



LA MIRADA
HOUSING
FOR ALL
Sixth Cycle Housing Element

ADOPTED MARCH 12, 2024

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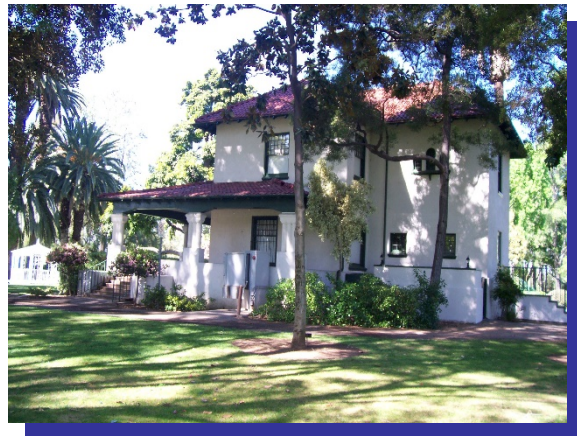
Section 1. INTRODUCTION TO THE ELEMENT

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, 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 Figure 1. A map of the City of La Mirada is provided in Figure 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.

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. A concentration of commercial uses extends 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 Figure 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.

Figure 1: Regional Location of La Mirada

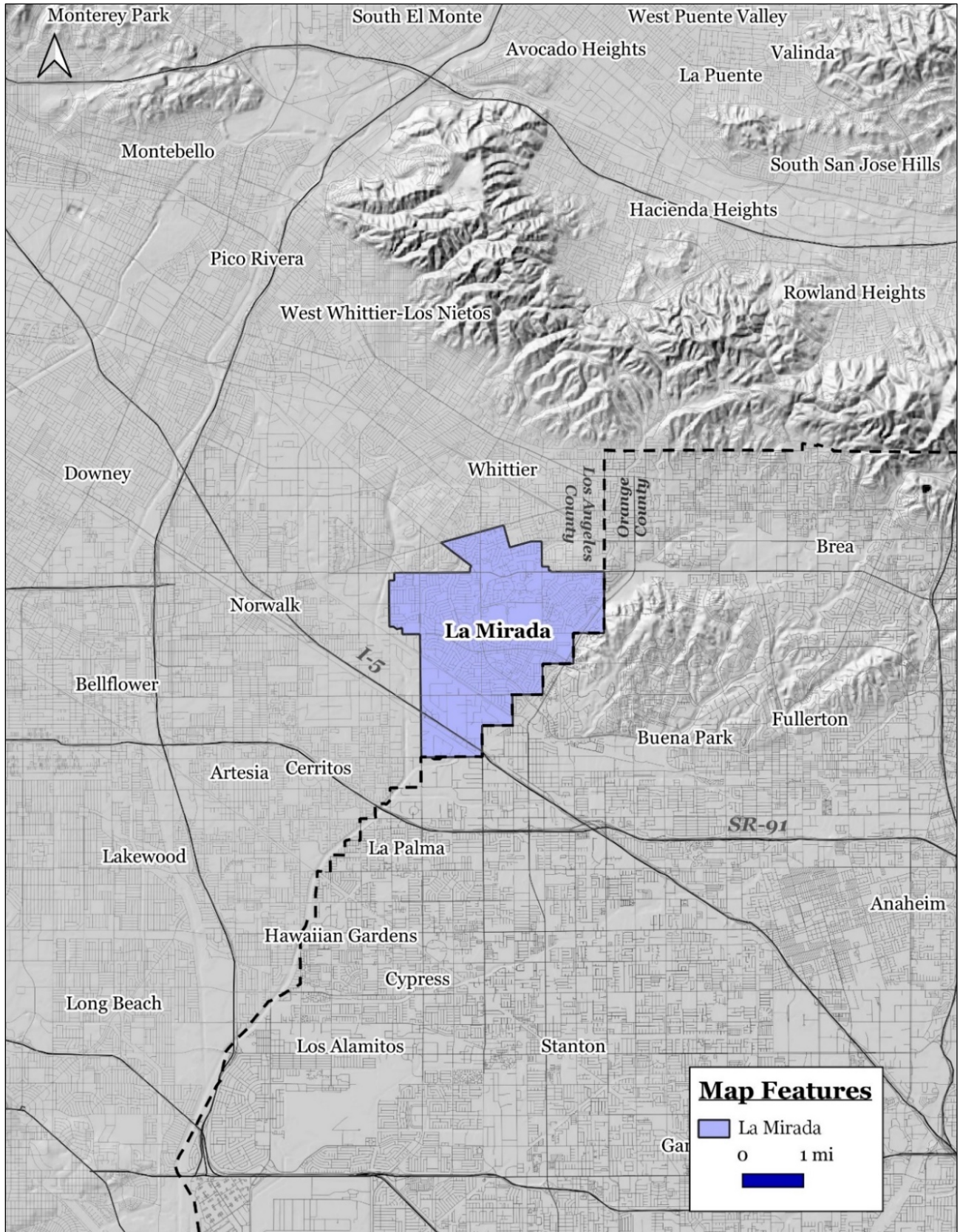


Figure 2: Map of La Mirada

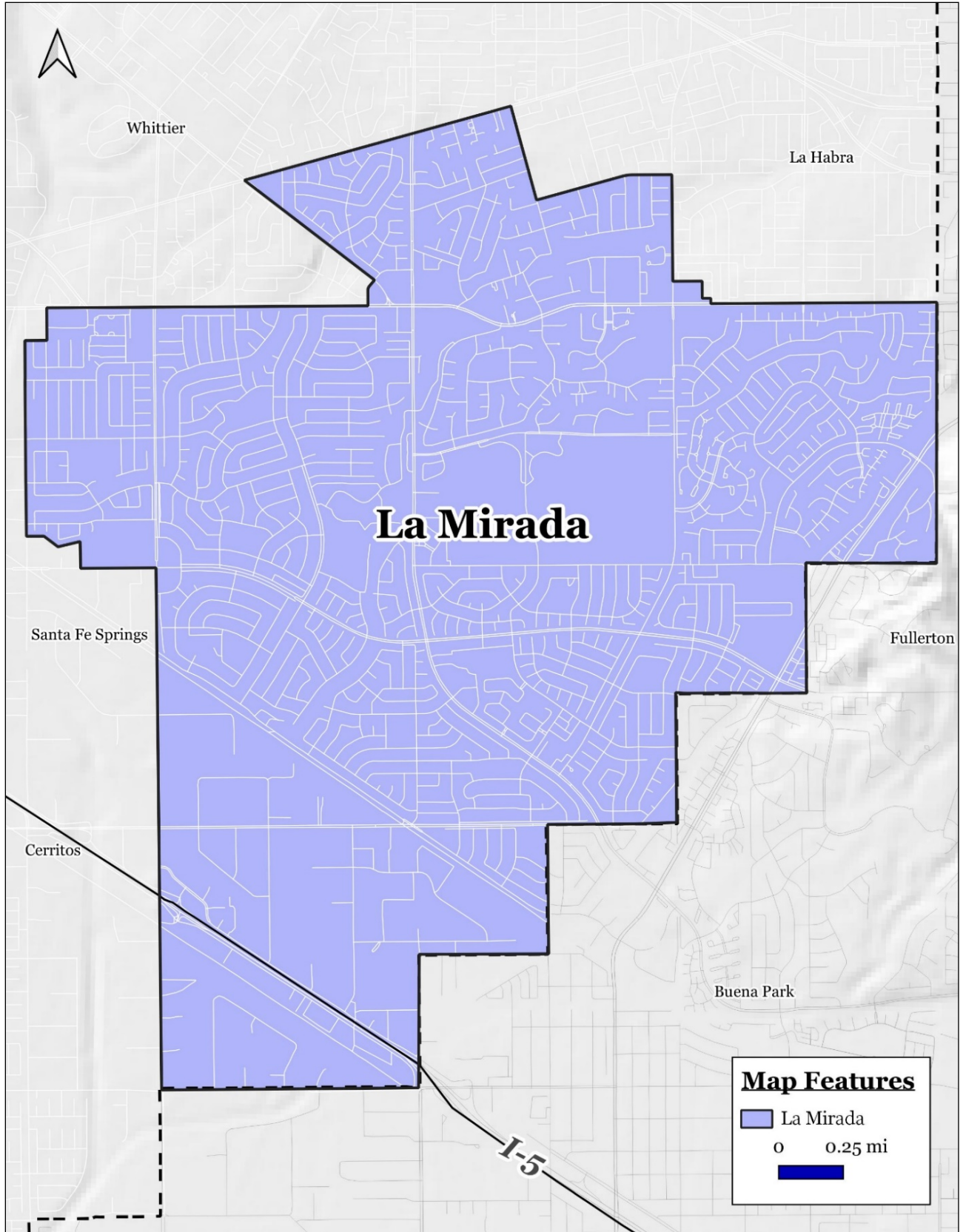
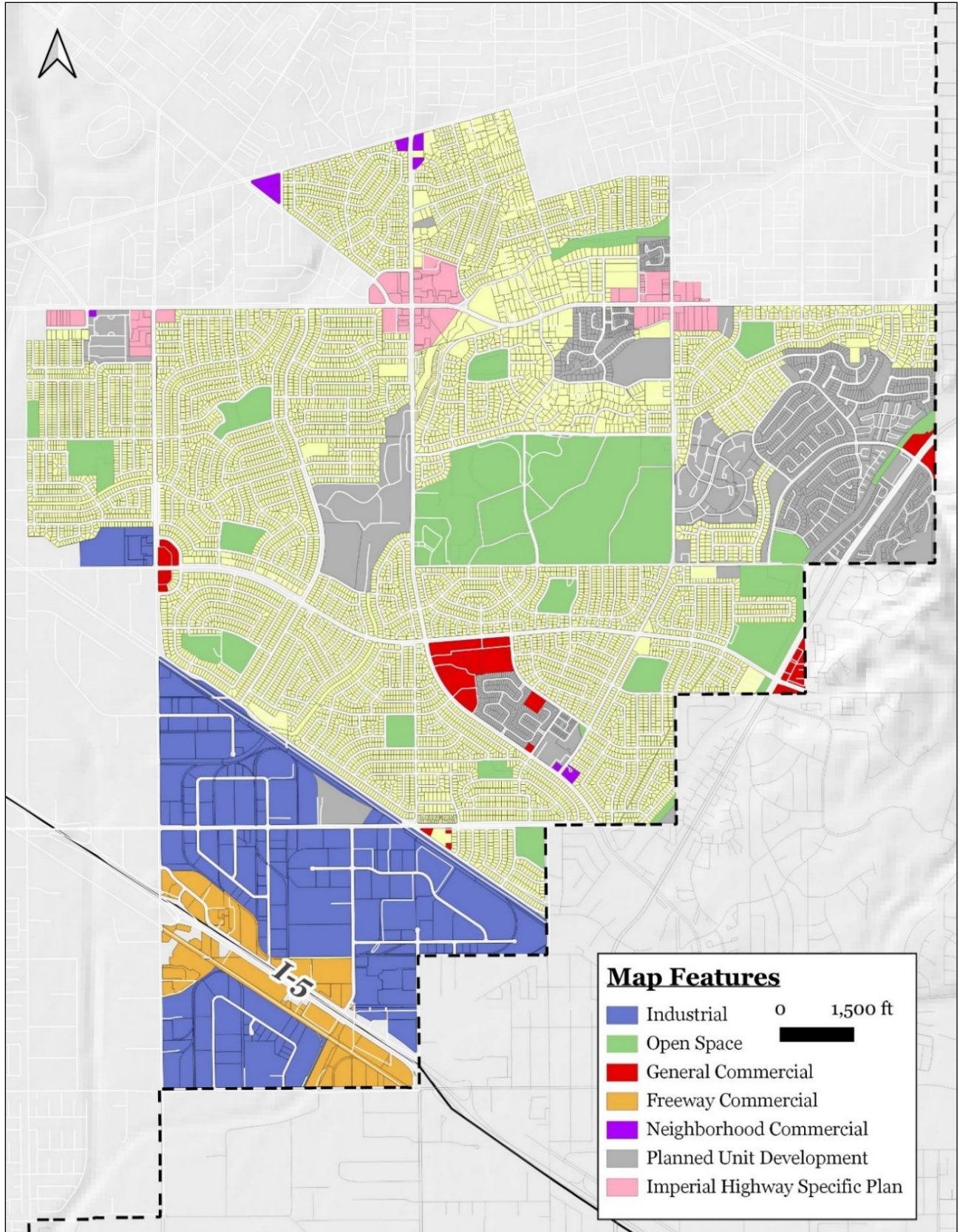


Figure 3: La Mirada Land Use and Development Patterns



Source: City of La Mirada

1.2 HOUSING ELEMENT REQUIREMENTS

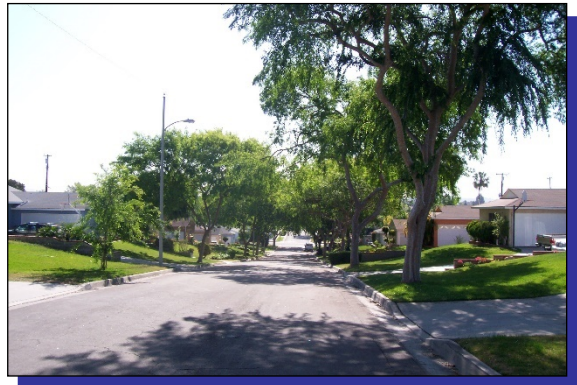
In 1967, the California Legislature made it mandatory for each county and general law city in the State to include a housing element as part of its adopted general plan. Section 65302 of the Government Code indicates that the housing element shall consist of standards and plans for the improvement of 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 contain an evaluation of the local housing characteristics, including an analysis of the capacity of the existing housing supply to provide all economic segments of the community with decent housing. In addition, the housing element must include a comprehensive program that consists of plans, policies, and programs that will be effective in addressing unmet needs.

