUSING STRATEGY AND THE RHNA

As indicated in a previous section, the current 2021-2029, 6th Cycle RHNA is 1,962 units. Table 22 indicates that the Imperial Highway Specific Plan, Housing Infill Program, ADU Program, and the Biola University Mater Plan Update will enable the City to potentially provide 2,459 units. These programs are summarized below and in Table 22.

- ❑ *Imperial Highway Specific Plan.* The location and extent of these three planning areas are shown in Exhibit 19 and should not be confused with the Housing Infill Areas that are discussed in the section that follows. A total of 806 residential units are currently permitted and able to be developed within the adopted Imperial Highway Corridor Specific Plan. A total of 345 of these units are also accounted for in Infill Areas 1 and 6.
- ❑ *Housing Infill Program.* The potential development possible within the nine infill sites would yield a total of 1,160 units, which account for approximately 59.12% of the City's overall 2021-2029 RHNA.
- ❑ *ADU Program.* Based on recent trends, the City is assuming that up to 30 ADU units would be constructed on an annual basis during the 6th Cycle planning period. For a total of 240 ADU units.
- ❑ *Biola University Master Plan.* The proposed Master Plan would include the construction of four new residence halls: North Hall; Bluff South; East Hall; and a new Stewart Hall to replace the existing Stewart Hall. The analysis assumed that a total of 296 dormitory units would be constructed during the 6th Cycle planning period



Table 22 RHNA Accommodation Summary Table							
Imperial Highway Specific Plan Program							
Area	Acres	Density Units/Acres	Total Units	Constructed Units	Developed Area	Remaining Area	Remaining Units
1A	5.69	45	256	0	0	5.69	256
1B	1.98	45	89	39	1.98	0	0
1C	10.08	15	151	0	0	10.08	151
2A	15.25	15	228	0	0	15.25	228
2B	43.29	0	0	0	0	43.29	0
3A	5.94	15	59	0	0	5.94	89
3B	21.04	0	0	0	0	21.04	0
3C	5.49	15	82	0	0	5.49	82
Subtotal	108.76	--	895	39	1.98	106.78	806
Infill Housing Program							
Area	Acres	Density Units/Acre	Total Units	Constructed Units.	Developed Area	Remaining Area	Remaining Area
1	See Imperial Highway Specific Plan Area 1A						
2	1.98	45	89	39	1.98	0	0
3	3.3	40	132	28	0.67	2.63	105
4	2.4	40	96	0	0	2.4	96
5	6.2	40	248	33	2.7	3.5	140
6	See Imperial Highway Specific Plan Area 3A						
7	3.7	30	111	0	0	3.7	111
8	21	30	630	56	2.3	18.7	561
9	4.9	30	147	0	0	4.9	147
Subtotal	43.48	--	1,453	156	7.65	35.83	1,160
Accessory Dwelling Units							
30 ADU units approved on an annual basis (30 units per year x 8 years [2021 to 2029])							240 units
Biola University Master Plan (Build-out in 2031)							
A total of 826 beds at double occupancy for a total of 413 double bed units (x 40% during 6 th Cycle)							165 units
A total of 985 beds at triple occupancy for a total of 328 triple bed units (x 40% during 6 th Cycle)							131 units
Subtotal							296 units
Summary Tabulation							
Total number of units that are projected to be provided							2,502 units
2021-2029 RHNA							1,962 units
Total Units in Excess of 2021-2029 RHNA							540 units



4.2 HOUSING GOALS AND POLICIES

4.2.1 HOUSING GOALS

The La Mirada City Council adopted a series of formal housing goals as part of the General Plan. 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.

4.2.2 GOAL 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.

4.2.3 GOAL 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.

4.2.4 GOAL 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 on sites which are located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities.

4.2.5 GOAL 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.

4.2.6 GOAL 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 handicapped.
- ❑ *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.

4.3 HOUSING PROGRAMS

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

4.3.1 HOME IMPROVEMENT PROGRAM (EXISTING PROGRAM)

The Home Improvement Program (HIP) program is a program offered by the City of La Mirada to assist low-moderate income homeowners in making improvements to their home. Improvements can be to correct code violations and to repair deteriorating conditions. The assistance is provided through a low-interest, deferred loan. Funding is on first-come basis. This loan is designed for exterior and /or interior repairs. Funding is provided by Community Development Block Grant (CDBG) funds. To qualify for the loan, both the homeowner and the property must satisfy specific eligibility requirements. This program is currently funded and has a waiting list. 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 need 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

4.3.2 MORTGAGE CREDIT CERTIFICATE PROGRAM (EXISTING 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 program's implementation will include the following elements.

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

4.3.3 LOS ANGELES COUNTY PROGRAMS (EXISTING PROGRAM)

The County of Los Angeles' Home Ownership Program (HOP) provides assistance to low-income, first-time home buyers in purchasing a home. The County of Los Angeles' Home Ownership Program (HOP) helps low-income first-time homebuyers in purchasing a home. Loans are 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 program's implementation will include the following elements.

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

4.3.4 ARTERIAL BLOCK WALL LOAN PROGRAM (EXISTING PROGRAM)

Loans are available up to \$15,000 to assist La Mirada residents construct new block walls or repair existing walls. The loan will accrue 3% simple interest. Repayment of the principal and interest shall be deferred until sale, transfer or refinance of the property occurs. Eligible properties must be located immediately abutting or parallel to a major or minor arterial street in La Mirada. This program is currently funded. The program's implementation will include the following elements.

- Responsible Agency.* Housing Division
- Funding.* General Fund



- Implementation Schedule.* Annual
- Quantified Objectives.* 5 units

4.3.5 UNDERUTILIZED SITES PROGRAM (EXISTING 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 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 key elements of this program's implementation are described below.

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

4.3.6 HOUSING INFILL SITES MONITORING PROGRAM (EXISTING 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. 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 implementation is described below.

- Responsible Agency:* Planning Division



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

4.3.7 EQUAL HOUSING PROGRAM (EXISTING 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

4.3.8 RESOURCE CONSERVATION PROGRAM (EXISTING 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 45 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:

- 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 state's model water efficient landscape 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.

