



LA MIRADA  
**HOUSING**  
FOR ALL

Housing Element Update

**APPENDIX C**  
**REVIEW OF PAST ACCOMPLISHMENTS**

*ADOPTED MARCH 12, 2024*

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## C.1 Introduction

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 C-1 shows the City’s progress in achieving its quantified objectives, as of December 2021.

| Table C-1: 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 <sup>1</sup>              | 14           | Cannot quantify: 1) All building projects must certify updated plumbing fixtures; 2) New development must comply with MWELO; and 3) New residential development is required to provide solar energy generation equipment. |
| Low-Income  | 37 units                       |              |                 | 18 <sup>1</sup>             | 6            |   |
| Moderate-Income                                     | 40 units                       |              |                 | 116 <sup>2</sup>            | 12           |   |
| Above Moderate                                      | 96 units                       |              |                 |                             | 0            |   |
| Total   | 235 units                      | 40           | 134             | 32                          |              |   |

Source: Southern California Association of Governments and the City of La Mirada

1 ADUs completed, assumed to be Low-Income Units

2 Moderate and Above Moderate Income combined for market rate homes.

California Government Code §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 6 goals and 23 housing policies (refer to Table C-2). All of the housing element goals and policies were retained in this 6<sup>th</sup> Cycle (2021-2029) Housing Element. Table C-2 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.

## C.2 Cumulative Impacts in Addressing Special Needs

As a small city, La Mirada has limited resources to address special housing needs. The City’s Home Improvement Program assisted 197 households during the 5<sup>th</sup> Cycle Housing Element planning period, below the objective due to limited funding and generally low interest rate for private market-rate financing. Low interest rates in the private market may have diminished participation in the City’s own low interest rate grants offered through the Home Improvement Program. Alternatively, low income households with limited financial resources might not have possessed the necessary funds to commit to any home repairs, even with the grant, particularly amidst the pandemic when a significant number may have faced economic hardships. Therefore, the City is currently implementing an emergency repair grant program. Many participants of these programs were special needs households, including seniors and extremely low income households.

The City worked with Breezewood Village, a senior housing project, to utilize federal tax credits and HUD-insured mortgage financing to achieve the resyndication of the property. Part of the process

included an additional \$3.5 million investment into the property for improvements and extending the affordability restrictions through 2075.

In the 6<sup>th</sup> Cycle Housing Element planning period, the City will be expanding its assistance to special needs households with Permanent Local Housing Allocation (PLHA) funds. New programs include:

- Rental Assistance Grant – benefitting very low income households and households at risk of becoming homeless
- Accessibility Modification Grant – benefitting persons with disabilities
- Mortgage Assistance Grant – benefitting very low income households and households at risk of becoming homeless

**Table C-2: Evaluation of Previous Housing Element Action Programs**

| Previous Housing Element Action Program   | Previous Housing Program Objective   | Evaluation and Results  | Appropriateness  |
|---|--|---|--|
| <p><b>4.5.1 Home Improvement Program</b><br/>The Home Improvement Program (HIP) is a home assistance program for low- to moderate-income La Mirada homeowners to assist in correcting violations and repairing deteriorating conditions.</p>  | <p>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 abatement of the lead and/or asbestos. Quantified goal is to assist five (5) housing units during the planning period.</p> | <p>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.</p>  | <p>This program is continued in the 2021-2029 Housing Element.</p>   |
| <p><b>4.5.2 Mortgage Credit Certificate Program</b><br/>The County of Los Angeles’ Mortgage Credit Certificate Program (MCC) offers first-time homebuyers a federal income tax credit. The credit reduces the amount of federal taxes the certificate holder would pay.</p>   | <p>This program is advertised on the City’s website. Quantified goal is to assist five (5) housing units during the planning period.</p>   | <p>The City continued to refer interested homeowners to the County of Los Angeles’ MCC Program. However, given the limited MCC available, price escalation, and interest rates hikes, the use of MCC was limited throughout the State.</p>  | <p>This program is continued in the 2021-2029 Housing Element.</p>   |
| <p><b>4.5.3 Los Angeles County Programs</b><br/>The County of Los Angeles’ Home Ownership Program (HOP) provides assistance to low-income, first-time homebuyers in purchasing a home. The Southern California Home Financing Authority Revenue Bond Program (SCHFA) is a joint powers authority providing mortgage loans for low-and moderate-income first-time homebuyers. Quantified goal is to have five (5) housing units utilize these programs during the planning period.</p> | <p>Prevention of housing deterioration in well-maintained neighborhoods. The City will respond to changing housing conditions, as necessary, through specific housing assistance programs. Quantified goal is to assist five (5) housing units during the planning period.</p>   | <p>The City continued to refer interested homeowners to the County of Los Angeles’ HOP and SCHFA programs. The Home Ownership Program (HOP) loan provides a second mortgage loan for first-time homebuyers with an assistance amount of up to \$85,000, or 20% of the purchase prices, whichever is less. However, even with down payment assistance, it is still difficult for lower income households to find an affordable home to purchase.</p> | <p>This program is continued in the 2021-2029 Housing.</p>   |
| <p><b>4.5.4 Extremely Low Income Housing Program</b><br/>Promote the development of housing units for households earning 30% or less of the Median Family Income. A second element of this program is the</p>   | <p>Specific emphasis will be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The quantified objective for the HCV program is 120 vouchers for La</p>   | <p>In 2012, La Mirada adopted an amendment to the City’s Zoning Ordinance (as Ordinance 661). As part of this Zoning Ordinance amendment, the City established three residential overlay districts (Mixed Use, Emergency Shelter,</p>   | <p>A new sites inventory was compiled for the 6<sup>th</sup> Cycle update. Rezoning and upzoning are strategies to accommodate the 2021-2029 RHNA.</p> |