The Southern California Association of Governments (SCAG) has the responsibility for developing the future housing need projections for each city in 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 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* (or *very low* (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% to 120% of the County median); and
- A total of 666 units are allocated for *above moderate-income* households (above 120% of the County median).



The City is required to ensure that the General Plan and the Zoning Ordinance provide for the future housing need envisioned under the RHNA. The Imperial Highway Corridor Specific Plan along with

Citywide housing infill sites 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 in Appendix B.

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:

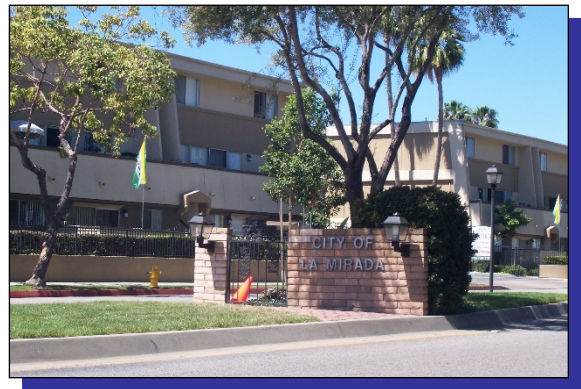
- ❑ *Section 1 – Introduction to the Element* provides an overview of the City and indicates the statutory authority of the element.
- ❑ *Section 2 – Housing Needs* consists of the requisite technical analysis required by the State of California including detailed demographic, housing, and socioeconomic characteristics.
- ❑ *Section 3 – Housing Constraints* 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 meet its projected housing need.
- ❑ The Appendices include Affirmatively Furthering Fair Housing (Appendix A), Sites Inventory (Appendix B), Review of Past Accomplishments (Appendix C), Public Participation (Appendix D), and "Housing for All" Outreach and Educational Plan (Appendix E).

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, the Subdivision Ordinance, Building Codes, and the Code Enforcement Program.

The 4th Cycle Housing Element identified a number of land use initiatives 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 the Zoning Ordinance were amended to accommodate the proposed uses.
- ❑ The Zoning Ordinance was amended 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 the 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. As other elements of the General Plan are amended, the City will review and revise as necessary the Housing Element to ensure internal consistency among the various General Plan elements.

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 Appendix D. Development of the La Mirada Housing Element implemented two phases of community outreach. The first phase took place during the development of the Draft Housing Element between 2021 and 2022. The second phase took place during the revisions to the Draft Housing Elements in response to HCD comments. The third and fourth phases of engagement will occur with the adoption of the Housing Element (Phase 3) as well as with the implementation of a robust outreach and education program in 2023 to continue refinements of the Draft Housing Element (Phase 4). This Phase 4 of outreach and education is part of the City's "La Mirada Housing for All" Initiative and is detailed in Appendix E.

The overall premise of the La Mirada Housing for All is a continued effort of engagement, education, and information to the La Mirada community and regionally. This effort will continue through the entire Housing Element 6th Cycle, enabling housing conversations to continue and evolve. The La Mirada Housing for All Outreach and Education Plan expands on this initiative and various innovative engagement and communication strategies.

Section 2. HOUSING NEEDS

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs allocation. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

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 (e.g., handicapped, elderly).

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 10 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.¹

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.

¹ Note to the reader: Some of these sources provide data on the same topic, but due to various methodologies, results may differ. In addition, data estimates are published for different time frames such that the most recent years available may be differ. For this reason, readers should keep in mind that varied data sources only produce insignificant errors around single data points but the observed metric trends, as well as statistical analyses remain unaltered.

- ❑ 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 in 1970.
- ❑ The 1970s 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 been regressive 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 5-year increments, between 1970 and 2021, is shown below in Table 1.

Year	Population	# Change	% Change	Year	Population	# 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	–	2020	48,947	-605	-1.2%
1995	43,600	3,148	7.8%	2021	48,631	-316	-1.0%

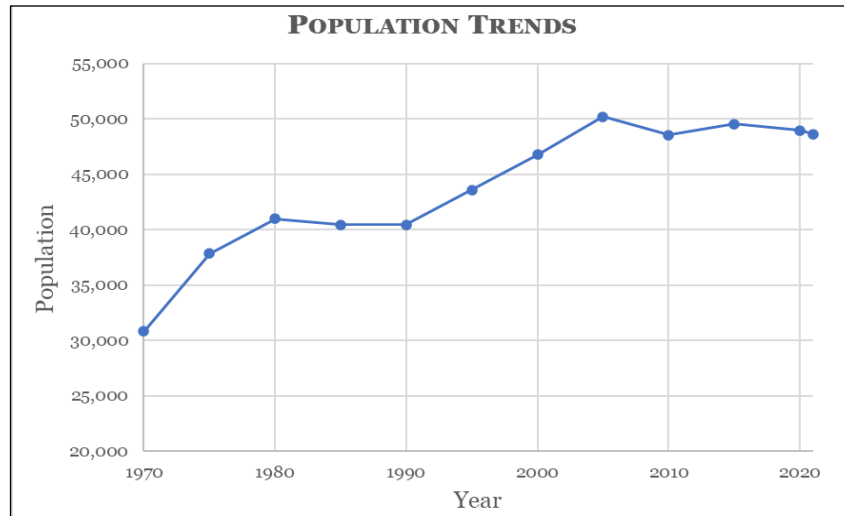
Source: State of California Dept. of Finance. U.S. Bureau of the Census.

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 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 2 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 parents' 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 Department of Public Health recorded 183 COVID-19 deaths in La Mirada.

Figure 4: Population Trend in La Mirada



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 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.

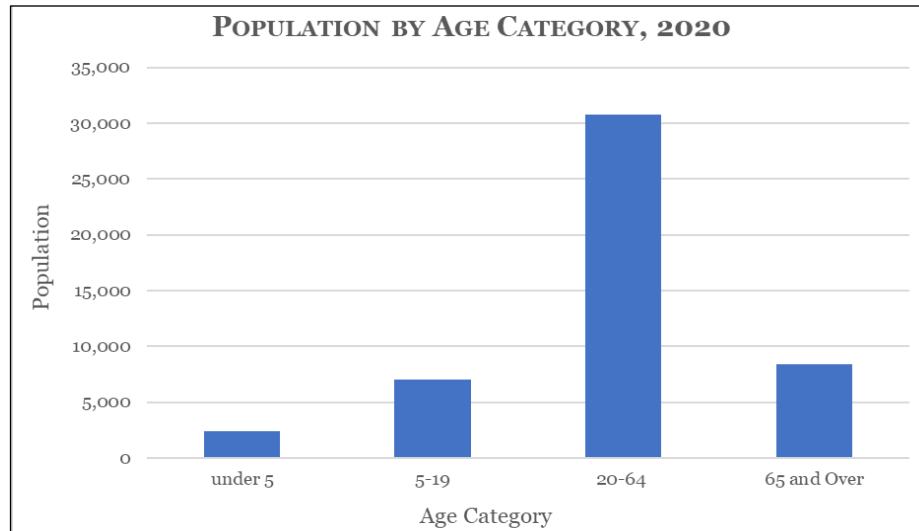
According to the most recent 2020 Census, the median age of the City’s population increased further to 39.6 years. Between 1970 and 2020, the median age of the City’s population increased from 23.3 years of age to 39.6 years of age. Table 2 indicates the overall age characteristics of the City’s population. Table 2 clearly indicates that 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.

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%.

Figure 5: Age Characteristics of La Mirada Residents



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.

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.

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 3.90 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 3.10 persons per household. In 2010, the average household size remained at 3.10 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.

There is a difference in the average household size for 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 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 and 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 and 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 DOF 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 increased by 368 units or 2.4%. According to the 2021 DOF housing estimates, the number of housing units in the City was 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	100.0%	368	2.5%

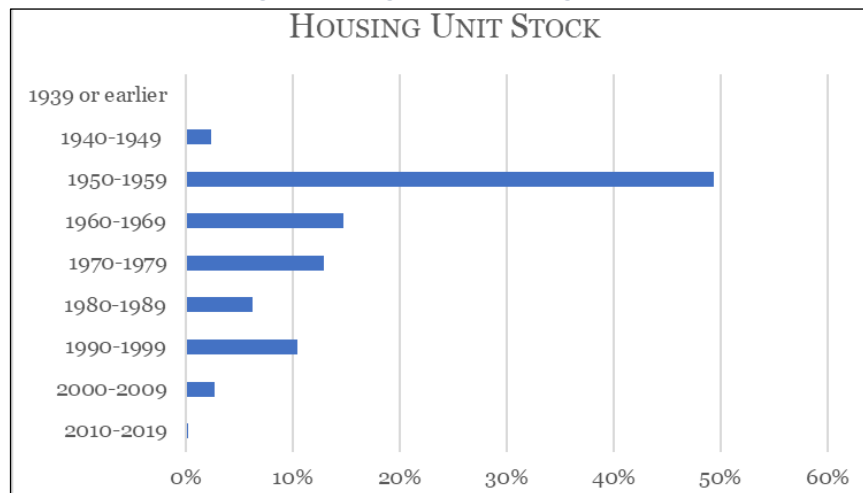
Source: U.S. Census 2000 and 2020

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 illustrated in Figure 6, the majority of housing 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.

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.

Figure 6: Age of Housing Units

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 four code violations reported for 2020. For the entire 4-year period, there were a total of 25 reported violations. Of the total number of violations, 20 violations were related to the construction of accessory dwelling units³ without the necessary safety inspections and/or building permits.

³ An Accessory Dwelling Unit (ADU) is accessory to a primary residence and has complete independent living facilities for one or more persons; can be attached, detached, or converted from existing space. Also referred to as second units, in-law units, casitas, or granny flats.

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, 317 units were vacant. 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 accounted for 77.3%, and rental units accounted 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 have 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.

Value	# Units	% Units
Less than \$99,000	240	2.2%
\$100,000 – \$299,999	424	3.9%
\$300,000 - \$499,999	3,248	29.6%
\$500,000 to \$999,999	6,874	62.6%
\$1,000,000 or more	203	1.8%
Total	109,89	100.0%

Source: 2015-2019 ACS

Between 2000 and 2018, the median home sale prices in La Mirada increased 172% from \$213,000 to \$580,000. Prices in the SCAG region during this same period increased 151%. Although the 2018 median home sale price of \$580,000 was the highest experienced in La Mirada since 2000, it was still \$17,500 lower than the county overall. Prices in La Mirada have ranged from a low of 92.6% of the SCAG region median in 2007 and a high of 121.5% in 2009. Between 2010 and 2018 the median home sale price increased by 58.9%.⁴

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 *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.

Number 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

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.

Household Size	Extremely Low	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. Department of Housing and Urban Development 2021

4 Southern California Association of Governments. *Profile of the City of La Mirada*. May 2019.

The Department of Housing and Community Development (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 housing affordability standards for 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.

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.

Household by Type, Income, and Overpayment	Owner	Renter	Total Households
HH Income <=30% HAMFI*	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

*HAMFI = HUD Area Median Family Income

Source: CHAS Data Book 2021 (for La Mirada, California)

2.2.7 HOUSEHOLD SIZE AND OVERCROWDING

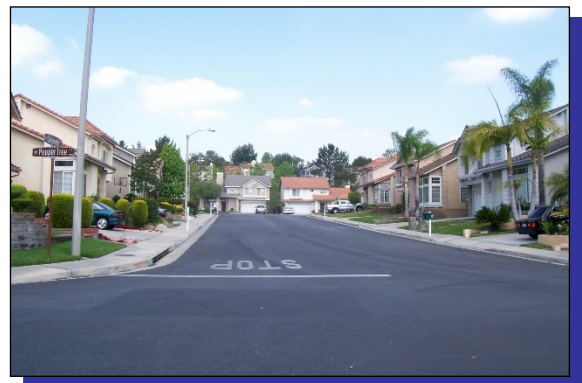
The size of residential structures (i.e., number of rooms, excluding bathrooms, halls, closets) is an important factor in assessing whether the housing stock is adequately accommodating the community’s population. An average-sized residential unit has five rooms (kitchen, dining room, living room, and 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.

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

California Government Code §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.



There are four affordable senior housing projects in the City: Breezewood Village (122 units), Somerset Glen Senior Apartments (160 units), Vista Alicante (100 units), and La Mirada Vistas (75 units). According to information compiled by the California Housing Partnership Corporation (CHPC), no at-risk housing developments are located in La Mirada. If future at-risk units are identified in the City, a number of housing providers have been identified by the State HCD as candidate entities that could assume responsibility for the replacement of 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 POPULATIONS

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances including income, employment, disability, or family characteristics, among other things. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single-parent households, persons living in poverty, farmworkers, and the homeless. These groups may have more difficulty finding affordable housing, and typically are the groups most in need of assistance. Table 12 below summarizes La Mirada's special needs population.

