



LA MIRADA
HOUSING
FOR ALL

Housing Element Update

APPENDIX A
AFFIRMATIVELY FURTHERING FAIR HOUSING
(AFFH)

ADOPTED MARCH 12, 2024

City of La Mirada
Community Development Department
13700 La Mirada Boulevard
La Mirada, CA 90638
562-943-0131
www.cityoflamirada.org



Table of Contents

| | | |
|---------|---|----|
| A.1 | Introduction and Overview of AB 686 | 1 |
| A.2 | Analysis Requirements | 1 |
| A.2.1 | Sources of Information | 1 |
| A.2.3 | Local Knowledge | 2 |
| A.2.3.1 | Land Use Context | 2 |
| A.3 | Assessment of Fair Housing Issues..... | 7 |
| A.3.1 | Fair Housing Enforcement and Outreach | 7 |
| A.3.2.1 | Fair Housing Law Compliance..... | 7 |
| A.3.1.2 | Fair Housing Education and Outreach..... | 11 |
| A.3.2 | Integration and Segregation | 13 |
| A.3.2.1 | Race and Ethnicity..... | 13 |
| A.3.2.2 | Disability | 17 |
| A.3.2.3 | Family Status | 20 |
| A.3.2.4 | Income | 23 |
| A.3.2.5 | Housing Choice Vouchers and Public Housing | 26 |
| A.4 | Racially or Ethnically Concentrated Areas of Poverty..... | 29 |
| A.4.1 | Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)..... | 29 |
| A.4.2 | Racially/Ethnically Concentrated Areas of Affluence (RCAAs) | 31 |
| A.5 | Access to Opportunities | 34 |
| A.5.1 | TCAC Resource Levels | 35 |
| A.5.2 | Economic Opportunities | 38 |
| A.5.3 | Education Opportunities | 45 |
| A.5.4 | Environmental..... | 49 |
| A.5.5 | Transportation | 52 |
| A.6 | Disproportionate Housing Needs | 55 |
| A.6.1 | Cost Burden..... | 55 |
| A.6.2 | Overcrowding | 61 |
| A.6.3 | Substandard Housing | 64 |
| A.6.4 | Displacement Risk..... | 69 |
| A.6.5 | Homelessness | 71 |
| A.7 | Sites Inventory | 75 |
| A.7.1 | Site Analysis by AFFH Characteristic..... | 79 |
| A.7.1.1 | Minority Concentration..... | 79 |
| A.7.1.2 | Persons with Disabilities | 80 |
| A.7.1.3 | Children in Female-Headed Households..... | 81 |
| A.7.1.4 | Low and Moderate (Lower) Income Households..... | 81 |
| A.7.5 | Racially/Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence | 82 |
| A.7.6 | HCV Use..... | 82 |
| A.7.7 | TCAC Resources..... | 83 |
| A.7.8 | Cost Burden..... | 84 |
| A.7.9 | Overcrowding | 86 |
| A.8 | Neighborhood Findings and Local Context..... | 87 |
| A.8.1 | Biola West (Census Tracts 5041.01, 5041.02, and 5040.01)..... | 87 |
| A.8.2 | Tract 5041.01 (Biola University Neighborhood)..... | 88 |
| A.8.3 | North La Mirada (Census Tract 5036.01) | 88 |
| A.8.4 | Eastwood (5038.01) | 88 |
| A.8.5 | South La Mirada (Tract 5039.01)..... | 88 |
| A.8.6 | Industrial Neighborhood (Tract 5039.02)..... | 89 |
| A.8.7 | Green Hillsborough (Tract 5037.04 and 5037.05)..... | 90 |
| A.9 | Issues and Identification and Prioritization of Contributing Factors | 91 |

Tables

| | |
|---|----|
| Table A-1: HRC Clients – La Mirada, FY 2022..... | 8 |
| Table A-2: Racial/Ethnic Composition – LA County, La Mirada and Surrounding Cities..... | 13 |
| Table A-3: Change in Racial/Ethnic Composition (2010-2021)..... | 15 |
| Table A-4: Households with Children Under the Age of 18..... | 20 |
| Table A-5: Income Category Definitions..... | 23 |
| Table A-6: Regional Income Distribution..... | 23 |
| Table A-7: Domains and List of Indicators for Opportunity Maps..... | 34 |
| Table A-8: HUD Opportunity Indicators by Race/Ethnicity – Los Angeles County..... | 35 |
| Table A-9: Opportunity Map Scores and Categorization for La Mirada..... | 37 |
| Table A-10: GreatSchools Scores..... | 47 |
| Table A-11: Los Angeles County Housing Problems By Race..... | 55 |
| Table A-12: La Mirada Housing Problems By Race..... | 59 |
| Table A-13: Los Angeles County Overcrowded Households..... | 61 |
| Table A-14: La Mirada Overcrowded Households..... | 63 |
| Table A-15: Lack of Complete Facilities By Tenure in Los Angeles County..... | 64 |
| Table A-16: Lack of Complete Facilities By Tenure in La Mirada..... | 64 |
| Table A-17: Los Angeles County Homeless Population Demographics (2020, 2022) ¹ | 72 |
| Table A-18: Race and Ethnicity of LA County CoC Homeless Population (2022)..... | 72 |
| Table A-19: Distribution of RHNA Units by Neighborhood..... | 75 |
| Table A-20: Distribution of RHNA Units By Census Tract and AFFH Variable..... | 78 |
| Table A-21: Issues and Identification and Prioritization of Contributing Factors..... | 91 |