The program's implementation will include the following elements.

- Responsible Agency*: Planning & Building Divisions
- Funding*: General Fund
- Implementation Schedule*: New Program
- Quantified Objectives*: Water and Energy Conservation



4.3.9 RENTAL ASSISTANCE GRANT (NEW PROGRAM)

The City of La Mirada has received approval for Permanent Local Housing Allocation (PLHA) funding from the Los Angeles Community Development Authority (LACDA). Funds were awarded to the LACDA from the California Department of Housing and Community Development. The PLHA Rental Assistance Grant will assist very low- income residents with at least six months of rental assistance. The participants need to show that they are unable to make their housing payment due to financial hardship and that they are at risk of becoming homeless. Program funding has been approved and assistance should begin during the second quarter of 2022. The program's implementation will include the following elements:

- Responsible Agency.* Los Angeles County Development Authority (LACDA)/ Housing Division
- Funding.* PLHA Funds
- Implementation Schedule.* Begin second quarter of 2022.
- Quantified Objectives.* 5 units

4.3.10 ACCESSIBILITY MODIFICATION GRANT (NEW PROGRAM)

The City of La Mirada has received approval for Permanent Local Housing Allocation (PLHA) funding from the Los Angeles Community Development Authority (LACDA). Funds were awarded to the LACDA from the California Department of Housing and Community Development. The PLHA Accessibility Modification Grant will assist low-moderate income homeowners making improvements to their home to enable independent living for persons with disabilities and seniors. Accessibility improvements include modified bathroom fixtures, shelves and cabinets, entrances via ramp, doorways widened to allow wheelchair access and grab bars in bathrooms, hallways, and stairs. Grants up to \$15,000 will be available second quarter of 2022. The program's implementation will include the following elements.

- Responsible Agency.* Los Angeles County Development Authority (LACDA)/ Housing Division
- Funding.* PHLA Funds
- Implementation Schedule.* Second quarter of 2022.
- Quantified Objectives.* 5 units

4.3.11 MORTGAGE ASSISTANCE GRANT (NEW PROGRAM)

As part of the American Rescue Plan Act (ARPA), cities received funding to help offset the impact of the COVID-19 pandemic. The City of La Mirada will offer a Mortgage Assistance Grant to assist households facing negative economic impacts due to COVID-19. \$150,000 has been allocated for this program and details of the program are being drafted. The program is scheduled to begin in first quarter 2022. The program's implementation will include the following elements.

- Responsible Agency.* American Rescue Plan/ Housing Division
- Funding.* CDBG
- Implementation Schedule.* First Quarter of 2022
- Quantified Objectives.* 5 units

4.3.12 AFFORDABLE ACCESSORY DWELLING UNIT PROGRAM (NEW PROGRAM)

The Affordable Accessory Dwelling Unit Program (AADUP) will promote the development of Accessory Dwelling Units (ADU) for lower income tenants by rebating all Planning and Building Fees to the applicant upon execution of a restrictive covenant whereby the applicant agrees to live on the property and only rent the ADU or primary residence to qualified low and very low-income tenants for the first 10 years. The program's implementation will include the following elements.

- Responsible Agency.* Planning Divisions



- Funding.* General Fund
- Implementation Schedule.* 4th Quarter of 2022.
- Quantified Objectives.* 15 units

4.3.13 INCLUSIONARY HOUSING PROGRAM (NEW PROGRAM)

This is a new program that is designed to promote the development of affordable housing. As part of this program, the City will develop an Inclusionary Housing Ordinance. Inclusionary housing programs, often referred to as *inclusionary zoning*, consists of programs that tap the economic gains from rising real estate values as a means to create affordable housing for lower income families. An inclusionary housing program might require developers to sell or rent a certain percentage of new residential units to lower-income residents.

The most common form of inclusionary housing requirement is the obligation to provide some share of housing units at affordable prices or rents within new market rate residential projects. These units are referred to as on-site units because they are built in the same location as the market-rate units that generate the requirement (while off-site affordable units would be built in a different location). Every inclusionary housing program should consider how much of a city’s affordable housing needs developers should be expected to meet. Typically, cities establish this basic requirement as a percentage of units or square footage area of each development that must be set aside to be rented or sold at affordable prices on site. The vast majority of programs have a minimum set-aside of at least 10% of units; only 5% of programs have a minimum set-aside less than 10% of units while just under 30% of programs have a minimum set-aside of 20% of units or more. Key elements of this program’s implementation are described below.

- Responsible Agency:* Planning Division
- Funding:* General Fund
- Implementation Schedule.* Adoption of Ordinance by 4th Quarter of 2022.
- Quantified Objectives.* An annual report will be prepared that indicates progress.

4.4 QUANTIFIED HOUSING OBJECTIVES

Table 23 below indicates the quantified objective for new housing development that the City intends to accomplish as part of the City’s housing strategy.

Table 23 Overview of Quantified Objectives for New, Conserved, & Rehabilitated Housing								
Income category	RHNA	Units Provided, Conserved, & Rehabilitated						
		Strategy & New Housing					Conserved	Rehabilitated
		#1	#2	#3	#4	Balance		
Extremely Low and Very Low	634 DU	0 DU	0 DU	240 DU	0 DU	394 DU	5 units/year	5 units/year
Low	342 DU	0 DU	0 DU	0 DU	196 DU	146 DU		
Moderate	320 DU	0 DU	0 DU	0 DU	100 DU	220 DU		
Above Moderate	666 DU	433 DU	1,490 DU	0 DU	0 DU	-1,257 DU		
Total	1,962 DU	433 DU	1,490 DU	240 units	296 du	--	40 units	40 units
#1 - Imperial Highway Corridor Specific Plan. #2 - Housing Infill Program. #3 - ADU Program.		#4 - Biola Master Plan #5 - Home Improvement Program. #6 - Resource Conservation Program Source: City of La Mirada 2010						



4.5 PROGRESS IN HOUSING ELEMENT’S IMPLEMENTATION

The City’s previous Housing Element anticipated that a total of 235 new units would be constructed during the 2014 to 2021 planning period. Of these units, 62 units would be for very low-income households, 37 units would be for low-income households, 40 units would be for moderate income households and 96 units would be for above moderate-income households. In addition, the City established a goal for rehabilitation of 40 units and conservation of 5 units. Table 24 shows the City ’s progress in achieving its quantified objectives, as of December 2021.