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	Total Households or Population	% of Total Households or Population¹
Households w/ members age 65+	6,186	N/A	N/A	14,679	42.1%
Elderly (65+) headed households	4,961	3,895	1,066	14,679	33.8%
		78.5%	21.5%		
Elderly living alone	1,483	N/A	N/A	14,679	10.1%
		N/A	N/A		
Persons with Disabilities	4,186	N/A	N/A	47,667	8.8%
Large households (5+ persons)	2,090	1,703	387	14,679	14.2%
		81.5%	18.5%		
Single-Parent Households	858	N/A	N/A	14,679	5.8%
Female headed households with children	572	N/A	N/A	14,679	3.9%
Female headed households with children living in poverty	46	N/A	N/A	14,679	0.3%
Residents living below poverty	2,498	N/A	N/A	45,186	8.8%
Farmworkers	70	N/A	N/A	23,840	<1.0%
Homeless ²	42	N/A	N/A	48,384	<1.0%
Extremely-Low Income HH (ELI)	2,180	1,165	1,015	14,775	14.8%

Source: 2017-2021 ACS except for Homeless estimate and ELI households. Homeless Estimate from 2022 Greater Los Angeles Homeless Count Report, LAHSA and ELI estimate from HUD CHAS based on ACS 2016-2020 Five-Year Estimates.

1. This column shows the share (%) of the City's total population or households each special needs group makes up. 2017-2021 Estimates are as follows: Total Households - 14,679, Total civilian noninstitutionalized population - 47,667; Population for whom poverty status is determined - 45,186; Total civilian employed population 16 years and over - 23,840; DOF 2022 Population estimates - 48,384.
2. 2022 Greater Los Angeles Homeless Count Report, LAHSA

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 2027-2021 ACS identified 4,961 senior-headed households (33.8 % of all households) in the City. Of this total, 3,895 households or 78.5% were owner-occupied and 1,066 households or 21.5% were renter occupied units.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care

Licensing Division records, as of June 2023, eight residential care facilities for the elderly offer a combined capacity of 48 beds. These facilities are:

- Alondra Manor Home
- American Care Home
- Crown Manor
- Good Shepherd Home
- Kingdom Works
- La Mirada Villa For The Elderly
- Supercare Guest Home
- Turning Point Quality Care

In addition, 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.

The City's Community Services Department provides programs, services, information, and referrals that promote physical and mental health for the expanding senior population in the City. Senior residents have access to services at the La Mirada Activity Center. The City's website also has a dedicated page of social services available to the community: <https://www.cityoflamirada.org/departments/community-services/activity-center/social-services>. In addition, the City's Housing Element Outreach Plan will advertise these programs (see Appendix D).

2.3.2 HOUSEHOLDS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in La Mirada have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

Persons with disabilities may have special needs when it comes to housing. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheelchairs, ramps are needed instead of stairs, 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 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 2021 ACS data

reported that a total of 4,186 persons residing in the City had a disability. Of this total number, 30.8% had a hearing disability, 15.4% had a vision disability, 33.6% had a cognitive disability, 48.9% had an ambulatory disability, 20.4% had a self-care disability, and 34.2% had an independent living disability.⁵

The housing needs of persons with disabilities are of particular importance because, as a built-out community, about 80% of the City's housing units were more than 50 years old and about 87% are at least 30 years old. Therefore, the majority of the City's housing stock may not comply with the Americans with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Resources available will be discussed in combination with resources available for persons with developmental disabilities.

2.3.3 PERSONS WITH DEVELOPMENTAL DISABILITIES

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature." This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the State of California Department of Developmental Services, 499 La Mirada residents received services from a Regional Center as of the end of December 2021. This represents 1% of the total population of the City and is about evenly split between adults and children. Furthermore, about 80% of these individuals were residing in private homes with their parent or guardian and 17% were living in a Community Care Facility.

Resources Available

From a housing perspective, there are several different housing needs of persons with disabilities. For those with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. Persons with a mobility limitation require housing that is physically accessible.

According to the State's Community Care Licensing Division records, there are 19 adult residential care facilities in La Mirada, with a combined capacity of 88 beds. The City's Community Services Department offers a wide range of programs, services, information, and referrals to help persons with disabilities. For example, they offer referrals to the Resource Services for Independent Living, which provides independent living skills training, counseling, advocacy, and referral for those with physical disabilities.

⁵ These percentages add up to more than 100% because residents may have more than one disability.

The Eastern Los Angeles Regional Center (<https://www.elarc.org/>) in Alhambra provides services for persons with developmental disabilities. It provides support, information, and opportunities for its clients and their families. The Regional Center offers free intake and assessment services and coordinates services (such as mental health, employment, housing options) for clients based on needs.

2.3.4 LARGE FAMILY HOUSEHOLDS

Large households are defined as those consisting of five or more persons in the same dwelling unit. Large households typically need larger homes with extra rooms in order to avoid overcrowding. Construction trends over recent years have increasingly included condos and townhomes, which often do not provide space for large families. It is not uncommon for large, lower income households to save on housing costs by residing in smaller units, resulting in overcrowded living conditions.

About 14% of La Mirada households were considered large households in 2021. Most of these large households (81%) own their homes, while 19% rent their homes. The overwhelming majority of households in the City continue to be smaller households. Lower income large renter-households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions.

Resources Available

The City's large households can benefit from City programs and services that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents.

2.3.5 FEMALE-HEADED HOUSEHOLDS

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day-care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the 2021 ACS, 6% of households in the City were single-parent households. There were more female-headed single-parent households than male-headed single-parent households in 2021. According to 2017-2021 ACS data, 4% of all households were single-female headed households. Of these 572 households, 8% (46 households) were living below the poverty level.

Resources Available

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is a pressing issue for many families with children. Affordable housing needs of single-parent households are addressed through the City's affordable housing programs, including Housing Choice Vouchers. In addition, La Mirada offers youth services at La Mirada Resource Center, Splash! La Mirada Regional Aquatics Center, Activity Center, Community Gymnasium, Civic Center Plaza, and the City's extensive park system.



2.3.6 FARMWORKER HOUSING

The California Government Code requires that the City of La Mirada consider local farmworker housing needs in the preparation of the Housing Element of its General Plan. Permanent and seasonal farmworker data is available only at the county level. According to the 2017 Census of Agriculture, there were 3,266 farmworkers in Los Angeles County. Of the farmworkers countywide, 1,749 (54%) were employed 150 days or more and 1,517 (46%) were employed for fewer than 150 days. While there is a substantial farmworker population in the County, very few reside in La Mirada. The 2019 ACS data reported 70 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 farmworker housing is non-existent. Furthermore, there are no farmworker housing units in the City.

2.3.7 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 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.

Results from the 2022 Point In Time Counts were released in September 2022. According to the 2022 PIT Counts, there were 4,781 persons experiencing homelessness in SPA 7, accounting for 7% of the County's homeless population. Of those 4,781 persons, 42 were in La Mirada, representing a 3% increase from 2020. A detailed analysis of the homeless population in the county is found in Appendix A. All of the persons experiencing homelessness counted in the City were unsheltered, with over half (54%) in the street, 39% in some type of vehicle, such as cars, vans or RVs, and 7% in tents or makeshift shelters.

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 (e.g., 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 required by SB 2 relative to the provision of homeless shelters, the City has identified a

location for an emergency shelter to assist the homeless population. These locations are suitable for a homeless shelter because they are in close proximity to public transportation and places of employment. In compliance with State law, the City initiated a zoning ordinance amendment to provide adequate local sites for the establishment of transitional housing and emergency shelters (refer to the Housing Plan section).

Resources Available

La Mirada is part of East Los Angeles Service Area (SPA 7), which covers Artesia, Bell, Bellflower, Bell Gardens, Cerritos, Commerce, Cudahy, Downey, Hawaiian Gardens, Huntington Park, Lakewood, La Habra Heights, La Mirada, Maywood, Montebello, Norwalk, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Walnut Park, Whittier. The list below shows the nonprofit service providers that serve persons experiencing homelessness in SPA 7.

Nonprofit Service Provider

Center for Employment Opportunities
 Chrysalis
 ENKI Health and Research Systems, Inc.
 Goodwill Industries of SoCal
 Helpline Youth Counseling, Inc.
 Jovenes, Inc.
 Kingdom Causes Bellflower
 Los Angeles Centers for Alcohol and Drug Abuse
 PATH
 HOPICS
 The Salvation Army
 The Whole Child – Mental Health & Housing Services
 United Friends of the Children
 Catholic Charities of Los Angeles, Inc.
 Hub Cities Consortium (South East Los Angeles AJCC)
 SASSFA (Rio Hondo America's Job Center of California)
 South East Los Angeles County Workforce Development Board
 Volunteers of America of Los Angeles
 Whittier Area First Day Coalition

Source: <https://homeless.lacounty.gov/spa-7-east-los-angeles/>

2.3.8 EXTREMELY-LOW INCOME HOUSEHOLDS

As indicated above, the 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 2016-2020 ACS estimates, approximately 2,180 households (14.8%) of households had incomes that fell into the extremely low-income category.

A single household with an extremely low annual income of \$30,200, even though being employed full-time, would have difficulty paying for housing along with other living costs (food, transportation, utilities, and healthcare). As indicated in Table 9, the standard rental level for very low income households is \$521 per month for a one bedroom unit, \$586 per month for a two bedroom unit, and \$651 per month for a three bedroom unit. An extremely low-income household working full-time at the minimum wage would be earning a gross monthly income of \$2,516, which theoretically would be sufficient in meeting the aforementioned housing standards. There is a serious limitation with the

above analysis in that there are no market rate units that currently have advertised rents of between \$521 and \$651 per month.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2016-2020 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the CHAS data, extremely low income households comprised 14.8% of all households in the City (2,180 households). About a third of renter households in the City earn extremely-low incomes. Of these 1,510 households, 79% experienced housing cost burdens—i.e., they are spending over 30% of their income on housing costs. While only 10% of owner households in the City are ELI (1,165 households), 66% of ELI owner households also experience housing cost burdens. In La Mirada, renter ELI households experience housing cost burdens at higher rates than ELI owner households, but ELI overall experience cost burdens at higher rates than all households in the City (35%).

In the past planning period, the City included programs such as the Extremely Low Income Housing Program (Program 4.5.4 in the 5th Cycle Housing Element) and the Los Angeles County Programs (Program 4.5.3 in the 5th Cycle Housing Element) to address the needs of extremely low income households. The City also 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. Despite these efforts, share of ELI households has increased in the City from 10.5% (1,470 households) in 2013. However, this trend was also seen in the County overall (18% in 2013 versus 21% in 2020). These trends have been attributed to wages not keeping up with inflation.⁶

ELI Households	Renter	Owner	All
##	1,015	1,165	2,180
% of all households	30.4%	10.2%	14.8%
# Cost burdened	805	775	1,580
% Cost burdened	79.3%	66.5%	72.5%

Source: HUD, CHAS, based on 2016-2020 ACS Five-Year Estimates.

Resources Available

Lower income households can benefit from City programs and services that provide assistance to lower income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. The City has included a new program (PLHA Rental Assistance Grant) to assist very low income residents with at least 6 months of rental assistance.

6 Picchi, Aimee. (September 12, 2023). "America's poverty rate soared last year. Children were among worst hit." CBS news. <https://www.cbsnews.com/news/poverty-rate-census-income/>

2.4 SOCIOECONOMIC 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, 432 families in La Mirada (3.7% of the total number of families in the City) 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 that 2,542 individuals (5.6% of the total population) had incomes below the poverty level. Table 14 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. The annual wage figure cited previously assumes full-time employment.

Income Category	Number of Households	Percent 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)

2.4.2 EMPLOYMENT CHARACTERISTICS

In July 2022 the City's total labor force numbered 23,300 persons. Of this total labor force, 22,300 persons were employed while 1,000 persons were actively seeking work. This translated into an unemployment rate of 4.4% compared to a regional (Los Angeles County) unemployment rate of 5.0%.⁷ Overall, the City's unemployment rates mirrored regional and State trends where historic high unemployment levels were realized during the 2019-2020 COVID-19 pandemic years though the rate has fallen to the current pre-pandemic lows. According to the 2017 Census of Population and Housing, the top seven employers in the City, in terms of the number of jobs, included Biola University (1,365 employees), Norwalk-La Mirada Unified School District (843 employees), US Food Service (650 employees), Kindred Hospital La Mirada (266 employees), and the City of La Mirada (306 employees).

⁷ California, State of. Department of Finance. Monthly Labor Force Data for Cities and Census Designated Places. July 2022.

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, 15,834 persons were employed in La Mirada in 12 major employment sectors.

According to the 2014-2018 American Community Survey, La Mirada had 22,633 workers living within its borders who were employed in 13 major industrial sectors. The most prevalent industry was Education & Social Services with 5,511 employees (24.3% of total), and the second most prevalent industry was Manufacturing with 2,583 employees (11.4% of total). Table 15 indicates the residents' occupation according to the 2019 American Community Survey (ACS) Data. As illustrated in Table 15, 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 occupations of La Mirada 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 Urban 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. The bill added the requirement for an assessment of fair housing to the Housing Element, which must include the following components.

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

A complete assessment of AFFH for La Mirada is provided under Appendix A.

Section 3. HOUSING CONSTRAINTS

The purpose of this section is to outline those factors that may inhibit the City’s ability to accommodate the 1,962 new housing units required under the RHNA over the 6th Cycle Housing Element (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.
- ❑ *Government Constraints* refer to land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- ❑ *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. Because 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 16 below indicates the extent of residential development that is permitted under the adopted 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.