Figures

| | |
|--|----|
| Figure A-1: La Mirada Residential Neighborhoods..... | 3 |
| Figure A-2: Land Use Map..... | 5 |
| Figure A-3: La Mirada Population Density..... | 5 |
| Figure A-4: Renter Household Concentration..... | 6 |
| Figure A-5: Regional Fair Housing Inquiries..... | 10 |
| Figure A-6: Linguistic Isolation..... | 12 |
| Figure A-7: Regional Racial/Ethnic Minority Concentrations by Block Group (2020)..... | 14 |
| Figure A-8: Racial/Ethnic Minority Concentrations by Block Group (2020)..... | 16 |
| Figure A-9: Predominant Races by Tract (2021)..... | 16 |
| Figure A-10: Regional Concentrations of Persons with Disabilities by Tract..... | 18 |
| Figure A-11: La Mirada Concentrations of Persons with Disabilities by Tract..... | 19 |
| Figure A-12: Regional Percent of Children in Female-Headed Households by Tract..... | 21 |
| Figure A-13: Single-Female Headed Households – La Mirada..... | 22 |
| Figure A-14: Regional Median Income..... | 24 |
| Figure A-15: Regional LMI Household Concentrations by Tract..... | 24 |
| Figure A-16: La Mirada LMI Household Concentrations..... | 25 |
| Figure A-17: La Mirada Poverty Status by Tract..... | 25 |
| Figure A-18: Regional Housing Choice Vouchers and Public Housing Locations..... | 27 |
| Figure A-19: Housing Choice Vouchers and Subsidized Units in La Mirada..... | 28 |
| Figure A-20: Regional Poverty Status..... | 29 |
| Figure A-21: Regional R/ECAPs and TCAC Areas of High Segregation and Poverty by Tract..... | 30 |
| Figure A-22: Regional RCAAs..... | 32 |
| Figure A-23: La Mirada Per Capita Income Percentile..... | 33 |
| Figure A-24: Regional TCAC Opportunity Areas by Tract..... | 36 |
| Figure A-25: La Mirada TCAC Opportunity Areas (2023)..... | 37 |
| Figure A-26: Regional TCAC Opportunity Area Economic Scores by Tract..... | 39 |
| Figure A-27: La Mirada TCAC Opportunity Area Economic Scores by Tract..... | 41 |
| Figure A-28: La Mirada Employment by Tract..... | 41 |
| Figure A-29: Jobs Proximity Index..... | 42 |

| | |
|---|----|
| Figure A-30: Jobs within a 45-Minute Drive | 42 |
| Figure A-31: Jobs within 45-Minute Transit Commute..... | 43 |
| Figure A-32: Population 25 Years or Higher with a Bachelor’s Degree | 43 |
| Figure A-33: Median Home Values..... | 44 |
| Figure A-34: Regional TCAC Opportunity Area Education Scores by Tract..... | 46 |
| Figure A-35: La Mirada TCAC Opportunity Area Education Scores by Tract..... | 48 |
| Figure A-36: Regional TCAC Opportunity Area Environmental Scores by Tract..... | 49 |
| Figure A-37: La Mirada TCAC Opportunity Area Environmental Scores by Tract..... | 50 |
| Figure A-38: Park Needs – La Mirada | 51 |
| Figure A-39: Los Angeles County AllTransit Metrics | 52 |
| Figure A-40: La Mirada AllTransit Metrics | 53 |
| Figure A-41: La Mirada Transit Connectivity | 53 |
| Figure A-42: La Mirada Active Commuters..... | 54 |
| Figure A-43: La Mirada Automobile Access | 54 |
| Figure A-44: Regional Cost Burden – Owners | 57 |
| Figure A-45: Regional Cost Burden – Renters | 58 |
| Figure A-46: La Mirada Cost Burden – Owners..... | 60 |
| Figure A-47: La Mirada Cost Burden – Renters | 60 |
| Figure A-48: Regional Overcrowded Households by Tract | 62 |
| Figure A-49: La Mirada Overcrowded Households by Tract..... | 63 |
| Figure A-50: Substandard Conditions..... | 65 |
| Figure A-51: Housing Built before 1990 (at least 30 Years Old)..... | 66 |
| Figure A-52: Housing Built before 70 (at least 50 Years Old)..... | 66 |
| Figure A-53: Foster Neighborhood Slum/Blight Area | 68 |
| Figure A-54: Regional Sensitive Communities At Risk of Displacement..... | 70 |
| Figure A-55: Los Angeles County Homeless Population Trend (2015-2022*) | 71 |
| Figure A-56: Los Angeles CoC Homeless Population by Age..... | 73 |
| Figure A-57: 2022 Homeless Count Results: La Mirada | 74 |
| Figure A-58: La Mirada Site Inventory By Income Category | 76 |
| Figure A-59: RHNA Distribution by Minority Concentration by Block Group (2020)..... | 79 |
| Figure A-60: RHNA Distribution by Percent Population with a Disability by Tract (2017-2021) | 80 |
| Figure A-61: RHNA Distribution by Percent Children in Female-Headed Households by Tract (2017-2021)..... | 81 |
| Figure A-62: RHNA Distribution by Percent Lower Income Households by Tract (2011-2015) | 82 |
| Figure A-63: RHNA Unit Distribution by Income Level | 83 |
| Figure A-64: RHNA Distribution by Percent Cost-Burdened Owner Households by Tract (2017-2021) | 84 |
| Figure A-65: RHNA Distribution by Percent Cost-Burdened Renter Households by Tract (2017-2021) | 85 |
| Figure A-66: RHNA Distribution by Percent Overcrowded Households by Tract (2017-2021)..... | 86 |

A.1 Introduction and Overview of AB 686

Passed in 2017, Assembly Bill 686 requires that Housing Elements include an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes. In addition, AB 686:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation;
- Requires that the AFFH obligation be interpreted consistent with HUD’s 2015 regulation, regardless of federal action regarding the regulation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021;
- Includes in the Housing Element’s AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The Bill added an assessment of fair housing to the Housing Element, which includes the following components:

1. A summary of fair housing issues and assessment of the County’s fair housing enforcement and outreach capacity;
2. An analysis of segregation patterns and disparities in access to opportunities;
3. An assessment of contributing factors; and
4. An identification of fair housing goals and actions.

A.2 Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, “Regional Trends” describes trends in Los Angeles County (County). “Local Trends” describes trends specific to the City of La Mirada.

A.2.1 Sources of Information

The analysis of fair housing issues in La Mirada relies on the following sources:

- California Department of Housing and Community Development (HCD) AFFH Data Viewer
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and 2016-2020 American Community Survey (ACS)

- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data
- County of Los Angeles 2018 Analysis of Impediments to Fair Housing (2018 AI) prepared by the Los Angeles Community Development Authority (LACDA)
- Local knowledge

Some of these sources provide data on the same topic, but due to various methodologies, results may differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is, in part, because ACS provides estimates based on a small survey of the population taken over the course of the whole year. Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. 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. The information is included because it provides an indication of possible trends. As such, even though more recent ACS data may be available, 2016-2020 ACS reports (and 2015-2019 for CHAS data) are cited more frequently.