Table 24 Progress in Achieving Housing Objectives						
Income Category	Objective for Previous Element			Objective Actually Realized		
	New Housing	Rehab. Units	Preserved Units	New Housing	Rehab. Units	Preserved Units
Very Low-Income	62 units	40 units	5 units	0	14	Cannot quantify: 1) All building projects must certify updated plumbing fixtures; 2) New development must comply with MWEL0; & 3) New residential development is required to provide solar energy generation equipment.
Low-Income	37 units			18	6	
Moderate-Income	40 units	12				
Above Moderate	96 units	0				
Total	235 units	40		134	32	
Source Southern California Association of Governments and the City of La Mirada						
<ul style="list-style-type: none"> • ADU’s completed, assumed to be Low-Income Units • Moderate and Above Moderate Income combined for market rate homes. 						

The Government Code, in Section 65588 (a)(2) indicates that the information documenting the results of the previous La Mirada Housing Element’s policies should be quantified wherever possible. As part of the preparation of this Housing Element, the adopted housing goals and policies were reviewed to consider their continued relevance. The previous housing element included six goals and twenty-three housing policies (refer to Table 25). All of the housing element goals and policies were retained in this current element. Table 25 also indicates the City’s progress in the implementation of various Action Programs included in the City’s previously adopted housing element. The far-left column summarizes the program, the middle column outlines the stated objectives, and the far-right column indicates the City’s success in the implementation of the program.



Table 25
Evaluation of Previous Housing Element Action Programs

Previous Housing Element Action Program	Previous Housing Program Objective	Evaluation and Results
Continue deferred loan program (Housing Improvement Assistance Program) for rehabilitation of owner-occupied residences.	Rehabilitation of deteriorated housing in the City and reduction in the number of owner-occupied units requiring rehabilitation. Provision of decent housing for lower-income homeowners. The program goal is the rehabilitation of 20 units per year, or 150 units over the current 7-year planning period.	During the previous planning period, the City's housing rehabilitation program improved a total of 197 units while the overall housing element objective was 300 units. The City is currently implementing a program that provides emergency grants of up to \$5,000 for specific emergency repairs.
Continue to offer below market interest rate loans (Home Enhancement Loan Program) for the rehabilitation of residences owned and occupied by low- and moderate-income households.	Provide for the rehabilitation of residences owned and occupied by low- and moderate-income households through below market interest rate loans. The program goal is to rehabilitate 20 units per year or 150 units over the current 7-year planning period.	
Monitor housing conditions throughout the City in order to expand existing rehabilitation efforts as necessary.	Prevention of housing deterioration in well-maintained neighborhoods. City will respond to changing housing conditions, as necessary, through specific housing assistance programs.	The City actively implemented this program throughout the previous planning period through its Code Enforcement Program.
Utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.	Protection of established and developing residential neighborhoods from incompatible land uses.	The City has implemented this goal through its General Plan. The Certificate of Compatibility and site Plan Review the primary implementing mechanisms for this goal.
Review all changes in planned land uses to determine the cumulative impact on community facilities and municipal services.	Provision of adequate levels of community facilities and services in all residential areas of the City.	The City has implemented this program through the implementation of the local CEQA environmental review process.
Continue existing code enforcement efforts and explore new methods of eliminating deteriorated or unsightly property conditions in residential areas.	Correction of unsightly and hazardous conditions in residential areas.	The City utilized Code Enforcement to identify substandard units throughout the previous planning period.
Initiate a revision to the guidelines for the City's Housing Improvement Assistance Program and/or the La Mirada Redevelopment Agency's Home Enhancement Loan Program to allow bedroom additions when needed to eliminate overcrowding.	Reduction in incidence of overcrowding in existing residential units occupied by low- and moderate-income households.	During the previous planning period, the City actually assisted 55 first time homebuyers compared with an overall objective of 177 units.
Continue to enforce the provisions of the California Health and Safety Code that require that all new developments within the Redevelopment Project Area 3 have 15 percent of the units available to very-low- to moderate-income families and 45 percent of the 15 percent for very low.	Ensure the availability of housing opportunities for all segments of the community.	The City has actively used code enforcement to remedy substandard housing conditions.



Table 25
Evaluation of Previous Housing Element Action Programs

Previous Housing Element Action Program	Previous Housing Program Objective	Evaluation and Results
Continue to require that any condominium conversions be processed under the City's Planned Unit Development Ordinance.	Preservation of affordable rental units, or the creation of affordable purchase housing, and provision of financial and other assistance for households displaced by condominium conversion activity.	No condominium conversions were permitted during the previous planning period.
Continue to support the County's Section 8 Program and attempt to obtain a future specific set-aside of assistance for La Mirada households.	Reduction in housing assistance needs by continuing to coordinate with and rely upon the Los Angeles County Housing Authority for the administration of the Section 8 Housing Assistance Program. Based upon past experience, the program goal is for 45 households to be assisted over the 7-year period.	During the previous planning period, the City's rental assistance program was not implemented. The City is currently maintaining a listing of available affordable housing units pursuant to the requirements of AB 987.
Continue administration of Affordable Home Ownership Program consisting of 50 condominiums available to households of low/moderate income.	Provision of home ownership opportunities for low/moderate income households. Program goal is to assist 13 additional households during the current 7-year planning period.	During the previous planning period, the City actually assisted 55 first time homebuyers compared with an overall objective of 177 units. The Affordable Home Ownership Programs are funded by the La Mirada Redevelopment Agency and they provide below-market purchase price on housing for moderate-income first-time homebuyers. The program is not currently accepting applications. The City also is implementing the County of Los Angeles' Mortgage Credit Certificate Program (MCC) and the County of Los Angeles' Home Ownership Program (HOP) which is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD).
Continue promotion of Mortgage Credit Certificate Program administered by Los Angeles County Community Development Commission.	Increase the supply of affordable housing opportunities for low/moderate income first-time home buyers. Program goal is to assist 15 households per year or 112 households over the current 7-year planning period.	
Continue administration of local Down payment Assistance Program.	Provision of affordable housing opportunities for low/moderate income, first-time home buyers. The program goal is to assist 7 households per year or 52 households over the current 7-year planning period.	
Utilize the City's General Plan and zoning ordinance to provide adequate, suitable sites for new housing construction.	Provision of adequate sites for the construction of at least 540 residential units between 1998 and 2005.	The City has actively implemented the adopted land use policy contained in the City of La Mirada General Plan. The City approved 540 housing units on infill sites during the previous planning period.