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

3.2 GOVERNMENTAL CONSTRAINTS

3.2.1 COMPLIANCE WITH TRANSPARENCY REQUIREMENTS

To increase transparency and certainty in the development application process as required by law, the City provides a range of information online for ease of access, some of which is as follows:

- City General Plan:
<https://www.cityoflamirada.org/departments/community-development/planning/general-plan>
- City Zoning Ordinance (Title 21):
https://codelibrary.amlegal.com/codes/lamirada/latest/lamirada_ca/0-0-0-21652
- City Zoning Map:
<https://www.cityoflamirada.org/home/showpublisheddocument/5677/635804281735200000>
- Planning Applications and Information:
<https://www.cityoflamirada.org/departments/community-development/planning/applications-and-information>

3.2.2 LAND USE CONTROLS STANDARDS

La Mirada General Plan

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-site 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.

La Mirada Zoning Ordinance

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 17, 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.

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.

Table 17: 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		
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. Tandem spaces permitted.					1.5-2 spaces per unit plus 1 for each bedroom greater than 2. Tandem spaces permitted.	
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/Residential Care 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/Residential Care Homes (6 or fewer residents) - Transitional Housing - Supportive Housing 	

Source: City of La Mirada Zoning Ordinance

Imperial Highway Specific Plan

The Imperial Highway Specific Plan (Specific Plan) was adopted by the City in 2014. The Specific Plan area comprises approximately 100.71 acres of land. The existing uses in the area are primarily auto-oriented, small-scale, retail shopping centers and professional and medical offices. As of 2014, between 40,000 and 60,000 vehicles per day travel along the Imperial Highway 3-mile corridor that runs east-west for the full width of the City. Given the strategic location of this busy corridor, Imperial Highway offers tremendous opportunity for attracting businesses and mixed use development to serve the numerous residents, visitors, students, and workers living in and around La Mirada. The Specific Plan is divided into three Planning Areas (residential uses are proposed in Area 3) for a total of 433 residential units. The Specific Plan includes a policy framework, a development plan, design guidelines, and development regulations for the Planning Area. The 6th Cycle Housing Element includes residential sites within Planning Area 3B that were not originally anticipated in the Specific Plan. As part of the program to provide adequate sites for future growth, an action has been included in this Housing Element to amend the Specific Plan to allow for the new land use type being proposed and to amend the 433-unit residential cap in the current Specific Plan.

Parking Standards

The City’s parking standards are outlined in Chapter 21.68 of the Zoning Ordinance and are shown in Table 17 above. For single-family residential, two fully enclosed spaces per unit are required plus one space for each bedroom greater than two. Tandem spaces are permitted. Parking for multi-family units is 1.5 to 2 spaces per unit plus 1 space for each bedroom greater than two. Tandem spaces are also permitted for multi-family units. Guest spaces in multi-family unit complexes are two spaces for every five units. The following lists the multi-family parking standards for neighboring jurisdictions:

- Cerritos: 2 parking spaces per unit; no tandem parking allowed
- Downey: 2.0 covered spaces within a garage; plus 0.5 guest parking per unit
- Norwalk: 2 spaces located within a garage for each dwelling unit; plus a minimum of 1 additional uncovered space for every bedroom in excess of 2 bedrooms for each dwelling unit. 1 uncovered space for every 3 units for guests. For projects with fewer than 4 units, minimum of 2 uncovered spaces.

- ❑ Whittier: 2.0 spaces for a studio or one bedroom; 2.0 spaces for a two bedroom unit; 2.25 spaces for three or more bedrooms. Parking shall be provided within an enclosed garage, covered parking stall or parking structure. 1 guest space for every 4 units.

When looking at the parking standards of nearby jurisdictions, the City’s parking requirements are either similar to or more liberal than neighboring cities. Allowing tandem parking promotes additional flexibility for project design and layout. Nevertheless, similar to its neighboring Cerritos, Downey, and Whittier, which all include programs in the Housing Element to review and revise parking standards, this La Mirada Housing Element also contains a program to reevaluate the City parking requirements to facilitate multi-family housing.

There are no parking requirements for supportive and transitional housing (Chapter 21.52 of the City of La Mirada Zoning Code).

The City’s on-site and off-site development standards for new residential development would ensure that new residential development is provided sufficient infrastructure to accommodate future demand. These requirements include streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, parkway dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction’s development goals, the cost of these requirements may represent a significant share of the cost of producing new housing. However, because of the urbanized nature of the City, the entire City is provided a sufficient “infrastructure framework” for streets, water, and sewers.

3.2.3 ZONING FOR A VARIETY OF HOUSING TYPES

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 18 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, 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.

Development Standards	Mixed Use Overlay (MUO)	Emergency Shelter Overlay (ESO)	Special Housing Overlay (SHO)					
			Area 3	Area 4	Area 5	Area 7	Area 8	Area 9
Max. No of Units	-	-	132 units	96 units	248 units	111 units	630 units	147 units
Minimum Density of 20 du/ac	-	-	40 du/acre	40 du/acre	40 du/acre	30 du/acre	30 du/acre	30 du/acre
Max. Density (units per 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	-	-	-	-	-	-	-

Table 18: Summary of Residential Overlay Districts								
Development Standards	Mixed Use Overlay (MUO)	Emergency Shelter Overlay (ESO)	Special Housing Overlay (SHO)					
			Area 3	Area 4	Area 5	Area 7	Area 8	Area 9
Permitted Uses	Multiple - family Units Residential Infill Mixed Uses Single Room Occupancy	Temporary Accommodations	Mixed Uses High Density Residential	Mixed Uses High Density Residential	Mixed Uses High Density Residential	Mixed Uses High Density Residential	High Density Residential	Mixed Uses High Density Residential

Source: City of La Mirada Zoning Ordinance

Table 19 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 19: 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

The City of La Mirada Zoning Ordinance permits housing for a variety of housing types as indicated below:

- ❑ *Emergency Shelters.* Pursuant to SB 2 (2007), the City’s Zoning Ordinance in Chapter 21.39 provides for emergency shelters. Emergency shelters are a permitted use in the Emergency Shelter Overlay (ESO) in the M-2 zone. No discretionary review is required; emergency shelters are permitted by right in the Overlay.
- ❑ AB 2339 (2022) requires that emergency shelters be allowed as a permitted use in one or more zones where residential or mixed use developments are also permitted. Currently, emergency shelters in La Mirada are only permitted in the ESO in M-2 zone, which does not allow residential or mixed-use residential uses. AB 139 also requires that the City must permit by-right emergency shelters with adequate capacity to serve the number of individuals identified in the most recent Point-in-Time homeless count. Parking standards for emergency shelters shall be based on the number of employees only. The only distance requirement allowable is a maximum of 300 feet from another shelter; no other distance requirements are permitted. The City’s ESO has no bed limit or separation requirement.

The City's most recent Point-in-Time count found 42 individuals experiencing homelessness in La Mirada. This Housing Element includes a program to apply the ESO to certain parcels with C-4 (General Commercial) zoning. The ESO on these C-4 zoned parcels would allow emergency shelters by-right. Mixed-use residential and live/work units will be conditionally allowed in the C-4 zone. The subject parcels are located at the following intersections: Beach Boulevard and Rosecrans Boulevard and Valley View Avenue and Rosecrans Boulevard. The 12 parcels in these areas total 11.54 acres, which would accommodate a shelter or shelters for 42 individuals experiencing homelessness. Based on AB 2339 general guidance, 200 square feet would be adequate shelter space per person. These locations are characterized by older single-story retail and auto-related uses. Due to costs and lack of funding, adaptive reuse is a feasible option in these areas.

- ❑ *Low Barrier Navigation Center (LBNC)*. To further address homelessness statewide, the California legislature passed Assembly Bill 101 (AB 101) in 2019, which required that a Low Barrier Navigation Center development be a use by-right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. State law defines a "Low Barrier Navigation Center" as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City of La Mirada will update the Municipal Code to comply with AB 101 and permit LBNC as a permitted use in the nonresidential zones where multi-family housing is permitted.
- ❑ *Transitional & Supportive Housing*. The City's Zoning Ordinance definition of transitional housing is:

... housing that provides long-term, temporary shelter (up to two years) for persons transitioning to permanent housing. Transitional housing may provide support and rehabilitative services to residents, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.

Chapter 21.52 of the Zoning Ordinance outlines the development and operational standards for transitional and supportive housing. Transitional and supportive housing facilities are permitted in the City's residential zoning districts (R-1, R-3, and R-4). These group homes are permitted in both base zone districts (refer to Table 19). To be consistent with Government Code §65651, supportive and transitional housing shall be a regular residential use to be similarly permitted as other residential uses in zones where multi-family and mixed uses are permitted. This would include the Overlay zone districts. A program has been added to address these Zoning Ordinance updates, including a definition of "Supportive Housing".

- ❑ *Single Room Occupancy (SRO) Housing*. An SRO is a form of housing that is typically aimed at residents with low or minimal incomes who rent small, furnished single rooms. SRO units are rented out as permanent residence and/or primary residence to individuals within a multi-tenant building where tenants share a kitchen, toilets, or bathrooms. These SROs are permitted in Overlay zone district (Table 18). Single Room Occupancy (SRO) development is permitted in conjunction with commercial development within the MUO district.

Chapter 21.37.070 includes development standards for SROs:

- (a) SRO development standards regarding building heights, setbacks, lot coverage, and floor area ratios must conform to the development requirements outlined in Table 21.38.030.
- (b) SROs are only permitted on second floors and above.
- (c) The minimum size for the individual units is four hundred fifty (450) square feet of floor area.

- (d) The minimum number of SROs in a single building shall be thirty-five (35) units, and shall include the following amenities:
 1. One laundry room facility per floor.
 2. An on-site manager's apartment.
 3. Secured bicycle racks or motorcycle spaces shall be provided at a minimum ratio of one (1) for each ten (10) tenants.
- (e) Each SRO unit shall include the following:
 1. Bathroom with shower in separate room from main living quarters.
 2. A minimum of one (1) closet no less than six (6) square feet in size.
 3. Adequate heating and air conditioning. Air conditioning units may be installed for each SRO unit as long as they are flush with the exterior wall surface (Window air conditioning units are not permitted).
 4. Kitchen countertop with a minimum depth of twelve (12) inches and width of twenty-four (24) inches.
 5. Space and proper wiring for microwave and refrigerator.
 6. Kitchen sink with garbage disposal.
- (f) SRO occupancy shall be limited as follows:
 1. A maximum of one (1) adult person, with a maximum occupancy of three persons per unit.
 2. No transient occupancy is permitted. (Ord. 661 § 6 (part), 2012).

The application process for SROs is determined by the type of project. For a new building a Certificate of Compatibility; which is similar to a site plan review, would be required. If the project is an existing building and simply modifying via a Tenant Improvement, then a Building Permit would be issued.

Recognizing that SROs help address the housing needs of extremely-low income households, the City will amend the zoning code to permit SROs in zones that allow multi-family housing (Program 4.4.15).

- Employee Housing.* The City of La Mirada Zoning Ordinance does not restrict the occupancy of single-family units by six or fewer employees (defined as employee housing) pursuant to Section 17021.5 of the California Health and Safety Code. However, the Housing Element includes an action to amend the Municipal Code to clearly state employee housing for six or fewer employees is considered a single-family residential use.
- Manufactured Housing.* The City of La Mirada Zoning Ordinance does not restrict manufactured housing units in the City as long as the units is anchored to a permanent foundation.
- Housing for Persons with Disabilities.* Chapter 2 of this Housing Element includes recent data about individuals living with disabilities in La Mirada. 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.
 - *Building Code:* The City complies with the Federal Americans with Disabilities Act (ADA) and the most recent California Building Code regulations.
 - *Definition of Family:* 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.
 - *Reasonable Accommodation:* 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 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 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.

Section 21.126.020 (Requesting reasonable accommodation) of the City of La Mirada Zoning Ordinance, indicates that a disabled person may request a reasonable accommodation in the application of the City of La Mirada's land use and zoning regulations. Such a request may include a modification or exception to the requirements for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers. A reasonable accommodation cannot waive a requirement for a conditional use permit when otherwise required or result in approval of uses otherwise prohibited by the city's land use and zoning regulations. Information regarding this reasonable accommodation procedure is available displayed at the public information counters in the City Hall, advising the public of the availability of the procedure for eligible applicants. No specific findings are required for the approval of a Reasonable Accommodation request.

- *Residential Care Facilities:* The City of La Mirada Zoning Ordinance has the following definitions for Residential Care Facilities: a residential home that provides 24-hour non-medical care for persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state.

- *Residential Care Home*: provides these services for *six or fewer* people. Group homes, including Residential Care Homes, are permitted in all residential districts in La Mirada.
- *Residential Care Facility*: provides these services for *seven or more* people. Residential care facilities (7+ persons) require a conditional use permit in all residential zones as well as the C-O and C-4 commercial zones. However, one of the Zoning Ordinance's findings for CUPs may be considered subjective: Finding #2: *The use will not impair the integrity and character of the zone in which it is to be located*. A program has been included in this Housing Element for proposed residential care facilities to only be subject to objective standards that promote certainty similar to other residential uses.