A.2.3 Local Knowledge

In addition to using federal or state level data sources, local jurisdictions are expected to use local data and knowledge to analyze local fair housing issues. For purposes of this AFFH, various neighborhoods within the City of La Mirada may be identified in the analysis. These neighborhoods are shown on Figure A-1.

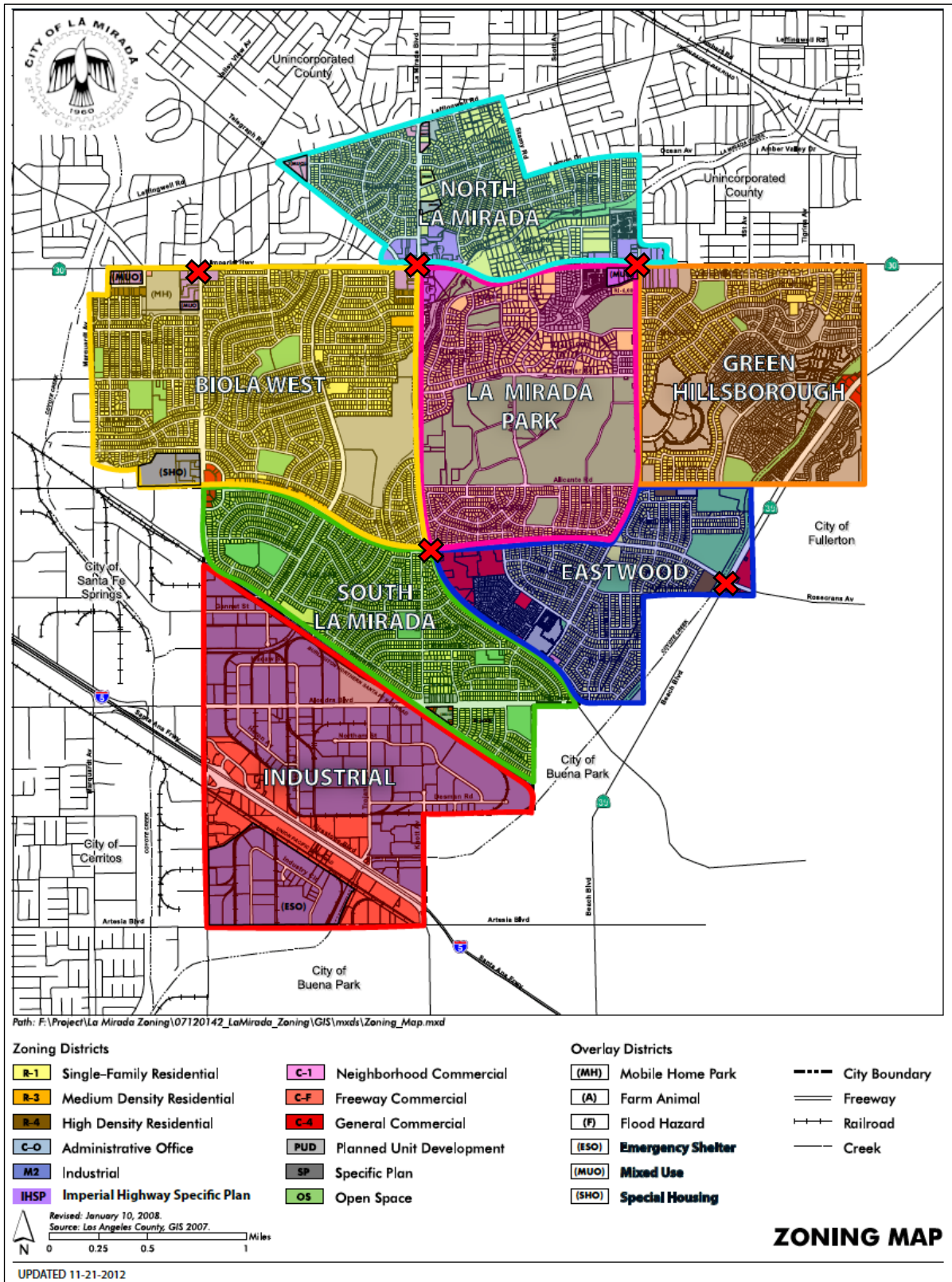
A.2.3.1 Land Use Context

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 ("x" in Figure A-1). There is also a concentration of commercial uses that extends along the Santa Ana Freeway corridor. Industrial uses are primarily located in the southern portion of the City, south of Stage Road (Industrial neighborhood).

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.

Figure A-1: La Mirada Residential Neighborhoods



Source: City of La Mirada

The resulting land use patterns show that the majority of the City is single-family with multi-family areas scattered throughout (Figure A-2):

- Tract 5041.01 in Biola West
- Northern parts of North La Mirada
- At the intersection of Imperial Highway and Santa Gertrudes (between La Mirada Park and Green Hillsborough)
- In Tract 5037.04 in Green Hillsborough
- In some western areas of Eastwood
- And along Interstate 5 Freeway in Industrial neighborhood

Population densities reflect the land use patterns (Figure A-3). Biola West and Eastwood have the highest population density, while the La Mirada Park neighborhood, largely covered by La Mirada Park, has a moderate population density. The South La Mirada and Industrial neighborhoods have the lowest population density.

However, while Green Hillsborough has a moderate population density and is mostly single-family homes, this neighborhood has one of the highest renter household concentrations along with eastern parts of Eastwood. As expected, based on the permitted multi-family uses in Biola West, renter households are also concentrated in this area (Figure A-4).