Table 25
Evaluation of Previous Housing Element Action Programs

Previous Housing Element Action Program	Previous Housing Program Objective	Evaluation and Results
Use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.	Creation and maintenance of desirable living areas, physically separated or otherwise protected from incompatible uses.	The City has actively implemented the adopted land use policy contained in the City of La Mirada General Plan. No non-residential developments were permitted to intrude into existing residential sites or neighborhoods.
Utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services.	Assurance that all new residential developments are provided with adequate public facilities and services.	The City, through the implementation of its Capital Improvement Program (CIP) has implemented an ongoing effort to upgrade and/or improve public facilities in the City.
Create and maintain an inventory of vacant and underutilized sites suitable for housing purposes.	Dissemination of information to private developers to facilitate housing production.	This action program was not specifically implemented.
Direct low- and moderate-income housing construction to sites that conforms to the established siting criteria.	Construction of low- and moderate-income housing on sites best suited for such purposes.	This action program was not specifically implemented.
Continue to utilize the services of the Long Beach Fair Housing Foundation.	Investigation of all complaints of housing discrimination in the City and the provision of counseling in landlord/tenant disputes, special assistance for Hispanic and female-headed households, and other housing services.	The referral services were utilized during the previous planning period. Contact numbers were identified on the City's website.
Continue to utilize the housing information and referral services offered by the Los Angeles County.	Provision of housing referral and other assistance to low-and moderate-income households seeking affordable housing.	The referral services were utilized during the previous planning period. Contact numbers were identified on the City's website.



Table 25
Evaluation of Previous Housing Element Action Programs

Previous Housing Element Action Program	Previous Housing Program Objective	Evaluation and Results
<p>Continue to provide density bonuses or other incentives for housing developments incorporating low- and moderate-income units.</p>	<p>Expansion of affordable housing supply through provision of density bonuses or other incentives. This action implements Section 65915 et. seq., of the California Government Code, which requires that a density bonus and at least one other incentive be granted for any project consisting of five or more units in which at least 25 percent of the units will be available to low- and moderate-income households. Examples of incentives that have been provided include financial assistance with land acquisition and other development costs, rezoning and land division considerations, and relaxation of development standards.</p>	<p>The City relies on the State’s density bonus requirements.</p>
<p>Continue to encourage the use of innovative land use techniques and construction methods to minimize housing costs.</p>	<p>Reduction in housing costs through innovative planning and construction techniques without compromising basic health, safety, and aesthetic considerations.</p>	<p>This program was not implemented during the previous planning period. A new program is included in this current element that provides for a revision to the City’s Zoning Ordinance.</p>
<p>Continue to subsidize the cost of land and off-site improvements in order to facilitate the construction of low- and moderate-income housing.</p>	<p>Production of affordable housing for low- and moderate-income households. Program goal is to facilitate the construction of 280 units.</p>	<p>The redevelopment agency participated in the land acquisition for a new residential project during the previous planning period. The development was constructed during this previous planning period.</p>
<p>Continue to provide financial assistance to the Rio Hondo Temporary Home (RHTH) for the provision of homeless and transitional housing assistance. Future funding levels will be based on identified need, funding availability, and City Council approval.</p>	<p>Provide funding for homeless persons originating from the City of La Mirada.</p>	<p>The City actively implemented this program throughout the previous planning period.</p>
<p>Initiate Zoning Ordinance amendments to conditionally allow the establishment of transitional housing in the R-3 and R-4 zones, and emergency shelters in the C-2 zone or as ancillary uses to churches. The intent of the proposed Conditional Use Permit process is to facilitate the provision of such facilities while maintaining compatibility with surrounding land uses.</p>	<p>Facilitate the establishment of transitional housing and emergency shelters, as needed.</p>	<p>This action program was not implemented during the previous planning period. This current Housing Element includes a program that involved a revision of the City’s Zoning Ordinance.</p>





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APPENDIX A INFILL AREA DATA



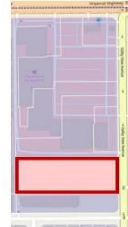
IHSP PA-1A & 1B / Housing Element Infill Area 1 & 2