3.2.4 DENSITY BONUS PROVISIONS

The City does not currently have an adopted Density Bonus Ordinance. When an application for a density bonus is now submitted to the City, the City adheres to the current State requirements that govern the application of density bonuses for affordable housing. A program has been included in this Housing Element to adopt a Density Bonus Ordinance by October 2023.

3.2.5 OTHER LOCAL ORDINANCES

The City has not adopted other major local housing ordinances such as Inclusionary Housing, Growth Management, or Short-Term Rental Housing.

3.2.6 PERMIT PROCESSING AND REVIEW

The City of La Mirada has fully implemented the "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 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 sectors 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 20 outlines typical approval requirements for a single-family infill project, a typical subdivision, and a typical multiple-family rental housing development.

Table 20: Typical Processing Procedures for City of La Mirada		
Single Family Unit	Subdivision	Multi-Family Units
Cert of Compatibility.	Tentative Map	Cert of Compatibility Site Plan Review* Design Review
Site Plan Review	Final Map	
Design Review		
Categorical Exemption	County Review	CEQA Review
	CEQA Review	
Processing Time 60 days	Processing Time: 9 months	Processing Time: 9-12 months

*May not be required if it conforms to zoning standards.

Source: City of La Mirada

Multi-family 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.

As part of this Housing Element, a program has been included for the City to adopt Objective Design Standards. These Standards will look at design, massing, form, and other factors for evaluating projects that are submitted for review. The Standards may also be amended and changed over time by the City to address any issues that arise. Along with Objective Design Standards, the Zoning Ordinance will be amended to process the Certificate of Compatibility ministerially.

3.2.7 STREAMLINED MINISTERIAL APPROVAL PROCESS

The City has been diligent in the implementation of California Senate Bill 35 (SB 35), which is a statute streamlining housing construction in California cities that fail to build enough housing to meet State-mandated housing construction requirements. SB 35 aims to address the California housing shortage by increasing housing supply. The bill was signed into law on September 29, 2017 by Governor Jerry Brown as part of California’s 2017 Housing Package – a set of 15 bills that provide “an injection of new regulatory and financial resources” for cities. SB 35 requires that cities include comprehensive rental market information in their bi-annual housing element report and allows

developers to submit an application subject to streamlined approval processes in municipalities not meeting their Regional Housing Needs Assessments (RHNA). To qualify for the Streamlined Development Approval, the development must:

- Be on land zoned for residential use;
- Designate at least 10% of units as below market housing if located in localities that did not meet above-moderate income RHNA;
- Designate at least 50% of units as below market housing in localities that did not meet low income RHNA;
- Not be constructed in an ecologically protected area;
- Be multi-unit housing and not single-family homes; and
- Pay construction workers union-level wages.

In addition to adhering to the above requirements, the City has implemented certain provisions of the California Environmental Quality Act (CEQA) that promote the use of categorical exemptions (Infill Exemptions) to complete the environmental review of proposed residential developments. The use of these infill exemptions has saved time and money in the initial review process. For other projects, the City will continue to adhere to the provisions of SB 35. The City does not currently have written procedures to implement SB 35. A program has been included in this Housing Element to publish SB 35 guidelines on the City website.

3.2.8 BUILDING CODES AND ENFORCEMENT

The City adopted the 2023 Los Angeles County Building Code in December 2022 (Urgency Ordinance No. 727-U). No local amendments to the Building Code have been adopted.

The City of La Mirada Code Enforcement Officers work with residents and business owners to eliminate blight and improve the appearance and safety of the community. Examples of common code violations are listed below:

- Real property must be properly maintained pursuant to all pertinent City code requirements;
- Vegetation must be maintained so as to reduce interference with vehicles, pedestrians, water drainage, or street maintenance or present a hazard;
- Residents are responsible for the maintenance of parkways adjacent to their property with the exception of trees maintained by the City;
- Proper care of animals and waste required; and
- Graffiti must be removed in a timely manner.

Code violations are reported to the Public Safety Department. Concerns will be forwarded to a Code Enforcement Officer, who will investigate the issue. If a violation is observed, the property owner or the tenant will be given written notification to correct the violation within a specified time period. If the violation is not corrected, the owner or tenant could face additional enforcement action including administrative fines, or criminal or civil prosecution. In addition to complaint-based actions, Code Enforcement Officers will address potential violations they see while out in the field. This can include parking violations and substandard property issues. Officers will also verify that construction projects they see while out in the field have the proper permit.

City of La Mirada Code Enforcement records were reviewed between 2017 and 2020 to identify 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 four 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.

3.2.9 ON/OFF SITE IMPROVEMENTS

On-/off-site improvement standards are designed to establish infrastructure or other site improvements that are needed to support new residential development. The improvements may include, but not be limited to, streets, sidewalks, water lines, sewer lines, storm water drainage, curbs and gutters, street signage, public landscaping (parkways and street trees), and other land dedications. All of these improvements are necessary to ensure that new housing development meets the local jurisdiction's development standards.

As indicated previously, the City's overall infrastructure framework for streets, water, sewer, and flood control infrastructure is largely present. The infill areas where development will undergo intensification may require localized upgrades to local water and sewer lines to serve the larger developments. However, all of the infill sites are afforded access to the local roadway network. The cost of any improvements that will be required to serve these potential developments will be borne by the developer.

The City's Municipal Code provisions for streets, sidewalks, water, sewers, electricity, and public utilities apply to all developments within the City and do not unduly constrain housing supply and/or affordability but rather ensure that public health and safety is preserved. All projects, including recent developments, were required to comply with these uniform standards. Additionally, in all areas of the City, the streets are fully improved. Thus, there is no need for additional requirements to develop streets. Off-street improvements such as ingress and egress improvements, utility line connections, and parkways do not provide significant impact to the development of the project. All of the infill sites are located adjacent to arterial roadways that contain larger water lines and sewer trunks.

3.2.10 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 21. The City's zoning and development fees are displayed online at <https://www.cityoflamirada.org/departments/community-development/fees>.

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 made to a particular structure. Building permits are required to do new work as well as most repair work.

Table 22 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 22 are applicable to single-family and multiple family developments. The processing fees are well under 1% 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, 1 sewer connection, and 1,000 square feet of floor area with 2-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 22: 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*

Sources: La Mirada Building and Safety/Engineering Division

*Norwalk-La Mirada School District

3.2.11 AVAILABILITY OF INFRASTRUCTURE

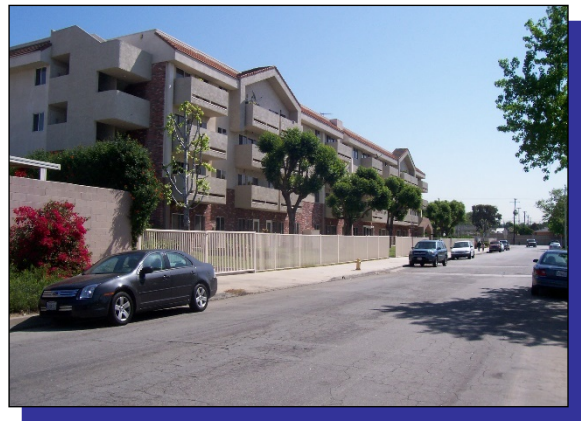
Approximately 80% of the City's water supply is provided by groundwater resources pumped through wells and subsequently distributed throughout the City. The remaining 20% is purchased through agreements with the Metropolitan Water District. The current average water consumption in the City is approximately 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 District 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. Five 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 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 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.

The most recent review of for-sale land information in the City indicated there were limited vacant residential land available for sale in the City of La Mirada. An overview of the properties is summarized below:

- ❑ An 8,472-square-foot vacant residential lot was listed at \$219,500;
- ❑ A 5,120-square-foot vacant residential lot was listed at \$175,000;
- ❑ A 4,828-square-foot vacant residential lot was listed at \$105,000; and
- ❑ A 5,430-square-foot vacant residential lot was listed at \$168,800.

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 \$148.00 and \$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, off-site 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%). 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 was generally comparable with 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.

In accordance with federal law (Home Mortgage Disclosure Act), lending institutions are required to disclose demographic and loan information on the disposition of loan applications. Loan application data, including home purchase loans (government-backed and conventional), refinancing, and home improvement loans, were compiled by aggregating those Census Tracts located in La Mirada (5039.02, 5039.01, 5038.01, 5038.02, 5036.02, 5040.02, and 5041.01). Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 2,850 households applied for mortgage loans for homes in La Mirada in 2020. Out of 50 applicants for government-backed home purchase loan applications, 7.5% were approved, while 4% were denied. Of the 256 applications for conventional purchase loans, 6% were approved in 2020.

3.3.4 REQUESTS FOR LOWER DENSITIES, PERMIT TIMES, AND EFFORTS TO REMOVE NON-GOVERNMENTAL CONSTRAINTS

Market-rate developers for residential development in La Mirada have typically proposed developments at the lower end of the allowable density range. This decision was due to market influences or other factors as opposed to any governmental influence. Specifically, townhome development, the most marketable type of housing in the area, usually achieved a lower density. Apartments, on the other hand, usually can achieve a higher density. The City has limited control over when a developer submits plans and applies for building permits. Factors such as access to financing, labor shortage, and timing for market conditions all influence a developer’s decision to proceed with construction. For example, Olive Walk and The Charlie were both approved amidst or at the tail end of the real estate recession. After plans are submitted, the City proceeds in a timely manner to process the building permit applications.

Table 23: Density and Timing of Projects

Project Name	Acres	Units	Achieved (DU/ac)	Max Density Allowed	% Max Density	Date Approved	Date Plan Check Application Submitted	Bldg. Permit Issued	Bldg. Permit Finaled
Paloma (Warmington Residential) Area 2 in 5 th Cycle Inventory	1.98	39	19.7	45	44	2/11/20	11/17/20	5/19/21	7/9/22
The Charlie Area 3 in 5 th Cycle Inventory	0.85	28	32.9	40	82	2/14/17	1/16/20	5/11/20	5/30/21
Olive Walk Area 5 in 5 th Cycle Inventory	2.7	33	12.2	40	31	12/8/15	4/4/17	8/15/17	3/27/18
Laurel Walk Area 8 in 5 th Cycle Inventory	2.3	56	24.3	30	81	2/11/20	6/4/21	6/17/21	4/15/22

Only one project in recent years took longer than one year to move from entitlement to building permit issuance. The main reason was financially influenced. The project applicant ultimately sold the entitlement to another developer for construction.

As part of the 2021-2029 Housing Element update, a minimum density of 20 units per acre will be established for all sites requiring rezoning, ensuring that a certain number of housing units can be achieved on those sites.

3.3.5 LOW VACANCY RATES

Vacancy rates were previously described in Section 2.2.3 under Housing Needs.

3.4 ENVIRONMENTAL CONSTRAINTS

All of the proposed infill sites are currently developed, and their reuse would involve their redevelopment to higher densities. Key categories of potential environmental constraints are outlined below:

- ❑ *Air Quality Constraints.* The City of La Mirada is located within the South Coast Air Basin (SCAB), which includes a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, San Bernardino County, and Los Angeles County. Air quality in the SCAB is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the area.⁸ Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).⁸ The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).⁸ The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2022 AQMP include enhancements to existing programs to meet the 24-hour PM_{2.5} federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. The SCAQMD discourages new residential development, which is considered to be a sensitive receptor, from being located near freeways and industrial land uses.
- ❑ *Energy Constraints.* Electrical service in the City of La Mirada is supplied by the Southern California Edison Company (SCE). Future residential development will consume energy during construction and occupancy. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) that became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The new development will be required to conform to all pertinent energy conservation requirements.
- ❑ *Geotechnical Constrains.* The City of La Mirada is located in a seismically active region. None of the infill sites are included within an Earthquake Fault Zone as delineated by the Alquist-Priolo Earthquake Fault Zoning Act. A review of published geologic literature and maps pertaining to the site area indicates that there are no known or potentially active faults with the potential for surface rupture crossing or projecting towards the site. Furthermore, there was no evidence for active or potentially active faulting that was encountered in any of the explorations within the project site. Although this can only be confirmed by trenching and additional fault study, fault rupture through the site is not anticipated. However, because of the high tectonic activity of the region and the site's proximity of the Puente Hills Blind Thrust and the Elsinore Fault (Whittier Section), the potential for surface rupture on the subsurface faults cannot be precluded. It should be noted that the Southern California region is an area of moderate to high seismic risk and it is not considered feasible to render structures fully resistant to seismic-related hazards.⁹
- ❑ *Flooding Constraints.* According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the

8 South Coast Air Quality Management District, *Final 2016 Air Quality Management Plan*, Adopted October 2015.

9 Gequake. Preliminary Geotechnical Investigation Report (for the) La Mirada. La Mirada, California. 2022.

entire residential area of the City is located in Zone X.¹⁰ This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain.¹¹

- ❑ *Lack of Available Land for New Development.* A major environmental constraint to the development of new housing within the City 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 developed, 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. Because 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.
- ❑ *Environmental Contamination.* 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 1970s, 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.

10 Los Angeles County Department of Public Works. *Flood Zone Determination Website*.

11 FEMA. *Flood Zones, Definition/Description*.

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

Table 24 shows the City’s total RHNA for the current Housing Element Cycle (Cycle 6), which covers the eight-year planning period of June 30, 2021 to October 15, 2029. 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;¹²
- ❑ 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% to 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 the Zoning Ordinance provide the land designations to accommodate this development.

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

¹² Consistent with state law, the City’s ELI need is assumed to be one-half of the very low-income category, and sites considered suitable for lower income housing may also accommodate ELI units.