Figure A-2: Land Use Map

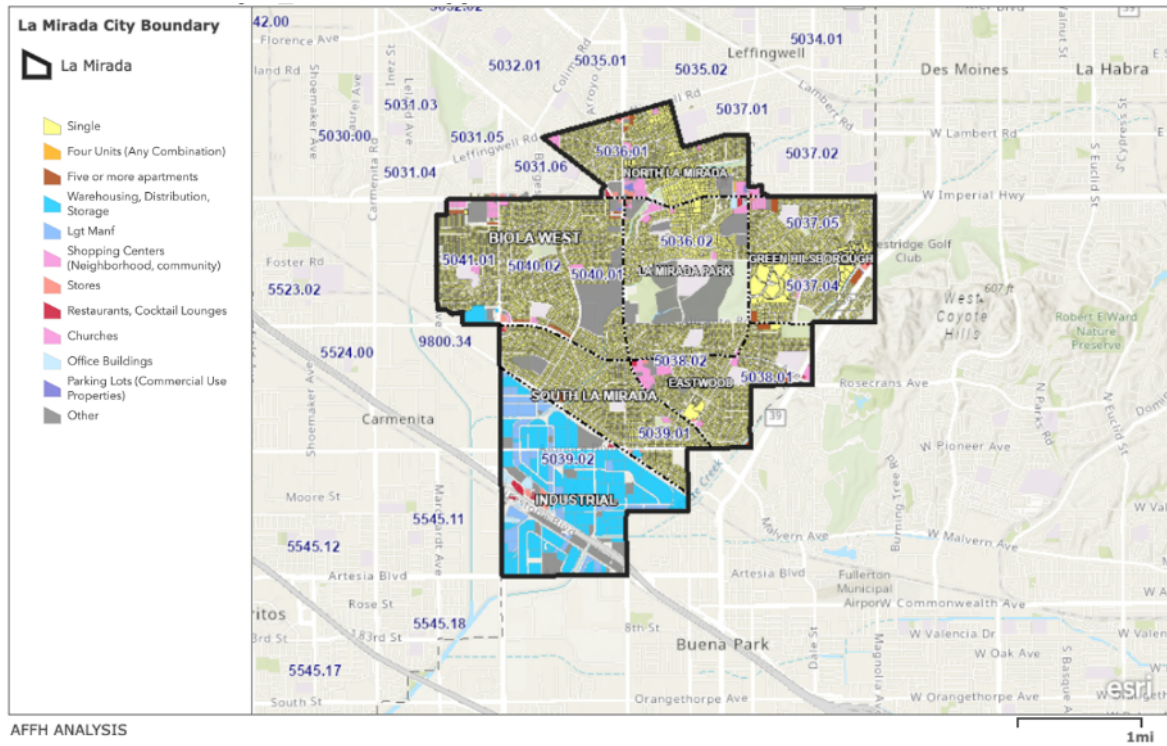
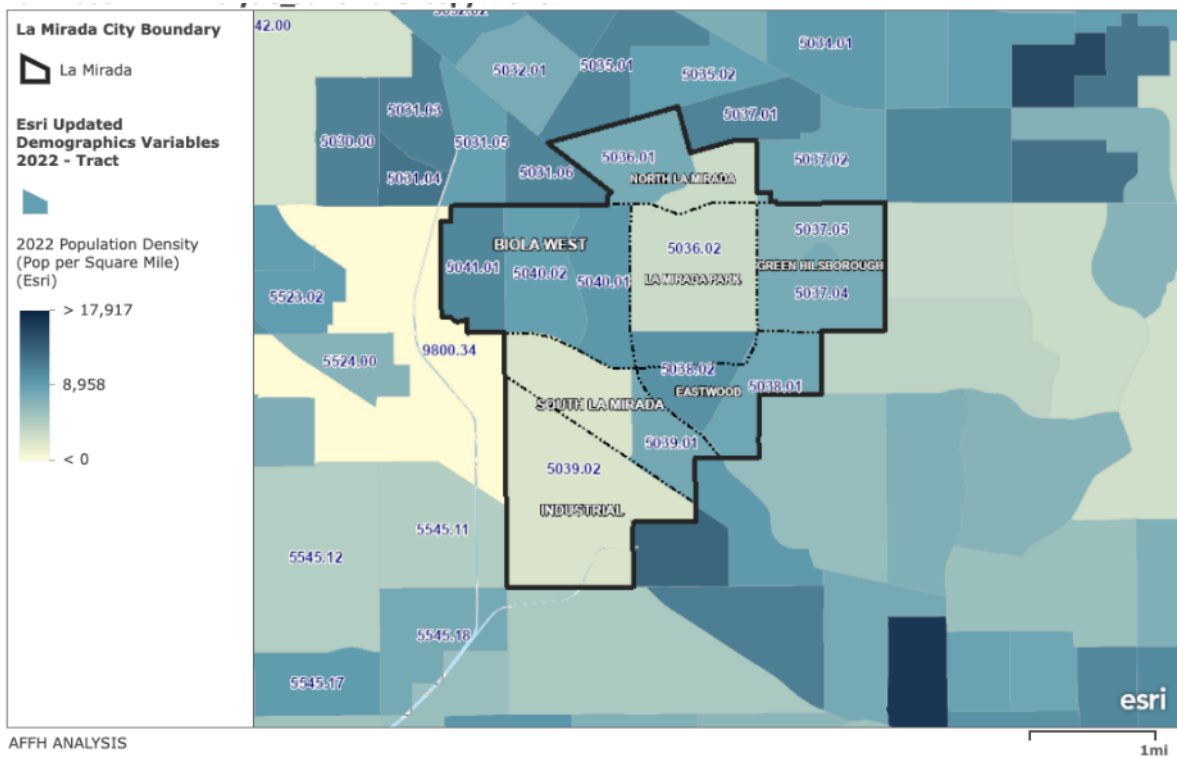
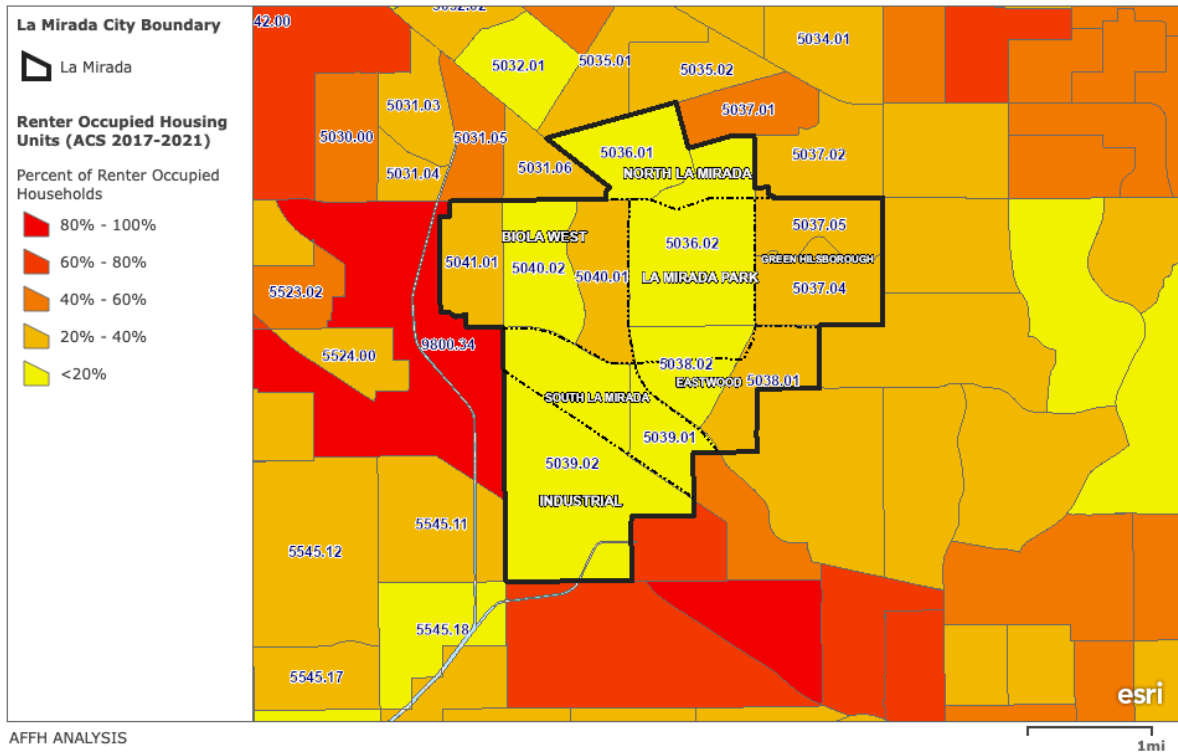