assessmentNum	siteLine1	siteLine2	owner1	mailLine1	mailLine2	Category	tvalue	lot_area	acres	density/acre	total units	
1 8044-030-002	13844 IMPERIAL HWY	SANTA FE SPRINGS, CA 90670	ANGELOPOULOS NICK J	PO BOX 5575	HACIENDA HEIGHTS, CA 91745-0575	Commercial	\$ 495,992	26,825	0.6158	45		
2 8044-030-003	13902 IMPERIAL HWY	LA MIRADA, CA 90638	FRANCO RONALD V AND LINDA M TRUST RONALD AND LINDA FRANCO TRUST	PO BOX 5287	CULVER CITY, CA 90231	Commercial	\$ 980,593	39,568	0.9084	45		
3 8044-030-005	13918 IMPERIAL HWY	LA MIRADA, CA 90638	FRANCO RONALD V AND LINDA M TRUST RONALD AND LINDA FRANCO TRUST	PO BOX 5287	CULVER CITY, CA 90231	Commercial	\$ 356,882	15,854	0.364	45		
4 8044-030-004	13910 IMPERIAL HWY	LA MIRADA, CA 90638	FRANCO RONALD V AND LINDA M TRUST RONALD AND LINDA FRANCO TRUST	PO BOX 5287	CULVER CITY, CA 90231	Commercial	\$ 491,192	23,042	0.529	45		
5 8044-030-007	13936 IMPERIAL HWY	LA MIRADA, CA 90638	FRANCO RONALD V AND LINDA M TRUST RONALD AND LINDA FRANCO TRUST	2443 GUTHRIE DR	LOS ANGELES, CA 90034	Commercial	\$ 535,348	20,523	0.4711	45		
6 8044-030-006	13930 IMPERIAL HWY	LA MIRADA, CA 90638	FRANCO RONALD V AND LINDA M TRUST RONALD AND LINDA FRANCO TRUST	2443 GUTHRIE DR	LOS ANGELES, CA 90034	Commercial	\$ 491,193	23,848	0.5475	45		
7 8044-030-008	13942 IMPERIAL HWY	LA MIRADA, CA 90638	FRANCO RONALD V AND LINDA M TRUST RONALD AND LINDA FRANCO TRUST	2443 GUTHRIE DR	LOS ANGELES, CA 90034	Commercial	\$ 2,210,858	98,335	2.2575	45		
8 8044-031-018*	12841 Valley View Avenue	LA MIRADA, CA 90638	Warminton Residential			Residential		86,249	1.98	45		
Total							\$ 5,562,058	334,244	7.67	45	345	
Residential Developed Site(s)								86249	1.98	-	-	
Total Remaining Available for Residential Development								247,995	5.69	45	256	

IHSP PA-1A (Infill Area 1)



IHSP PA-1B (Infill Area 2)



IHSP PA-1C

assessmentNum	siteLine1	siteLine2	owner1	mailLine1	mailLine2	Category	tvalue	lot_area	acres	density/acre	total units	
1 8042-001-013	14210 IMPERIAL HWY	LA MIRADA, CA 90638	LUIVAL DEVELOPMENT LLC	PO BOX 5287	CULVER CITY, CA 90231	Commercial	\$ 1,951,401	102,103	2.34	15		
2 8044-031-001	14152 IMPERIAL HWY	LA MIRADA, CA 90638	ROBINSON JOEL N COTRUSTEE ROBINSON SMITH FAMILY TRUST	PO BOX 301	VOLCANO, CA 95689	Commercial	\$ 289,902	22,231	0.51	15		
3 8044-031-021	12805 VALLEY VIEW AVE	LA MIRADA, CA 90638	B A G FIGVIEW 199C LP	10100 CULVER BLVD STE D	CULVER CITY, CA 90232	Commercial	\$ 2,661,173	78,038	1.79	15		
4 8044-031-023	12721 VALLEY VIEW AVE	LA MIRADA, CA 90638	LA MIRADA GROCERY LLC	11115 BOS PL	CERRITOS, CA 90703	Commercial	\$ 1,333,973	103,217	2.37	15		
5 8044-031-020	12819 VALLEY VIEW AVE	LA MIRADA, CA 90638	ARAGON ENTERPRISES LLC ET AL	2101 KIRKLAND RD	NAPA, CA 94558	Commercial	\$ 576,385	25,237	0.58	15		
6 8044-031-022	12723 VALLEY VIEW AVE	LA MIRADA, CA 90638	ARAGON ENTERPRISES LLC ET AL	2101 KIRKLAND RD	NAPA, CA 94558	Commercial	\$ 1,942,191	108,414	2.49	15		
Total							\$ 8,755,025	439,240	10.08	15	151	
Residential Developed Site(s)								-	-	-	-	
Total Remaining Available for Residential Development								439,240	10	15	151	

PA-1C



Original Totals IHSP Areas 1A, 1B (Infill Area 1 & 2) & 1C	773,484	17.76	N/A	496
Remaining Totals for Res. Dev. IHSP Areas 1A, 1B (Infill Area 1 & 2) & 1C	687,235	15.78	N/A	407