Problems related to the provision of this number of new housing units over a relatively short time frame (2021 to 2029) are 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 commercial zoned land would translate into a potential loss in 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 a variety of strategies. The detailed sites inventory is included in Appendix B.

4.2 RHNA STRATEGY

The City can realistically accommodate 2,646 units through credits (potential ADUs and approved projects) and its 6th Cycle sites inventory, which includes sites in the existing Imperial Highway Corridor Specific Plan, Infill Housing Program Areas, and other newly identified sites that need to be rezoned (Table 25). However, even with the Housing Infill Program, the Imperial Highway Corridor Specific Plan, and the City's ADU program, there is still a shortfall of units. The City will need to rezone 35 sites with a capacity for 1,645 units to meet the shortfall and meet its 2021-2029 RHNA obligations. A parcel-specific site analysis was performed using the City's Geographic Information System (GIS) data and information from the County Assessor's database. The sites inventory includes only lots that could realistically be developed based on staff's knowledge, input from the community, and an examination of existing conditions. Detailed assumptions and methodology for the residential land inventory are summarized in Appendix B: Sites Inventory.

Income Level	Extremely Low Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate	Total Units
RHNA	317	317	342	320	666	1,962
ADUs	18	10	53	3	36	120
Projects	0	0	0	0	33	33
Remaining RHNA	299	307	289	317	574	1,786
Remaining RHNA- comb.		895		317	574	1,786
IHSP		175		65	247	487
Infill Areas		167		132	215	514
Potential New Sites		699		388	558	1,645
Commercial Properties		337		157	209	703
Industrial Properties		334		205	332	871
Faith-Based Properties		28		13	17	58
Residential Properties		–		13		13
Total Sites Capacity		1,041		585	1,020	2,646
Shortfall/Surplus		146		268	456	
% Surplus		16%		85%	78%	

4.3 HOUSING GOALS AND POLICIES

4.3.1 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 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.

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.

4.3.2 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.

4.3.3 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.

4.3.4 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.

4.3.5 GOAL 4. FAIR HOUSING

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.

4.3.6 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.

4.4 HOUSING PROGRAMS

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

4.4.1 HOME IMPROVEMENT PROGRAM (EXISTING PROGRAM)

The Home Improvement Program (HIP) program is offered by the City of La Mirada to assist low-moderate income homeowners in making improvements to their home. Eligible improvements include correcting code violations and repairing deteriorating conditions. The assistance is provided through a low-interest deferred loan. Funding is on a 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 \$2,500 is available for the abatement of the lead and/or asbestos. The following requirements are applicable in the issuance of the loan:

- The home must be a single-family detached home or a mobile home in the City of La Mirada.
- The home must 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.

In addition, the City is currently implementing a program that provides emergency grants of up to \$5,000 for specific emergency repairs. The City's Code Enforcement staff assists in promoting the program to eligible households during code enforcement services. The program's implementation will include the following elements.

- Responsible Agency: Los Angeles County Development Authority (LACDA)
- Funding: Tax Credits
- Implementation Schedule: Update City website to include the Emergency Repair Grant program on Housing Services page by the end of 2023.
- Quantified Objectives: 5 units annually for 40 units over 8 years

4.4.2 MORTGAGE CREDIT CERTIFICATE PROGRAM (EXISTING PROGRAM)

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. It can assist the first-time homebuyer 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. However, funding for the MCC program has been limited. The program's implementation will include the following elements.

- Responsible Agency: Housing Division
- Funding: CDBG
- Implementation Schedule: Annually update City website to provide links to County program. Refer interested homeowners to County program.
- Quantified Objectives: 1 unit annually for 8 units over 8 years

4.4.3 HOMEBUYER ASSISTANCE PROGRAMS (EXISTING PROGRAM)

The County of Los Angeles' Home Ownership Program (HOP) provides assistance to low-income, first-time homebuyers in purchasing a home. Loans are up to \$85,000 or 20% of the initial purchase price, whichever is less. The loans are shared equity loans with no monthly payments.

Lower and moderate income La Mirada residents also have access to other State-funded mortgage and down payment assistance programs offered by the California Housing Finance Agency (CalHFA) (<https://www.calhfa.ca.gov/homebuyer/programs/index.htm>).

The program's implementation will include the following elements.

- Responsible Agency: Los Angeles County Development Authority (LACDA); CalHFA
- Funding: HOME
- Implementation Schedule: Update City website to include additional resources by the end of 2023 and update as necessary. Refer interested homeowners to County program and State programs.
- Quantified Objectives: 5 units annually for 40 households over 8 years

4.4.4 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: Update City website to include program on Housing Services page by the end of 2023
- Quantified Objectives: 2 units annually for 16 units over 8 years

4.4.5 ADEQUATE SITES FOR RHNA PROGRAM (NEW PROGRAM)

State law requires cities to ensure that their land use plans and development regulations identify adequate sites with appropriate zoning to accommodate housing needs assigned through the Regional Housing Needs Assessment (RHNA) process. For the 6th Cycle RHNA, the City has been allocated a RHNA of 1,962 units (634 very low, 342 low, 320 moderate, and 666 above moderate income units). With projected ADUs of 120 units over 8 years and an entitled project of 56 units, the City has a remaining RHNA obligation of 1,786 units (895 lower, 317 moderate, and 574 above moderate income units). The sites analysis concluded that amendments to current land use and zoning designations are necessary to fully accommodate the RHNA. Specifically, sites that are adequately zoned and with potential for near-term development can accommodate only 1,001 units (342 lower income, 197 moderate income, and 462 above moderate income units). The City has a shortfall of 785 units (553 lower income, 120 moderate income, and 112 above moderate income units). The City must amend its land use policy and zoning to accommodate this shortfall.

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code §65583c)(1)(A) and 65583.2.

- The City will process General Plan, Imperial Highway Specific Plan, and zoning amendments, including the required CEQA analysis, for the selected sites (see Appendix B). The rezoned sites shall include the following components pursuant to Government Code §65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
 - Permit the development of at least 16 units per site.
 - Establish a minimum density of 20 units per acre and a maximum density of at least 30 units per acre for all rezone sites to accommodate lower income RHNA.
 - Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.
- Residential Development Standards: Establish appropriate development standards to facilitate the achievement of maximum allowable density in the respective residential and overlay zones. These include parking, height, setbacks, and lot coverage requirements. (See also Section 4.4.17, Land Use and Zoning Ordinance Amendments.)
 - The City will report on the status of this program each year as part of the Annual Progress Report.

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

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule. Complete General Plan, Imperial Highway Specific Plan, and Zoning amendments to fully address the 808-unit shortfall by the end of 2024.
- Quantified Objectives: The outreach materials will be completed within 12 months of Housing Element adoption. Facilitate the development of 1,962 housing units.

4.4.6 BY-RIGHT APPROVAL FOR PROJECTS WITH 20% AFFORDABLE UNITS (NEW PROGRAM)

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households, applicable to the following types of sites:

- Sites being used to meet the 6th Cycle RHNA that represent a "reuse" of sites previously identified in the 4th and 5th Cycles Housing Element. The "reuse" sites are specifically identified in the Sites Inventory (see Appendix B). By-right approval for reuse sites is effective as of the statutory deadline of the Housing Element (October 15, 2021). Consistent with State law and as a matter of policy, the City will comply with this requirement for projects to be proposed on re-use sites.
- Sites being redesignated/rezoned after the statutory deadline of the Housing Element to accommodate the RHNA shortfall (see Program 4.4.5 and Appendix B). By-right approval of rezone sites is triggered by the rezoning. Consistent with State law, the City will amend the Zoning Ordinance to comply with these requirements concurrent with the rezoning of sites.

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

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation: Amend the Zoning Ordinance by the end of 2024 to create the by-right approval process
- Quantified Objectives: Facilitate the development of 1,962 housing units.

4.4.7 DEVELOPMENT OF SMALL AND LARGE SITES (NEW PROGRAM)

The sites inventory for meeting the RHNA includes one small site (smaller than 0.5 acres) and two large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households.

To facilitate the development of these large sites, the City will:

- Provide technical assistance, incentives, and strategies as appropriate to facilitate development of affordable housing, including parceling at appropriate sizes or other site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the development phases and when applications come into the City for the identified parcels.
- Annually meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.
- Promote the development of large sites at the densities and affordability levels identified within the housing element.
- Allow the development in phases within 8 years of the Housing Element planning period.
- Offer expedited processing and fee deferrals, reductions, or waivers for affordable units in development on large sites identified in the sites inventory.

To facilitate development in small sites that require lot consolidation, the City will:

- Amend Municipal Code requirements to process lot line adjustments ministerially, provided no other discretionary decisions are needed for the project.
- Provide flexibility in lot line adjustments, access agreements, etc. to help facilitate infill development and lot consolidation.
- Facilitate communications between interested property owners and developers.
- As part of the Zoning Code update to implement the General Plan, develop additional incentives to encourage lot consolidation. The target deadline for this objective is July 2024.
- Ongoing outreach to property owners regarding lot consolidation incentives.
- Facilitate lot consolidation by assisting interested developers in identifying feasible sites.

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

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule: Meet with developers/property owners at least semi-annually beginning 2024 to facilitate development of sites. By December 2024, establish objective development standards for clustered development to facilitate large-site development in phases if appropriate. Annually promote objective development standards to developers active in the City. By the end of 2026, if development of housing is not feasible on these large sites, within 6 months (by July 2027) the City will identify additional incentives and planning tools or alternative strategies if necessary to ensure adequate capacity for the RHNA.
- Quantified Objectives: Facilitate the development of 598 housing units.

4.4.8 UNDERUTILIZED SITES PROGRAM (EXISTING PROGRAM)

Under this program, La Mirada will proactively encourage the development of underutilized residential and mixed use properties within the City. The City will offer regulatory incentives such as relaxed development standards (i.e., building setbacks, height, floor area ratio, parking), 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 City will undertake an annual review of this program to document the effectiveness of its implementation. The City will document the potential development concepts that have been proposed along with their potential density and affordability compared with that contemplated in this Housing Element. The City will also inform developers of the benefits of using density bonuses to facilitate higher density development so as to assist in the creation of affordable housing.

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

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule: Annual outreach to property owners and developers to pursue redevelopment opportunities. Annual review of progress
- Quantified Objectives: The outreach materials will be completed within 12 months of Housing Element adoption. Facilitate the development of 1,962 housing units.

4.4.9 MONITORING OF NO NET LOSS (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 §56863. If an approval of development results 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: Develop monitoring procedure by the end of 2024. Ongoing monitoring on a project-by-project basis.
- Quantified Objectives: An annual report will be prepared that indicates progress.

4.4.10 EQUAL/FAIR HOUSING PROGRAM (EXISTING PROGRAM)

The City of La Mirada works with the Fair Housing Foundation (with offices in Los Angeles and Long Beach) and the Housing Rights Center to resolve disputes concerning housing discrimination and to educate residents and property owners 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: Annually update City website Housing page to provide relevant information on resources available.
- Quantified Objectives: 100% referrals

4.4.11 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. 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.
- The City 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 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: Adopt Resource Conservation Ordinance and update City website by the end of 2024.
- Quantified Objectives: Create a robust Outreach and Education Plan that will provide compliance and align with the La Mirada Housing for All initiative.

4.4.12 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 6 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: 3 units annually for 24 units over 8 years

4.4.13 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 FY 2023-2024. 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: 3 units annually for 24 units over 8 years

4.4.14 ACCESSORY DWELLING UNIT PROGRAM (NEW PROGRAM)

The City will update its current ADU Ordinance so that it meets current State law with respect to accessory dwelling units. The City's current ADU Ordinance was adopted just prior to the State's most recent amendments to State law governing ADUs. In addition, the City will promote and incentivize the development of ADUs by:

- Expanding the ADU Ordinance to promote and encourage the creation of affordable ADUs 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 the primary residence to qualified low and very low-income tenants for the first 10 years.
- Promoting CalHFA's ADU Grant that provides up to \$40,000 towards pre-development and non-recurring closing costs associated with the construction of the ADU.
- Assigning dedicated staff (and/or office hours) to provide technical assistance on ADU applications.
- Providing expedited review of ADU applications.

The program's implementation will include the following elements.

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule: Adoption of Ordinance within 6 months of Housing Element's Adoption. Update City website to provide resources for ADU construction by the end of 2024. By the end of 2024, annually review the City's progress in achieving its ADU construction goals and monitor affordability and seek alternatives such as identifying additional incentives

or other strategies such as rezoning if not on track to meet goal if deemed necessary within 6 months.

- Quantified Objectives: 15 units annually for 120 units over 8 years

4.4.15 INCLUSIONARY HOUSING PROGRAM (NEW PROGRAM)

This is a new program that is designed to promote the development of affordable housing. 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. The program will establish an objective of 15% affordable units. The ordinance will incorporate a provision granting residents first right of return. 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 2024
- Quantified Objectives: Facilitate the development of 100 affordable units over 8 years.

4.4.16 REPLACEMENT HOUSING PROGRAM (NEW PROGRAM)

This new program is designed to track the development of those sites identified in the City's adopted Housing Element as being available to facilitate new residential development that will meet the City's RHNA. The City will track all development located within the available sites to ensure that the development corresponds to the use, density, and affordability assumptions outlined in the available sites inventory. Key elements of this program's implementation are described below.