Figure A-3: La Mirada Population Density



Source: Esri Updated Demographics, 2022.

Figure A-4: Renter Household Concentration



Source: HCD AFFH Data Tool, 2023.

A.3 Assessment of Fair Housing Issues

A.3.1 Fair Housing Enforcement and Outreach

Fair housing is a right protected by Federal and State of California laws. Among these laws, virtually every housing unit in California is subject to fair housing practices.

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Federal fair housing laws prohibit discrimination based on race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- The Civil Rights Act of 1866 – covers only race and was the first legislation of its kind
- The Federal Fair Housing Act 1968 – covers refusal to rent, sell, or finance
- The Fair Housing Amendment Act of 1988 – added the protected classes of handicap and familial status
- The Americans with Disabilities Act of 1990 (ADA) – covers public accommodations in businesses and in multi-family housing developments
- *Shelly v. Kramer* (1948) – made it unconstitutional to use deed restrictions to exclude individuals from housing
- *Jones v. Mayer* (1968) – made restrictive covenants illegal and unenforceable. California fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:
 - Unruh Civil Rights Act – extends to businesses and covers age and arbitrary discrimination
 - California Fair Employment and Housing Act (Rumford Act) – covers the areas of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
 - California Civil Code Section 53 – takes measures against restrictive covenants
 - Department of Real Estate Commissioner’s Regulations 2780-2782 – defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker’s duty to supervise
 - Business and Professions Code – covers people who hold licenses, including real estate agents, brokers, and loan officers

A.3.2.1 Fair Housing Law Compliance

The City of La Mirada has a responsibility to affirmatively further fair housing. The City affirms that each resident is entitled to housing opportunities regardless of race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason. The City of La Mirada strives to reduce housing discrimination in the housing rental, sales, lending, and insurance markets. To do this, the City has:

- A dedicated webpage related to Americans with Disabilities Act (ADA) and Section 504 Rehabilitation Act of 1973 compliance and resource <https://www.cityoflamirada.org/about-us/americans-with-disabilities-act>
- Developed grievance procedures for persons with disabilities under Section 504
- Participated and completed a Regional Analysis of Impediments to Fair Housing Choice in 2018

La Mirada is a participating city of the Los Angeles Urban County. The Urban County comprises the unincorporated areas of the Los Angeles County and 48 cities that generally have populations of 50,000 or less and receive their Community Development Block Grant (CDBG) allocations through the Urban County’s application process. The Los Angeles County Development Authority (LACDA) administers Los Angeles County’s CDBG and HOME programs for the Urban County. The Los Angeles Homeless Services Authority (LAHSA), a joint powers authority created by the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council, administers the Emergency Solutions Grant (ESG) program for the LACDA. CDBG funds are distributed among the 48 participating cities and the unincorporated areas within five Supervisorial Districts, and La Mirada is part of District 4.

The City of La Mirada complies with Government Code §11135 et seq., which requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one’s membership or perceived membership in a protected class. In addition, the City of La Mirada certifies its compliance with HUD’s requirement to affirmatively further fair housing choice through the Urban County in the Consolidated Plan and Action Plan process.

Founded in 1968, the Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing.¹ HRC serves cities throughout Los Angeles County, including La Mirada. HRC provides support through outreach, education, and enforcement of both federal and state fair housing laws. HRC provides the following services:

- Educate community groups and tenants to increase awareness of tenants’ rights and the workings of the judicial system
- Conduct outreach
- Assist tenants in organizing themselves to take legal action

During the first three quarters of FY 2022, HRC provided fair housing services to nine La Mirada residents, of which 78% were extremely low income. Clients called HRC about landlord/tenant information, notices, lease terms, evictions, rent increases, repairs, and substandard conditions (Table A-1) Most cases were resolved with HRC, though some were referred to attorneys, LACDA, or Legal Aid.

| | Clients | % |
|------------------------|---------|--------|
| Housing Issue | | |
| Eviction | 1 | 11.1% |
| L/T Info | 2 | 22.2% |
| Lease Terms | 1 | 11.1% |
| Notices | 2 | 22.2% |
| Rent Increases | 1 | 11.1% |
| Repairs | 1 | 11.1% |
| Substandard Conditions | 1 | 11.1% |
| Total | 9 | 100.0% |

1 Housing Rights Center, www.housingrightscenter.org

| Table A-1: HRC Clients – La Mirada, FY 2022 | | |
|--|----------------|---------------|
| | Clients | % |
| Dispositions | | |
| Attorney | 1 | 11.1% |
| Housing Authority | 1 | 11.1% |
| Legal Aid | 2 | 22.2% |
| Resolved | 5 | 55.6% |
| Total | 9 | 100.0% |

Source: Housing Rights Center Program Summary FY 2022-2023

Residents can file fair housing complaints directly with HUD’s Office of Fair Housing and Equal Opportunity (FHEO). According to FHEO records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66%). Another 21% of cases were related to racial bias. The percentage of cases related to disability has increased significantly since 2010, when only 36% of cases reported a disability bias. Figure A-5 shows the number of FHEO inquiries throughout the County from 2013 to 2022. The cities of Los Angeles and Long Beach have the highest concentrations of inquiries (over 146). Other areas with high concentrations of inquiries (between 25 and 146) are located in Downey, Inglewood, Hawthorne, Torrance, San Pedro, and Redondo Beach. According to the HCD AFFH Data Viewer, there have been only two FHEO inquiries in La Mirada since 2013. No additional discrimination complaint or case data is available for the City of La Mirada.