**CITY OF LA MIRADA
6TH CYCLE HOUSING ELEMENT**



IHSP PA-2B

assessmentNum	situsLine1	situsLine2	owner1	mailLine1	UseDesc	Category	tvalue	lot_area	acres	density/ac	total units	
1 7003-007-006	14500 FIRESTONE BLVD	LA MIRADA, CA 90638	INTERSTATE 5 FIRESTONE LLC	14500 FIRESTONE BLVD	Industrial, Vacant	Vacant	\$ 4,194,802	323,723	7.43	-	-	
2 7003-015-002	14900 FIRESTONE BLVD	LA MIRADA, CA 90638	NATIONAL RETAIL PROPERTIES INC	450 S ORANGE AVE STE 900	RV/Equip Sales and Service, 1 Story	Commercial	\$ 7,431,396	240,288	5.52	-	-	
3 8033-019-010	14861 IMPERIAL HWY	LA MIRADA, CA 90638	TELEGRAPH I LLC LESSOR	1000 N WESTERN AVE STE 200	Auto Body and Fender, 1 Story	Commercial	\$ 2,496,329	49,656	1.14	-	-	
4 8033-019-011	14871 IMPERIAL HWY	LA MIRADA, CA 90638	TELEGRAPH I LLC LESSOR	1000 N WESTERN AVE STE 200	Fast Food, Walk Up, 1 Story	Commercial	\$ 3,095,685	40,958	0.94	-	-	
5 8033-001-003	12333 LA MIRADA BLVD	LA MIRADA, CA 90638	BROUHT HERBERT	10253 ARMISTEAD ST	Bank or Savings and Loan, 1 Story	Commercial	\$ 1,201,817	22,361	0.51	-	-	
6 8033-001-018	12291 LA MIRADA BLVD	LA MIRADA, CA 90638	12251 LA MIRADA LLC	1000 N WESTERN AVE UNIT 200	Store and Office, 1 Story	Commercial	\$ 6,452,510	70,035	1.61	-	-	
7 8033-001-019	12231 LA MIRADA BLVD	LA MIRADA, CA 90638	BROUHT HERBERT	10253 ARMISTEAD ST	Bank or Savings and Loan, 1 Story	Commercial	\$ 669,455	39,545	0.91	-	-	
8 8033-001-020	14865 TELEGRAPH RD	LA MIRADA, CA 90638	CROSSROADS LA MIRADA LLC LESSOR	1000 N WESTERN AVE STE 200	Discount Department Store, 1 Story	Commercial	\$ 12,963,432	139,614	3.21	-	-	
9 8033-001-021	14885 TELEGRAPH RD	LA MIRADA, CA 90638	CROSSROADS LA MIRADA LLC LESSOR	1000 N WESTERN AVE STE 200	Commercial	\$ 9,626,317	49,689	1.14	-	-		
10 8038-001-012	15040 IMPERIAL HWY	LA MIRADA, CA 90638	PIH HEALTH INC	12401 WASHINGTON BLVD	Professional Building, Med/Dental, 1 Story	Commercial	\$ 4,451,865	188,947	4.34	-	-	
11 8038-001-014	13800 LA MIRADA BLVD	LA MIRADA, CA 90638	DOVER HOLDINGS	2100 S OCEAN BLVD UNIT 501N	Supermarket, 12000+ SqFt, 1 Story	Commercial	\$ 4,195,881	193,264	4.44	-	-	
12 8038-001-015	13804 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER INC	441 S BEVERLY DR STE 5	Supermarket, 12000+ SqFt, 1 Story	Commercial	\$ 1,238,009	28,159	0.65	-	-	
13 8038-001-016	12320 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER INC	441 S BEVERLY DR STE 5	Shopping Center, Community, 1 Story	Commercial	\$ 995,888	17,138	0.39	-	-	
14 8038-001-017	12730 LA MIRADA BLVD	LA MIRADA, CA 90638	V H D INVESTMENT INC	1460 MONTEREY PASS RD STE D	Fast Food, Auto Oriented, 1 Story	Commercial	\$ 2,308,034	16,068	0.37	-	-	
15 8038-001-018	12740 LA MIRADA BLVD	LA MIRADA, CA 90638	YS PROPERTIES LLC	1769 N ORANGE DR UNIT 21	Shopping Center, Community, 1 Story	Commercial	\$ 5,304,180	37,339	0.86	-	-	
16 8038-001-019	15020 IMPERIAL HWY	LA MIRADA, CA 90638	CHO KEUM C TRUST KEUM CHO TRUST	1 RUTHERFORD	Store, 1 Story	Commercial	\$ 631,941	19,413	0.45	-	-	
17 8038-001-020	15030 IMPERIAL HWY	LA MIRADA, CA 90638	H AND C SANGSOO INVESTMENT LLC	2500 E TEMBLOR RANCH DR	Store, 1 Story	Commercial	\$ 3,464,207	21,288	0.49	-	-	
18 8038-011-013	15700 IMPERIAL HWY	LA MIRADA, CA 90638	FAR EAST BROADCASTING COMPANY INC	15700 IMPERIAL HWY	Office Building, 3 Stories	Commercial	\$ 2,353,761	120,800	2.77	-	-	
19 8041-022-029	14930 IMPERIAL HWY	LA MIRADA, CA 90638	STROMBERG KIM Y TRUST KIM Y STROMBERG	1240 WASHINGTON BLVD	Professional Building, 1 Story	Commercial	\$ 1,162,700	14,458	0.33	-	-	
20 8041-022-034	14986 IMPERIAL HWY	LA MIRADA, CA 90638	TWO HUNDRED YARDS LLC	P.O. BOX 3612	Store, 1 Story	Commercial	\$ 5,207,455	20,535	0.47	-	-	
21 8041-022-035	14900 IMPERIAL HWY	LA MIRADA, CA 90638	SOUTHERN CALIFORNIA SPECIALTY CARE INC	680 S 4TH SAINT TAXI DEPT 4823	Hospital, 1 Story	Institutional	\$ 10,141,322	152,775	3.51	-	-	
22 8041-022-036	12675 LA MIRADA BLVD	LA MIRADA, CA 90638	PIH HEALTH INC	12401 WASHINGTON BLVD	Parking Lot, Patron/Employee, 1 Story	Commercial	\$ 3,294,614	41,801	0.96	-	-	
23 8041-022-037	12675 LA MIRADA BLVD	LA MIRADA, CA 90638	PIH HEALTH INC	12401 WASHINGTON BLVD	Hospital, 1 Story	Institutional	\$ 6,494,593	16,602	0.38	-	-	
24 8041-022-038	12625 LA MIRADA BLVD	LA MIRADA, CA 90638	BIOLA UNIVERSITY INC	13800 BIOLA AVE	Professional Building, 1 Story	Commercial	\$ 1,746,511	21,088	0.48	-	-	
TOTAL							\$	100,823,324	1,885,744	43.29	-	-
Residential Developed Site(s)												
Total Remaining Available for Residential Development												



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assessmentNum	situsLine1	situsLine2	owner1	mailLine1	UseDesc	Category	tvalue	lot_area	acres	density/ac	total units	
1 8034-008-022	12246 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Shopping Center, Community, 1 Story	Commercial	\$ 959,853	21,173	0.49	15	7.29	
2 8034-008-023	12246 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Shopping Center, Community, 1 Story	Commercial	\$ 29,975	4,241	0.10	15	1.46	
3 8034-008-024	12210 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Shopping Center, Community, 1 Story	Commercial	\$ 2,030,485	50,093	1.15	15	17.25	
4 8034-008-025	12300 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Parking Lot, Patron/Employee, 1 Story	Commercial	\$ 958,433	104,658	2.40	15	36.04	
5 8034-008-026	12300 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Shopping Center, Community, 1 Story	Commercial	\$ 5,574,835	272,670	6.26	15	93.89	
6 8034-008-027	12330 LA MIRADA BLVD	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Store, 1 Story	Commercial	\$ 1,178,531	39,883	0.92	15	13.79	
7 8034-008-028	15055 IMPERIAL HWY	LA MIRADA, CA 90638	COLLINS DIVERSIFIED LP	34700 PACIFIC COAST HWY STE 302	Shopping Center, Community, 1 Story	Commercial	\$ 679,031	24,971	0.57	15	8.60	
8 8034-008-029	15045 IMPERIAL HWY	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Shopping Center, Community, 1 Story	Commercial	\$ 709,947	44,429	1.02	15	15.30	
9 8034-008-030	15059 IMPERIAL HWY	LA MIRADA, CA 90638	LA MIRADA CENTER LLC	595 EVELYN PL	Shopping Center, Community, 1 Story	Commercial	\$ 1,199,824	34,849	0.80	15	12.00	
10 8034-008-031	15017 IMPERIAL HWY	LA MIRADA, CA 90638	DEENE DIANA TRUST ET AL DIANA DEENE TRUST	1045 3RD ST UNIT L10	Store, 1 Story	Commercial	\$ 499,240	47,951	1.10	15	16.51	
11 8034-008-032	15003 IMPERIAL HWY	LA MIRADA, CA 90638	SH FARAHMAND PROPERTIES LLC	15003 IMPERIAL HWY	Service Station	Commercial	\$ 1,311,767	19,525	0.45	15	6.72	
Total							\$	15,311,921	664,443	15.25	15	228
Residential Developed Site(s)												
Total Remaining Available for Development												