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| Previous Housing Element Action Program   | Previous Housing Program Objective   | Evaluation and Results  | Appropriateness  |
|---|--|---|--|
| Housing Choice Vouchers (HCV) Program.  | Mirada residents during the planning period.   | 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.<br><br>The City is currently maintaining a list of available affordable housing units pursuant to the requirements of AB 987.  | HCV continues to be an important resource for very low income and extremely low income households.   |
| <p><b>4.5.5. Underutilized Sites Program</b></p> <p>Proactively encourage the development of underutilized residentially zoned properties within the City.</p>  | <p>The City will:</p> <ul style="list-style-type: none"> <li>• Appropriate land use designations</li> <li>• Maintain an inventory of potential sites</li> <li>• Explore and establish concessions and incentives</li> <li>• Provide technical assistance</li> <li>• Facilitate the assembly and recycling of underutilized properties</li> </ul> <p>Outreach materials for the program will be completed within 12 months of the housing element adoption.</p> | <p>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.</p> <p>All of the residential development that occurred following the adoption of the 5<sup>th</sup> Cycle Housing Element occurred on sites that were identified as “Opportunity Areas” in the 5<sup>th</sup> Cycle Housing Element. The Housing Sites Inventory compiled as part of the 6<sup>th</sup> Cycle update will provide the foundation for the future site inventory.</p> | <p>As part of the 6<sup>th</sup> Cycle, the City will:</p> <ul style="list-style-type: none"> <li>• Undertake an annual review of this program to document its effectiveness of this program’s implementation.</li> <li>• Document the potential development concepts that have been proposed along with their potential density/affordability.</li> <li>• Inform developers as to the benefits of using density bonuses.</li> </ul> |
| <p><b>4.5.6 Housing Infill Sites Monitoring Program</b></p> <p>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 §56863.</p> | <p>The City will annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low, very low, low, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA.</p> | <p>The City continued to monitor its residential sites inventory and work with developers to pursue housing projects.</p>   | <p>A new Sites Inventory was compiled for the 6<sup>th</sup> Cycle update. Rezoning and upzoning are strategies to accommodate the 2021-2029 RHNA.</p>   |

**Table C-2: Evaluation of Previous Housing Element Action Programs**

| Previous Housing Element Action Program  | Previous Housing Program Objective  | Evaluation and Results  | Appropriateness  |
|--|---|---|--|
|  | An annual report will indicate the City's progress.   |   |  |
| <p><b>4.5.7 Equal Housing Program</b><br/>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.</p> | The City will continue to make 100% referrals to the Fair Housing Foundation and have information available on the City's website and at the Civic Center.  | The referral services were utilized during the previous planning period. Contact numbers were identified on the City's website.   | This program is continued in the 2021-2029 Housing Element.            |
| <p><b>4.5.8 Resource Conservation Program</b><br/>Conservation measures for water and energy</p>   | <p>Promote energy and resource conservation through:</p> <ul style="list-style-type: none"> <li>• Rehabs will include compliance with State law regarding older toilet fixtures</li> <li>• Implement landscape design ordinance</li> <li>• Support the installation of photovoltaic/solar and solar water heating systems</li> <li>• Expand City's website to include info on conservation measure</li> </ul> | The City has a dedicated Water Conservation webpage on the City's webpage. The webpage contains information on water conservation news, tips and resources.   | This program is continued in the 2021-2029 Housing Element.            |
| <p><b>4.5.9 Support for Persons with Developmental Disabilities</b><br/>Support the ability of persons with developmental disabilities to live in integrated community settings</p>  | Work with the Eastern Los Angeles Regional Center to identify housing needs of persons served by the Center and promote opportunities for supportive living services and efforts to eliminate barriers for appropriate housing for persons with developmental disabilities.   | The City addresses housing options for persons with disabilities through its affordable housing programs, and zoning provisions to foster a variety of special needs housing and to offer Reasonable Accommodation. | This is not continued as a separate Housing Element program.           |
| <p><b>4.5.10 Monitoring of At-Risk Units</b><br/>Work collaboratively with regional, State, and federal agencies to ensure the continued provision of rental assisted units in the City.</p>   | The City will coordinate with applicable agencies to ensure identification of existing units and evaluate potential for providing additional opportunities in the future.   | The City continues to monitor affordability covenants placed on properties within the City by creating partnerships with property owners. One example is the Breezewood Village property. In 2000, the City and the | This program is updated and included in the 2021-2029 Housing Element. |

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|---|---|---|-----------------|
|   | <p>The City will annually review potential at-risk units.</p> | <p>former La Mirada Redevelopment Agency entered into a Disposition and Development Agreement with Breezewood Village Senior Housing Limited Partnership for the acquisition and development of a 122-unit senior housing project.</p> <p>In 2018, staff worked with Breezewood Village staff to utilize federal tax credits and HUD-insured mortgage financing to achieve the resyndication of the property. Part of the process included an additional \$3.5 million investment into the property for improvements and extending the affordability restrictions through 2075.</p> <p>Communication with property owners continues to be an important tool in creating valuable partnerships with property owners.</p> |                 |