The City of La Mirada is taking meaningful actions to ensure compliance with SB 329 and SB 222, expanding the Source of Income protection to include “federal, state, or local public assistance and federal, state, or local housing subsidies.” Prior to these bills, Source of Income protection excluded public housing subsidies, such as the Housing Choice Vouchers, in the definition of income. Both bills went into effect on January 1, 2020. As stated in Program 16 (Affirmatively Furthering Fair Housing), the City will develop informational materials to expand outreach and education on SB 329 and SB 229 on Source of Income protection to promote the use and expand the locational choices for Housing Choice Voucher.

The City of La Mirada reviewed its compliance with recent changes to §§65580-65589.8 that require local jurisdictions to address the provision of housing options for special needs groups, including permanent supportive housing for persons with disabilities and housing for the homeless. The City has included a program (Program 15) to amend zoning regulations in conformance with State law.

A.3.1.2 Fair Housing Education and Outreach

During the 2018 Analysis of Impediments to Fair Housing (AI) development process, LACDA implemented a series of outreach efforts including: regional discussion groups; four focus groups that met three times each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. Regional discussions included developer groups, companies, organizations, and agencies, and government groups, including the City of La Mirada. The following topics were covered in the Government Discussion Group meeting:

- Lack of jurisdictions that have R/ECAP areas
- Discussion of community meetings
- Discussion of surveys
- City of Los Angeles R/ECAP areas
- Social engineering in the past due to highway construction and designing of public housing in poor areas by private, federal, and local governments
- Setting realistic goals and outcomes
- Housing Rights Center (HRC) - protected classes different in state verses federal law
- Mortgages based on disparate impact-census areas
- Disparate impacts on women

Focus group meetings for preparation of the 2018 AI focused on the following contributing factors:

- **Education** – Attendees discussed the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school. Attendees expressed concern about school of choice and funding for under-performing schools, promotion of educational opportunities to parents, and safety.
- **Transportation and Jobs** – Attendees discussed lack of available clothing for employment, lack of resources and services for working families, stigma of transgender employees, and the prevalence of low-skill workers. They expressed concern about the lack of reliable transportation, jobs located far from workers, and childcare expenses.
- **Healthy Neighborhoods** – This focus group discussed location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments. There were concerns related to industrial facilities in communities highly burdened by air pollution, proximity to air pollution, bike and pedestrian improvements, and greenhouse gas emission reduction strategies.
- **Disability and Access** – The disability and access focus group discussed availability of accessible housing options, lack of knowledge of the ADA's Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

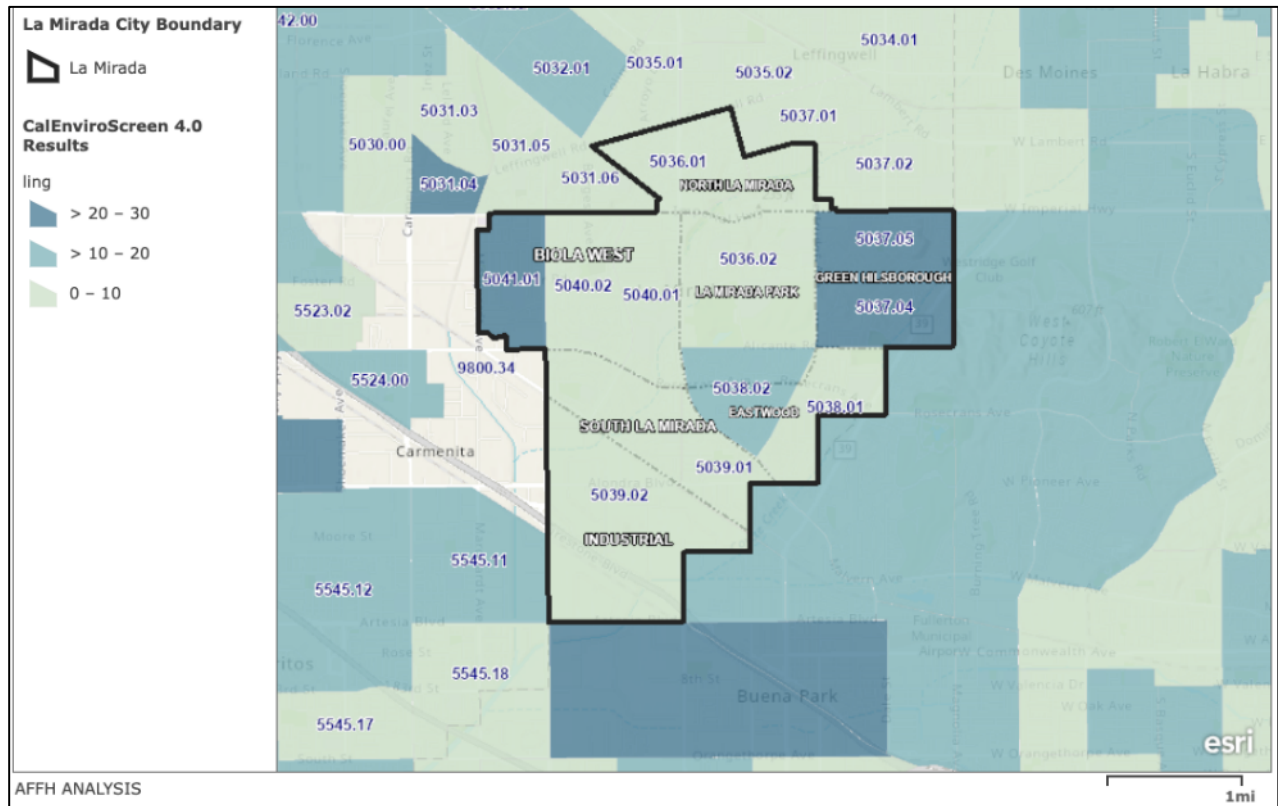
A total of 6,290 responses were recorded from the 2017 Resident Fair Housing Survey. The survey found that most residents thought their neighborhood had adequate access to public transportation, cleanliness, and schools, and that the condition of public spaces and buildings was good, very good, or excellent. More residents reported the availability of quality public housing and job opportunities was only fair or poor. The survey found that households with a person with a disability found it more difficult to get around their neighborhood or apartment complex. Access to opportunities, housing

conditions, and populations of persons with disabilities in La Mirada are further discussed below in this Assessment of Fair Housing Issues.