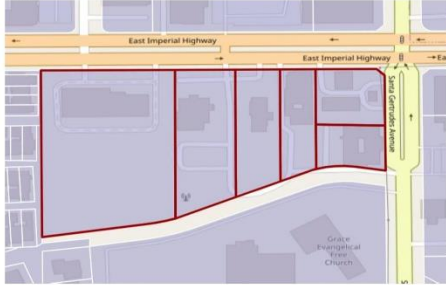
Original Totals IHSP Areas 2A & 2B	2,550,187	58.54	N/A	228
Remaining Totals for Res. Dev. IHSP Areas 2A & 2B	664,443	15.25	N/A	228



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assessmentNum	situLine1	situLine2	owner1	mailLine1	UseDesc	Category	ivalue	lot_area	acres	density/acre	total units	
1 8038-011-009	12027 SANTA GERTRUDES AVE	LA MIRADA, CA 90638	JC PROPERTY LLC	231 E LAS PALMAS DR	FULLERTON, CA 92835	Commercial	\$ 1,849,807	16,784	0.3863	15	5.76	
2 8038-011-010	15754 IMPERIAL HWY	LA MIRADA, CA 90638	JM DILLIC	PO BOX 1435	UPLAND, CA 91785	Commercial	\$ 1,910,930	21,907	0.5023	15	7.54	
3 8038-011-013	15700 IMPERIAL HWY	LA MIRADA, CA 90638	FAR EAST BROADCASTING COMPANY INC	15700 IMPERIAL HWY	LA MIRADA, CA 90638	Commercial	\$ 2,333,781	120,890	2.7732	15	41.60	
4 8038-011-015	15720 IMPERIAL HWY	LA MIRADA, CA 90638	15720 IMPERIAL LLC	1501 F CHAPMAN AVE	DIABLO, CA 92606	Commercial	\$ 1,158,613	47,502	1.0405	15	16.36	
5 8038-011-014	15738 IMPERIAL HWY	LA MIRADA, CA 90638	SHRAZ FARO SHAMS TRUST SHAMS FARO TRUS	PO BOX 1054	YORBA LINDA, CA 92885	Commercial	\$ 484,118	30,450	0.699	15	10.49	
6 8038-011-011	15744 IMPERIAL HWY	LA MIRADA, CA 90638	TOSASA FAMILY LLC	3110 E GARVEY AVE S	WEST COVINA, CA 91793	Commercial	\$ 984,962	21,439	0.4922	15	7.38	
TOTAL							Total Residential Developed Sites	\$ 8,671,931	238,682	5.94	15.00	89
Total Remaining Available for Residential Development								238,882	5.94	15.00		89

