



The La Mirada Redevelopment Agency, in partnership with Thomas Safran & Associates constructed a 120-unit senior apartment complex consisting of 20 craftsman style one and two-story buildings in a garden courtyard arrangement. The Agency partnered with the developer through the use of the Agency's 20% Set-Aside Funds. Agency funds assisted with land acquisition, tenant relocation, and building demolition.

Advantage: City of La Mirada

- Location
 - Regional Accessibility
 - Convenient to All Markets
 - Superior Transportation Network
- Transportation
 - 5, 91, 710, 60, and 605 Freeways
 - Union Pacific and BNSF Rail Service
 - Metrolink Commuter Rail Station
 - Los Angeles, Orange County, Long Beach and Ontario International Airports
- Pro-Business Community
 - Customer Service Oriented City Staff
 - No Property or Utility Users Tax
 - Simplified Development Process
 - Expedited Permitting Process
- Demographics
 - Growing Population
 - Large Customer Base
 - Ethnically Diverse Community
 - Increasing Household Incomes

The former Breezewood Apartments area, which consisted of 12 shabby properties constructed in the mid 1950's and owned by 11 absentee landlords, had long been an eyesore for the community. Owners of neighboring properties complained of gang and drug activity, poor property maintenance conditions that visually detracted from the neighborhood, reduced property values, and a general decline in the safety and attractiveness of the area.

The City and the Redevelopment Agency worked with a private developer, Thomas Safran & Associates, and its non-profit partner, Housing Corporation of America, to transform the Breezewood area into quality affordable senior apartments. The Redevelopment Agency acquired 12 properties, relocated 45 families, demolished the structures, and constructed a new affordable senior housing facility.



Today, many seniors enjoy living in 120 affordable units set in a 4-acre garden-style complex. The gated Breezewood Village consists of 20 craftsman style one and two-story buildings, with a centralized community building. The building style and the arrangement mirror some of the beautiful, traditional neighborhoods in La Mirada.

The Breezewood Village Senior Housing development successfully decreased criminal activities, improved the quality of life in the neighborhood, increased neighboring property values, and developed affordable senior housing opportunities to meet the community's need. The development has helped to make the surrounding neighborhood a safer and better place to live.



13700 La Mirada Boulevard
La Mirada, California 90638
Phone: (562) 943-0131
Fax: (562) 943-1464
www.cityoflamirada.org