The City does not currently have any dedicated programming to educate residents on their fair housing rights and responsibilities. Its Housing webpage contains links to HUD and the fair housing foundation where residents can make discrimination complaints. It is important for the City to consider linguistic isolation given the City’s unique concentration of Asian residents in Green Hillsborough and Hispanic population in Census Tract 5041.01 in Biola West (Figure A-6).

Linguistic isolation indicators measure the percentage of households in the census tract where no one over 14 speaks English well. In Green Hillsborough,² 21% of households do not speak English. Approximately 3,809 people in the census tract speak a language other than English, and approximately 2,128 people do not speak English “very well.” The top two languages spoken by people who are linguistically isolated (do not speak English well) are: Korean (~1,278 people) and Tagalog (~269 people). In Tract 5041.01, 24% of households in this census tract do not speak English well. The top three languages spoken by people who are linguistically isolated are: Spanish (~1,430 people), Tagalog (~215 people), and Korean (~131 people).

Figure A-6: Linguistic Isolation



A.3.2 Integration and Segregation

A.3.2.1 Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, because it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The following analysis of racial/ethnic segregation includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and the City’s sites inventory.

Regional Trend

As shown in Table A-2, racial/ethnic minority groups make up 75% of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (49%), 26% of the population is White, 15% is Asian, and 8% is Black/African American. La Mirada’s share of Hispanic population (44%) is slightly lower than the County’s, and the City has the second lowest concentration of Hispanic residents among its neighbors. In Downey, Norwalk, and Whittier, Hispanic/Latino residents make up over 67% of the population.

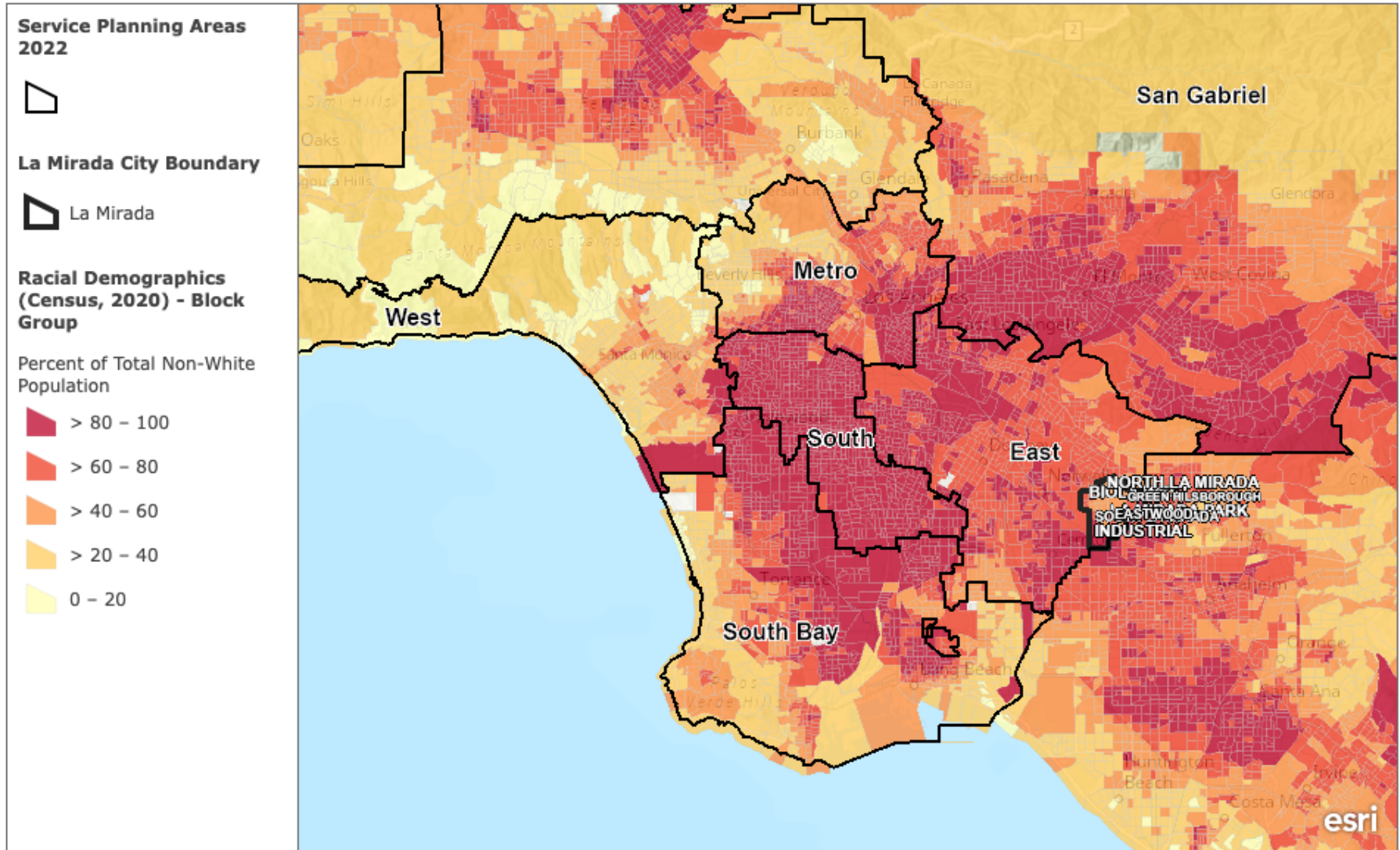
White residents make up the next largest percentage of residents in the County, La Mirada, Whittier, and Downey. In Norwalk and Cerritos, the second largest group of residents are Asian. These patterns suggest that La Mirada’s population is very similar to the County overall but differs from its neighbors. Whittier, Downey, and Norwalk have higher concentrations of minorities, particularly Hispanic residents, while Cerritos’s population is majority Asian and largely deviates from County trends.