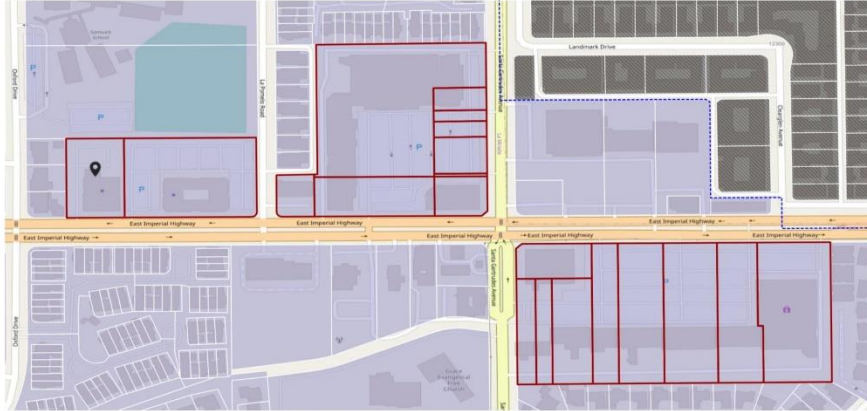
IHSP PA-3A



IHSP PA-3B

assessmentNum	situLine1	situLine2	owner1	mailLine1	UseDesc	Category	ivalue	lot_area	acres	density/acre	total units	
1 8034-001-017	15737 IMPERIAL HWY	LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 2,471,937	48,144	1.1052	-	-	
2 8034-001-039		LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 30,604	1,523	0.035	-	-	
3 8034-001-051	15407 SANTA GERTRUDES AVE	LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 375,848	19,728	0.4529	-	-	
4 8034-001-062	15321 SANTA GERTRUDES AVE	LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 150,325	8,448	0.1849	-	-	
5 8034-001-063	12825 SANTA GERTRUDES AVE	LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 104,386	5,914	0.1358	-	-	
6 8034-001-080	15775 IMPERIAL HWY	LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 2,742,425	22,092	0.4842	-	-	
7 8037-001-036	15868 IMPERIAL HWY	LA MIRADA, CA 90638	15868 SORAY E IMPERIAL HWY LLC	705 RIDGECREST ST	MONTEREY PARK, CA 91754	Commercial	\$ 1,573,287	36,645	1.7595	-	-	
8 8034-001-066	15745 IMPERIAL HWY	LA MIRADA, CA 90638	FRESH AND TASY NEIGHBORHOOD MARKET INC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 14,218,506	182,055	4.1794	-	-	
9 8034-008-009	15707 IMPERIAL HWY RM	LA MIRADA, CA 90638	OKAMPO SERGIO COTRUSTEE OKAMPO TRUST	31769 IMPERIAL HWY	LA MIRADA, CA 90638	Commercial	\$ 1,302,377	16,087	0.3659	-	-	
10 8038-001-064	12337 SANTA GERTRUDES AVE	LA MIRADA, CA 90638	SORAYA LLC	4801 W JEFFERSON BLVD	LOS ANGELES, CA 90016	Commercial	\$ 232,715	12,307	0.2779	-	-	
11 8037-001-035	15862 IMPERIAL HWY	LA MIRADA, CA 90638	MY KHANANI LLC	PO BOX 273	BUENA PARK, CA 90621	Commercial	\$ 621,555	60,215	1.3823	-	-	
12 8034-001-011	15825 IMPERIAL HWY	LA MIRADA, CA 90638	RAIMOR PROPERTIES LLC	15629 IMPERIAL HWY	LA MIRADA, CA 90638	Commercial	\$ 2,515,643	46,659	1.0711	-	-	
13 8038-001-012	15551 IMPERIAL HWY	LA MIRADA, CA 90638	FIRST IMPERIAL PROPERTIES LLC	5363 BALBOA BLVD STE 540	ENCINO, CA 91436	Commercial	\$ 2,919,866	105,507	2.4651	-	-	
14 8037-001-030	15906 IMPERIAL HWY	LA MIRADA, CA 90638	FOREST ADAM TRUST ADAM FOREST TRUST	3 EMBARCADERO CTR# 127H	SAN FRANCISCO, CA 94111	Commercial	\$ 9,083,240	101,369	2.3771	-	-	
15 8037-001-017	15808 IMPERIAL HWY	LA MIRADA, CA 90638	COLOW PARTNERS LLC	12012 KNOTT ST STE A2	GARDEN GROVE, CA 92841	Commercial	\$ 288,821	43,122	0.9899	-	-	
16 8037-001-037	15836 IMPERIAL HWY	LA MIRADA, CA 90638	M.A.A.F.E PROPERTIES LLC	13662 IMPERIAL HWY	LA MIRADA, CA 90638	Commercial	\$ 1,209,379	64,881	1.4876	-	-	
17 8037-001-052	15800 IMPERIAL HWY	LA MIRADA, CA 90638	WORCHILL LAURA TRUST ET AL WORCHILL FAMI	2708 WILSHIRE BLVD STE 465	SANTA MONICA, CA 90403	Commercial	\$ 2,862,860	26,735	0.6138	-	-	
18 8037-001-051	15804 IMPERIAL HWY	LA MIRADA, CA 90638	KIM WOO TAIK AND KONGSA TRUST WOO TAIK A	21602 THIRTEWOODS LN	FULLERTON, CA 92831	Commercial	\$ 545,588	20,461	0.4683	-	-	
19 8037-001-089	15806 IMPERIAL HWY	LA MIRADA, CA 90638	KIM WOO TAIK AND KONGSA TRUST WOO TAIK A	21602 THIRTEWOODS LN	FULLERTON, CA 92831	Commercial	\$ 507,003	17,534	0.4025	-	-	
20 8037-001-039	15824 IMPERIAL HWY	LA MIRADA, CA 90638	LIM DAN K AND JANET	3092 E SANTA FE RD	BREA, CA 92821	Commercial	\$ 1,070,981	37,612	0.8389	-	-	
TOTAL							Total Residential Developed Sites	\$ 46,017,446	916,538	21.04	-	-
Total Remaining Available for Residential Development												-

IHSP PA-3B



IHSP PA-3C

assessmentNum	situLine1	situLine2	owner1	mailLine1	UseDesc	Category	ivalue	lot_area	acres	density/acre	total units	
1 8035-018-017	15101 IMPERIAL HWY	LA MIRADA, CA 90638	SAC HOLDINGS INC	2048 PRAIRIE ST	FULLERTON, CA 92833	Commercial	\$ 1,681,648	103,312	0.2372	15	3.56	
2 8035-018-025	15825 IMPERIAL HWY	LA MIRADA, CA 90638	HOWE INVESTMENT PARTNERSHIP	14 SEAVIEW DRIN	ROLLING HILLS ESTATES, CA 90274	Commercial	\$ 699,872	37,693	0.2132	15	30.20	
3 8035-018-029	15849 IMPERIAL HWY	LA MIRADA, CA 90638	PELOUCH VALARNA TRUST ET AL VALARNA PELOU	PO BOX 13033	NEWPORT BEACH, CA 92659	Commercial	\$ 364,716	6,387	0.1462	15	2.13	
4 8035-018-038	15843 IMPERIAL HWY	LA MIRADA, CA 90638	SANTOS DANIEL E CO TRUST DANIEL AND CAROL	2011 OCEANFRIDGE DR	HUNTINGTON BEACH, CA 92649	Commercial	\$ 1,306,253	57,983	1.2581	15	19.94	
5 8035-018-036	15809 IMPERIAL HWY	LA MIRADA, CA 90638	SGLA LA MIRADA LLC	11911 SAN VICENTE BLVD STE 350	LOS ANGELES, CA 90049	Commercial	\$ 2,305,418	16,760	0.3848	15	5.77	
6 8035-018-027	15831 IMPERIAL HWY	LA MIRADA, CA 90638	SARGENT LA MIRADA LLC	5335 EDNA AVE STE 120	LAS VEGAS, NV 89117	Commercial	\$ 859,165	60,255	1.3933	15	20.75	
TOTAL							Total Residential Developed Sites	\$ 6,332,302	239,330	5.49	15.00	82.11
Total Remaining Available for Residential Development								239,310	5.49	15.00		82.11

IHSP PA-3C



Original Totals IHSP Areas 3A, 3B & 3C	1,414,731	32.48	N/A	171
Grand Total Developable Units Remaining for IHSP Area 3	498,192	11.44	N/A	171



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