La Mirada will require replacement housing units subject to the requirements of Government Code §65915(c)(3) on sites identified in the Sites Inventory of this Housing Element when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower income households at any time during the previous 5 years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

Key elements of this program's implementation are described below.

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule: Adoption of Program by the end of 2024 to establish the replacement requirements pursuant to State law. Specifically, mitigate the loss of affordable

housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

- ❑ Quantified Objectives: 100% replacement of demolished affordable units

4.4.17 LAND USE AND ZONING ORDINANCE AMENDMENTS PROGRAM (NEW PROGRAM)

Unless otherwise indicated below, the Imperial Highway Specific Plan, the La Mirada Zoning Ordinance, and the La Mirada Zoning Map will be amended by December 2024 to ensure compliance with State law and remove barriers and constraints to housing development:

- ❑ The 6th Cycle Housing Element includes residential sites within the Imperial Highway Specific Plan Area that were not originally in the Specific Plan (see Appendix B and Program 4.4.5, Adequate Sites for RHNA). The City will amend the Specific Plan to allow for the new land use type being proposed and to amend the 433-unit residential cap in the current Specific Plan to accommodate the units anticipated in the sites inventory.
- ❑ Objective Residential Development and Design Standards: Establish appropriate development and design standards to facilitate the achievement of maximum allowable density in the respective residential and overlay zones. These include parking, height, setbacks, and lot coverage requirements. (See also Section 4.4.5, Adequate Sites for RHNA.)
- ❑ Emergency Shelters and Low Barrier Navigation Centers: Designating emergency shelters as a permitted use in the M-2 zone no longer conforms with State law (AB 2339), the City will amend the Zoning Ordinance and the Zoning Map to apply the Emergency Shelter Overlay on 12 C-4 zoned parcels at the following intersections: Beach Boulevard and Rosecrans Boulevard and Valley View and Rosecrans Boulevard. The total acreage is 11.54 acres, which would provide adequate capacity to a shelter or shelters to accommodate the City's unsheltered homeless (estimated at 42 individuals experiencing homelessness as of 2022). Updates to the Zoning Ordinance must include an updated definition of emergency shelters pursuant to AB 2339 to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care. Update must also be made to comply with AB 139 (permit by-right shelters, parking and distance requirements).
- ❑ Low Barrier Navigation Centers (AB 101): For Navigation Centers, this includes amending the City's Zoning Ordinance to permit Low Barrier Navigation Centers in all zones that allow multifamily housing without discretionary action in compliance with Government Code §65661 and updating the Municipal Code to establish regulations and development standards for this use.
- ❑ Transitional and Supportive Housing: Pursuant to State law, transitional and supportive housing is a residential use to be permitted as similar uses in the same zones. To be consistent with Government Code §65651, for Permanent Supportive Housing meeting the requirements of AB 2162, such use will be permitted by-right without discretionary requirements in zones where multi-family and mixed use are permitted, including the Overlay zone districts. For AB 2162 Permanent Supportive Housing located within 0.5 mile from transit, no minimum parking will be required.
- ❑ Residential Care Facilities: Currently, Residential Care Facilities (7+ persons) are conditionally permitted in residential zones and two commercial zones. However, the CUP findings in the Zoning Ordinance may be subjective. The findings for CUPs for Residential Care Facilities will be evaluated and revised to objective standards that promote certainty similar to other residential uses.
- ❑ Reasonable Accommodation: Currently, the Zoning Ordinance does not list any required findings for granting reasonable accommodation. The Zoning Ordinance will be amended to add objective findings.

- Employee Housing: Amend the Zoning Ordinance to comply with State Employee Housing Act, requiring housing for six or fewer employees to be treated as a single-family residential use.
- SB 35: The City will establish a standard procedure for processing SB 35 eligible projects, pursuant to State law.
- Certificate of Compatibility: Due to the City adopting Objective Design Standards, the current Certificate of Compatibility standards in the Zoning Ordinance will be amended to allow for residential and mixed-use projects to be processed ministerially.
- Density Bonus: The City will adopt a Density Bonus Ordinance in compliance with State law by December 2024.
- Parking for Multi-Family Housing: Review and revise the parking standards to allow for a sliding scale of parking requirements based on unit size in order to facilitate the development of a variety of housing types and unit sizes, including smaller units such as studios and one-bedroom units. Ensure that the parking requirements are appropriate and allow the development to achieve the maximum allowable density.
- Single-Room Occupancy (SRO): Amend the Zoning Ordinance to permit SROs in zones that allow multi-family housing with a conditional use permit (CUP). SRO units usually range in size from 150 to 500 square feet. The City will establish an appropriate minimum unit size to facilitate SRO housing but also ensure the provision of suitable living environments.
- Height Limits and FAR: Amend the Zoning Ordinance to increase height limits to 45 feet in Imperial Highway Specific Plan areas for mixed-use projects. For projects with only residential uses, the height limit will remain at 35 feet. Amend zoning ordinance to increase FAR to 1.0.

The program's implementation will include the following elements.

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule and Objectives: Complete Zoning Code amendments outlined above to expand the variety of housing types and remove governmental constraints by December 2024

4.4.18 HOUSING ON FAITH-BASED PROPERTIES (NEW PROGRAM)

AB 1851, approved in 2020, encourages religious institutions to pursue housing development by allowing these institutions to eliminate up to 50% of their parking spaces for housing. Cities may not require churches to replace that parking. In addition, SB 4, approved in 2023, streamlines the building process for faith-based institutions and non-profit colleges that want to build affordable projects for low income families by allowing them to build multi-family housing. SB 4 guarantees by-right approval of projects so long as they are consistent with all objective standards of the jurisdiction and comply with listed environmental protections. The City identified four church parcels with vacant and underutilized land that could be suitable for lower income housing.

The City will work to facilitate affordable housing in faith-based properties by creating a packet outlining land use and development information for affordable housing production on faith-based organization sites and provide that information, along with staff contact details, to owners and occupants of faith-based sites within the City at least every 2 years.

The City will offer expedited processing and fee deferral/reduction/waiver for affordable housing units to incentivize development on faith-based properties.

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

- Responsible Agency: Planning Division
- Funding: General Fund
- Implementation Schedule: Create an informational packet and do initial delivery by July 2024, and then update and provide subsequent deliveries every 2 years thereafter to pursue additional opportunities. Conduct annual outreach by inviting religious institutions and property owners to the Annual Outreach and Educational Events (Appendix E and) and provide consultation to interested religious institutions,
- Quantified Objectives: Facilitate the development of 40 lower income housing units, beyond the RHNA site estimate of 18 lower income units.

4.4.19 AFFIRMATIVELY FURTHERING FAIR HOUSING (NEW PROGRAM)

Government Code §8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include: Enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; increasing fair housing enforcement and fair housing outreach capacity; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. Actions to affirmatively furthering fair housing are summarized in Table 26.

Table 26: Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
4.4.10: Equal/Fair Housing Program	<p>Continue to work 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.</p> <p>At the end of FY 2023, request fair housing records to establish baseline. Annually thereafter, request fair housing records from the City’s Fair Housing Service provider.</p> <p>Include Program in the Outreach materials to be distributed per the Outreach and Education Plan (see below).</p>	2021-2029	Citywide	Increase fair housing inquiries and referrals base by 10%
Housing Element Update Outreach and Education Plan	<p>Develop informational material to be distributed through the engagement strategies listed below. Information materials will cover at least following topics:</p> <ul style="list-style-type: none"> • Fair housing providers and resources available • SB329 and SB229 on Source of Income Protection to promote the use of and expand the locational choices for Housing Choice Voucher • Housing Programs available to residents 	Spring 2024	Citywide	<p>The following communication methods will provide direct metrics at reaching a wide range of audience to include residents, landlords, and housing professionals:</p> <p>Residents - Entire La Mirada populations with direct mailing of the La Mirada Living.</p>
	<p>Website: Provide educational page on Fair Housing with links to fair housing resources. Organizations linked on the City website may include but are not limited to: Housing Rights Center, Fair Housing Foundation, and HUD.</p>	2021-2029	Citywide	<p>Landlords - Email blast generated from Business License Division.</p>
	<p>Social Media Campaign: Expand efforts and promote language access by posting fair housing information on Facebook, NextDoor, and/or other social media platforms at least once a year. Information will be provided in English, Korean, and Spanish as needed by the City’s population to provide information for the City’s residents who may have a language barrier at home.</p> <p>Social Media campaign is also intended to provide updates on various stages in the housing element update and accomplishments.</p>	2021-2029	Citywide, targeting linguistic isolation populations in: West La Mirada ((Tract 5041.01) Green Hillsborough (Tracts 5037.04, 5037.05)	<p>Housing Professionals - Annual Development Report distributions and Real Estate Forum.</p> <p>Regional Audience - Social Media campaign and Pop-Up Events at Farmers Market and Citywide Events.</p>
	<p>Publication Campaign: At least once a year include housing related programs and resources in the City’s printed and digital newsletter (La Mirada Living). Newsletter is mailed to every household. Make printed copies available at Frontier Park Community Center.</p>	2021-2029	Citywide, with focus on West La Mirada (Tract 5041.01)	<p>These types of communication methods will produce a baseline and our target goal is to improve by 5% each year.</p>

Table 26: Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<p>Pop-Up Events: Disseminate fair housing information at community events including but not limited to: Egg Hunt, Independence Celebration, and Chili Holiday Events; Farmers Market, Concert Under the Stars. Ensure information is available in English, Korean, and Spanish.</p>	2021-2029	Citywide	
	<p>Annual Outreach and Educational Events: Outreach and education efforts will continue throughout the entire 8 years of the 6th Cycle Housing Element and include:</p> <ul style="list-style-type: none"> • Real Estate Agent Forum: annual forum with the local real estate agents, property owners, and developers to educate on housing issues and services provided by the City. This will be a good opportunity to hear the housing issues from the stakeholders and for the City to promote development opportunities and programs available to developers. • New Homeowners Packet: Packet that provides housing information and resources. It will also include information on development activity and procedures. • Annual Development Report: Annual development report that will highlight all the various development activities, including housing for this City. • Property Owner Outreach. Outreach to owners of religious facilities and industrial sites annually to explore opportunities for housing development by inviting them to the Annual Outreach and Educational Events. 	2021-2029	Citywide	
Housing Mobility				
4.4.14: ADU Program	<p>Update the City’s current ADU Ordinance so that it meets current state law with respect to accessory dwelling units.</p> <p>In addition, the ADU Ordinance will be expanded to promote and encourage the creation of affordable ADUs 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.</p> <p>Develop and distribute ADU information, including resources available, on City website and at public counters.</p> <p>Promote CalHFA’s ADU Grant that provides up to \$40,000 towards pre-development and non-recurring closing costs associated with the construction of the ADU.</p>	By the end of 2023	Citywide, with emphasis in higher resource tracts with higher median income (La Mirada Park (5036.03) and North La Mirada (5036,01))	15 deed-restricted units
		Spring 2024		Facilitate construction of 120 ADUs; seek to achieve 70 percent of the ADUs in higher resource areas

Table 26: Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<p>Develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the ADU application packet to expand acceptance of HCVs throughout the City.</p> <p>Assign dedicated staff (and/or office hours) to provide technical assistance on ADU applications.</p> <p>Provide expedited review of ADU applications.</p>			
<p>4.4.17: Land Use and Zoning Ordinance Amendments</p>	<p>The City will amend the Zoning Ordinance to remove potential constraints to housing for persons with special needs including:</p> <ul style="list-style-type: none"> • Residential Development Standards • Emergency Shelters and Low Barrier Navigation Centers • Transitional and Supportive Housing • Residential Care Facilities • Reasonable Accommodation • SB 35 • Density Bonus • Parking for MF Housing 	<p>Dec 2024</p>	<p>Citywide</p>	<p>No constraints to housing for persons with special needs.</p>
<p>HCV mobility</p>	<p>Promote HCV mobility through the Roommate/Housemate Matching Assistance Program provided by the Affordable Living For The Aging. Participants must be residents of Los Angeles County. The program matches older people who want to share their own homes or apartments with other people who need housing.</p> <p>Include program information in educational materials to be distributed at Community Pop-Ups, La Mirada Living, Social Media Campaign, and other information dissemination efforts as outlined in the Housing Element Update Outreach and Education Plan. Outreach plan includes measures to reach disadvantaged communities (linguistically isolated).</p>	<p>Spring 2024</p>	<p>Citywide, targeting linguistic isolation populations in: West La Mirada (Tract 5041.01) Green Hillsborough (Tracts 5037.04, 5037.05)</p>	<p>Increase HCV use in Tracts other than in Green Hillsborough</p>
<p>Homesharing</p>	<p>Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners.</p> <p>Homesharing program could explore connecting Biola students and senior homeowners and/or ADU homeowners with potential tenants, and connect ADU homeowners in higher resource areas with potential tenants.</p>	<p>Establish relationship with non-profit and other organizations by 2024 and implement program by 2025</p>	<p>Citywide but with focus on Biola West (Tracts 5040.01 and 5040.02), and higher resource tracts with higher median income (La Mirada Park (5036.03) and North La Mirada (5036,01)</p>	<p>Five housing opportunities per year once program implementation begins</p>
<p>4.4.13: Accessibility Modification Grant</p>	<p>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</p>	<p>Beginning Q2 2022</p>	<p>Green Hillsborough (CT 5037.04) Eastwood (CT 5038.01)</p>	<p>3 units annually, 30% of households assisted from priority areas</p>

Table 26: Affirmatively Furthering Fair Housing Action Matrix				
Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	access and grab bars in bathrooms, hallways, and stairs. Prioritize applicants in areas with the highest concentration of persons with disabilities.			
	Create a list of affordable housing opportunities list. Promote the list in the activities of the City’s Housing for All Outreach and Education Plan including: <ul style="list-style-type: none"> • Posting in the City’s website • Social Media Campaigns • Pop-Up Events • Annual Outreach Events (Summit) 	Complete list by June 2024, update as necessary	Citywide	Assist 100 lower income households.
	Research and pursue funding for housing mobility for lower income households to provide: <ul style="list-style-type: none"> • Assistance with deposits and moving expenses for voucher holders and low income tenants • Post-move services such as regular check in, resource coordination and landlord/tenant mediation to help keep households living in areas of opportunity 	Develop internal administrative guidance and coordination with county services by June 2025.	Citywide, with the focus of assisting lower income households Citywide move into higher resource tracts, specifically Tract 5036.01, 5938.02, and 5038.01	Assist 20 lower income households
	Research and pursue the development and funding of a program that would provide low interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property.	Develop Program by June 2025.	Citywide, with the focus of assisting lower income households Citywide move to higher resource tracts and single-family neighborhoods	Assist in the construction of 20 deed restricted ADU’s annually.
4.4.18 Housing on Faith-Based Properties	Create an informational packet and do initial delivery by July 2024, conduct annual outreach and consultation with interested religious institutions, and then update and provide subsequent deliveries every 2 years thereafter to pursue additional opportunities.	Packet by July 2024 Outreach annually	Citywide, with the focus of assisting lower income households Citywide move to higher resource tracts and single-family neighborhoods	Facilitate 40 lower income units (above the RHNA estimate of 18 lower income units)
General Plan Update – Mobility Element	Update the General Plan to include a new Mobility Element that includes: <ul style="list-style-type: none"> -Safe Routes to School -Pedestrian Plan -Bicycle Plan The increased connectivity within the community will revitalize and unify the various communities.	Start General Plan Update process by 2026	Citywide with priority in West La Mirada (Tract 5041.01) and the Industrial neighborhood (Tract 5039.02)	Initiate RFP process for General Plan by 2025 and award contract by 2026 Upon adoption of the General Plan update (by 2027/2028), establish annual implementation actions to enhance mobility between neighborhoods and access to services and facilities.
Middle Housing Capacity	Establish an Urban Lot Split Ordinance so that it meets current state law with respect to urban lot splits and second unit.	By the end of 2024	Citywide,	15 deed-restricted units

Table 26: Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	In addition, the Urban Lot Split Ordinance will be expanded to promote and encourage the creation and ownership of affordable housing units 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 unit or primary residence to qualified low and very low-income tenants for the first 10 years.			
	Develop and distribute Urban Lot Split information, including resources available, on City website and at public counters. Create a dedicated Urban Lot Split handbook, videos and publications.	2025	Citywide, with emphasis in higher resource tracts and single-family neighborhoods	Facilitate construction of 120 ADUs; seek to achieve 70 percent of the ADUs in higher resource areas
	Develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the Urban Lot Split application packet to expand acceptance of HCVs throughout the City.			
	Assign dedicated staff (and/or office hours) to provide technical assistance on Urban Lot Split applications. Provide expedited review of Urban Lot Split applications			
New Housing Opportunities in Higher Opportunity Areas				
4.4.5: Adequate Sites for RHNA	Rezone sites identified in the inventory (commercial, faith-based, industrial, and residential) to expand mixed-income housing opportunities in the City.	December 2024	Citywide	Meet RHNA goals of: 976 lower income units, 320 moderate income units, and 666 above moderate income units.
4.4.15: Inclusionary Housing	Ensure the Inclusionary Housing Ordinance is compliant with the State density bonus law.	December 2024	Citywide	294 inclusionary housing units (15% of total RHNA)
4.4.8: Underutilized Sites Program	La Mirada will proactively encourage the development of underutilized residentially zoned properties and low income housing within the City by: <ul style="list-style-type: none"> • Maintaining an inventory of potential sites to provide developers with information regarding development incentives for affordable units. • Providing 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. • Facilitating the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. • Undertaking annual review of this program to document its effectiveness of this program's implementation overall. The City will document the potential development concepts that have been proposed along their potential density and affordability compared 	The outreach materials will be completed within 12 months of the Housing Element's adoption.	Citywide, City's RHNA strategy considered location and this AFFH Action matrix includes strategies to improve conditions in areas of need and improve access to areas of opportunity and housing mobility.	Meet RHNA goals of: 976 lower income units, 320 moderate income units, and 666 above moderate income units.

Table 26: Affirmatively Furthering Fair Housing Action Matrix				
Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<p>with that contemplated as part of the Housing Element's implementation.</p> <ul style="list-style-type: none"> The City will also inform developer as to the benefits of using density bonuses to facilitate higher density development so as to assist in the creation of affordable housing. 			
4.4.97: Monitoring of No Net Loss	<p>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. If an approval of development results 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.</p>	2021-2029	Citywide, City's RHNA strategy considered location and this AFFH Action matrix includes strategies to improve conditions in areas of need and improve access to areas of opportunity and housing mobility.	Meet RHNA goals of: 976 lower income units, 320 moderate income units, and 666 above moderate income units.
4.4.16: Replacement Housing Program	<p>The City will track all development located within the available sites to ensure that the development corresponds to the use, density, and affordability assumptions outlined in the available site's inventory.</p>	Q4 2023	Citywide	Meet RHNA goals of: 976 lower income units, 320 moderate income units, and 666 above moderate income units.
Place-based Strategies for Neighborhood Revitalization				
Funding for Housing	<p>Annually pursue funding opportunities available at local, state, and federal levels. Specifically, pursue funding for new construction, rehabilitation, and acquisition/rehabilitation activities, as well as provision of housing assistance, and preservation and improvement of mobile home parks.</p> <p>If funding becomes available, prioritize funds for projects in West La Mirada (Census Tract 5041.01) where there is a concentration of minorities, LMI persons, and substandard conditions.</p>	Annually	Citywide with priority in West La Mirada (Tract 5041.01)	If funding becomes available, prioritize funds used in CT 5041.01.
4.4.1: Home Improvement	<p>To assist low-moderate income homeowners in making improvements to their home. Improvements can be to correct code violations and to repair deteriorating conditions. This loan is designed for exterior and /or interior repairs. Prioritize applicants from West La Mirada (Tract 5041.01).</p> <p>Program is ongoing but the City has a comprehensive Outreach Plan that includes an annual Publication campaign to publish the available programs, advertising programs at annual Community events, and in scheduled social media posts.</p>	Annually	Citywide, with focus on West La Mirada (Tract 5041.01)	5 units annually, with 40% of households assisted from priority areas.

Table 26: Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
4.4.4: Arterial Block Wall Loan	<p>Loans are available up to \$15,000 to assist La Mirada residents construct new block walls or repair existing walls. Eligible properties must be located immediately abutting or parallel to a major or minor arterial street in La Mirada. Prioritize applicants from West La Mirada (Tract 5041.01).</p> <p>Program is ongoing but the City has a comprehensive Outreach Plan that includes an annual Publication campaign to publish the available programs, advertising programs at annual Community events, and in scheduled social media posts.</p>	Annually	Citywide, with focus on West La Mirada (Tract 5041.01)	5 units, with 40% of households assisted from priority areas.
Improvement Projects	<p>Coordinate with Public Works to complete projects planned in West La Mirada (Tract 5041.01): The projects include:</p> <ul style="list-style-type: none"> • Rehabilitating Valley View (expected by the end of 2026) • Marquardt landscape improvements (expected by the end of 2028). 	Annual coordination with Public Works to complete two major projects by 2026 and 2028	West La Mirada (Tract 5041.01)	Complete at least two improvement projects to improve living conditions over 8 years.
Improvements in Impacted Neighborhood	<p>The following improvements are planned in the Industrial Neighborhood:</p> <ul style="list-style-type: none"> - Complete Street Improvements along Valley View Avenue in the Industrial Neighborhood. - Additional left turn lane and dedicated right turn lane - Complete right-of-way (expected 2024) - Provide continuous bike lane along Valley View from Firestone Boulevard to Imperial Avenue - Rehabilitate at-grade spur cycles and work with businesses to add sidewalks along street frontage as properties undergo improvements. <p>Require developers to build parkettes through a Community Benefits Program to allow for more flexibility and incentives.</p> <p>As part of Zoning amendment develop mitigating measures for complete streets in the industrial neighborhood.</p>	Annual coordination with Public Works	Industrial Neighborhood (Tract 5039.02)	<p>Complete planned improvements.</p> <p>Develop a parkette with each project.</p> <p>Pursue mitigating measures for complete streets as part of the Zoning Amendment.</p>
	<p>As part of the General Plan Update, establish a risk assessment toolkit to assess the negative environmental, neighborhood, housing and health impacts associated with siting and operation of land uses such as industrial, agricultural, waste storage, freeways, energy production, etc.</p> <p>Provide toolkit/assessment to all future development projects to address fair housing and environmental justice concerns.</p>	Evaluate and establish a risk assessment toolkit by the end of 2026.	Industrial neighborhood (Tract 5039.02) and West La Mirada (Tract 5041.01)	Use toolkit in all new development in Census Tract 5039.02 and Tract 5041.01

Table 26: Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Ensure infrastructure plans reflect needs of residents.	Within 1 year of first approved development in Tract 5039.02, annually thereafter	Industrial neighborhood (Tract 5039.02) and West La Mirada (Tract 5041.01)	Develop CIP program objectives related to housing and include in annual CIP programming within one year of first approved development in CT 5039.02 and annually for Tract 5041.01
	Annually research and pursue funding opportunities for investments in factors such as infrastructure, rehabilitation, parks, transit, and active transportation.	Annually for Tract 5041.01		At least 2 CIP program actions on an annual basis within one year after of the first approved development in CT 5039.02 and annually for Tract 5041.01.
	Annually research and pursue funding to provide community services.	Within 1 year of first approved development, annually thereafter		One new funding opportunity annually to reach at least 25% of lower income residents in CT 5039.02 and Tract 5041.01.
Tenant Protection and Anti-displacement				
Business Anti-displacement	Through the Economic Development Manager, help displaced businesses relocate. Starting Spring 2024, promote availability of relocation services in La Mirada Living, the City's direct mail newsletter	2021-2021	IHSP, Infill Areas, and Rezone Sites	Minimize direct/ indirect economic displacement- assist 100% of businesses asking for relocation services
4.4.15: Inclusionary Housing	City will develop an Inclusionary Housing Ordinance. Inclusionary housing program establishing an objective of 15% affordable units	Q4 2023	Citywide	294 inclusionary housing units (15% of total RHNA)
4.4.16: Replacement Housing Program	The City will track all development located within the available sites to ensure that the development corresponds to the use, density, and affordability assumptions outlined in the available site's inventory.	Q4 2023	Citywide	Meet RHNA goals of: 976 lower income units, 320 moderate income units, and 666 above moderate income units.
4.4.112: Rental Assistance Grant	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. Prioritize applicants from West La Mirada and Green Hillsborough. West La Mirada: High risk of displacement due to community characteristics (lower income, cost burdened) and new possible development from the RHNA strategy may increase displacement forces. Green Hillsborough: Has high renter concentration and highest renter cost-burdened rates in the City.	Beginning Q2 2022	West La Mirada (CT 5041.01) and Green Hillsborough (CT 5037.04, CT 5037.05)	3 units annually*, with 30% of households assisted from priority target areas. *Depending on funding availability

4.5 OVERVIEW OF HOUSING PROGRAMS FOR EXTREMELY LOW, VERY-LOW, AND LOW-INCOME HOUSING DEVELOPMENT

The RHNA for La Mirada totals 1,962 units. A total of 634 units are allocated to households with annual incomes that are considered to be extremely low income or very low income. A total of 342 units are allocated for low-income households. In summary, the City's RHNA calls for 976 units for lower income housing units. The previous section included housing programs that are specifically designed to assist in the development of housing units for lower income persons. These programs include the following:

- Home Improvement Program (Existing Program)*
- Homebuyer Assistance Programs (Existing Program)*
- Underutilized Sites Program (Existing Program)*
- Housing Infill Sites Monitoring Program (New Program)*
- Rental Assistance Grant (New Program)*
- Accessibility Modification Grant (New Program)*
- Mortgage Assistance Grant (New Program)*
- Accessory Dwelling Unit Program (New Program)*
- Inclusionary Housing Program (New Program)*
- Replacement Housing Program (New Program)*
- Low Barrier Navigation Center*

4.6 QUANTIFIED HOUSING OBJECTIVES

Table 27 below indicates the quantified objective for new housing development that the City intends to accomplish as part of the City's housing strategy.

Table 27: Overview of Quantified Objectives for New, Conserved, and Rehabilitated Housing					
	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA/New Construction	317	317	342	320	666
Preservation/Conservation of Affordable Housing	150	150	157	--	--
Rehabilitation					
Home Improvement Program	10	10	20	--	--
Arterial Block Wall Loan Program	10	10	20	--	--
Accessibility Modification Grant	15	15	10	--	--
Housing Assistance					
MCC and Homebuyer Assistance	--	--	16	24	--
Rental Assistance	15	15	10	--	--
Mortgage Assistance	--	10	30	--	--
Accessory Dwelling Units	--	--	--	112	--