| | Cerritos | Downey | Norwalk | Whittier | La Mirada | LA County |
|--|-----------------|---------------|----------------|-----------------|------------------|------------------|
| Hispanic or Latino | 14.6% | 74.2% | 69.0% | 67.4% | 43.9% | 48.7% |
| White | 12.9% | 13.9% | 10.9% | 23.2% | 29.8% | 25.5% |
| Black/African American | 8.2% | 3.5% | 4.4% | 0.9% | 1.5% | 7.6% |
| American Indian and Alaska Native | 0.1% | 0.1% | 0.1% | 0.3% | 0.2% | 0.2% |
| Asian | 58.2% | 6.5% | 13.3% | 4.4% | 21.5% | 14.6% |
| Native Hawaiian and Other Pacific Islander | 0.6% | 0.2% | 0.8% | 0.0% | 0.0% | 0.2% |
| Some other race | 0.4% | 0.3% | 0.3% | 1.9% | 0.1% | 0.4% |
| Two or more races | 5.0% | 1.4% | 1.3% | 1.9% | 3.0% | 2.8% |
| Total | 49,630 | 114,293 | 103,330 | 87,184 | 47,957 | 10,019,635 |

Source: 2017-2021 ACS, Table B03002

Figure A-7 shows that most areas in Los Angeles County surrounding La Mirada have high concentrations of racial/ethnic minorities. South San Gabriel, East, South and South Bay planning areas of Los Angeles County have the highest concentrations of minorities. To the north, Metro and West areas have smaller non-White populations. La Mirada’s racial/ethnic minority populations are slightly lower than its surrounding jurisdictions.

Figure A-7: Regional Racial/Ethnic Minority Concentrations by Block Group (2020)



AFFH ANALYSIS
Source: HCD AFFH Data Viewer, 2023.

Local Trend

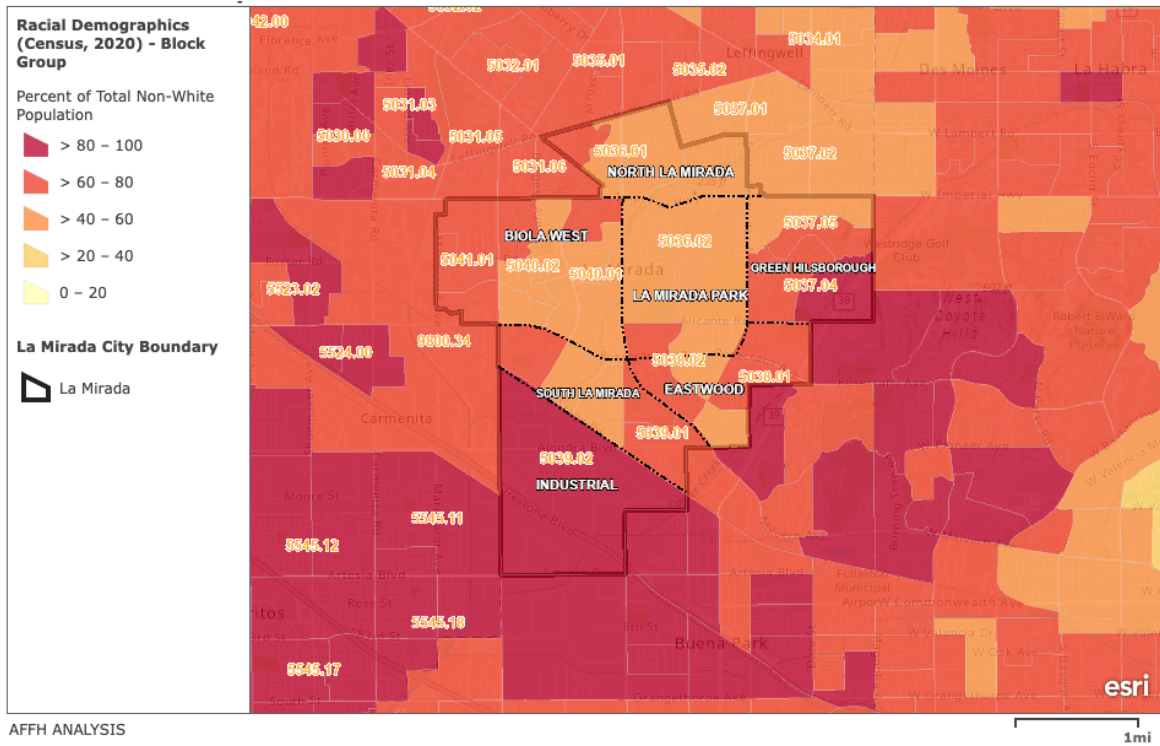
According to the 2017-2021 ACS, La Mirada’s population in 2021 was 44% Hispanic or Latino, 30% White, and 22% Asian. All other races and ethnicities are less than 3% of the total population. Since 2010, the Asian population had had the highest percent increase (24%), while Hispanic/Latino residents have increased by 10%.

| Race/Ethnicity | 2010 | | 2021 | | % Change |
|--|--------|------------|--------|------------|----------|
| | Number | Percentage | Number | Percentage | |
| Hispanic or Latino | 19,195 | 39.8% | 21,074 | 43.9% | 9.8% |
| White | 18,327 | 38.0% | 14,274 | 29.8% | -22.1% |
| Black/African American | 929 | 1.9% | 726 | 1.5% | -21.9% |
| American Indian and Alaska Native | 284 | 0.6% | 91 | 0.2% | -68.0% |
| Asian | 8,297 | 17.2% | 10,292 | 21.5% | 24.0% |
| Native Hawaiian and Other Pacific Islander | 43 | 0.1% | 14 | 0.0% | -67.4% |
| Some other race alone | 60 | 0.1% | 64 | 0.1% | 6.7% |
| Two or more races | 1,039 | 2.2% | 1,422 | 3.0% | 36.9% |
| Total | 48,174 | 100.0% | 47,957 | 100.0% | -- |

Source: 2006-2010 and 2017-2021 ACS, Table DP05

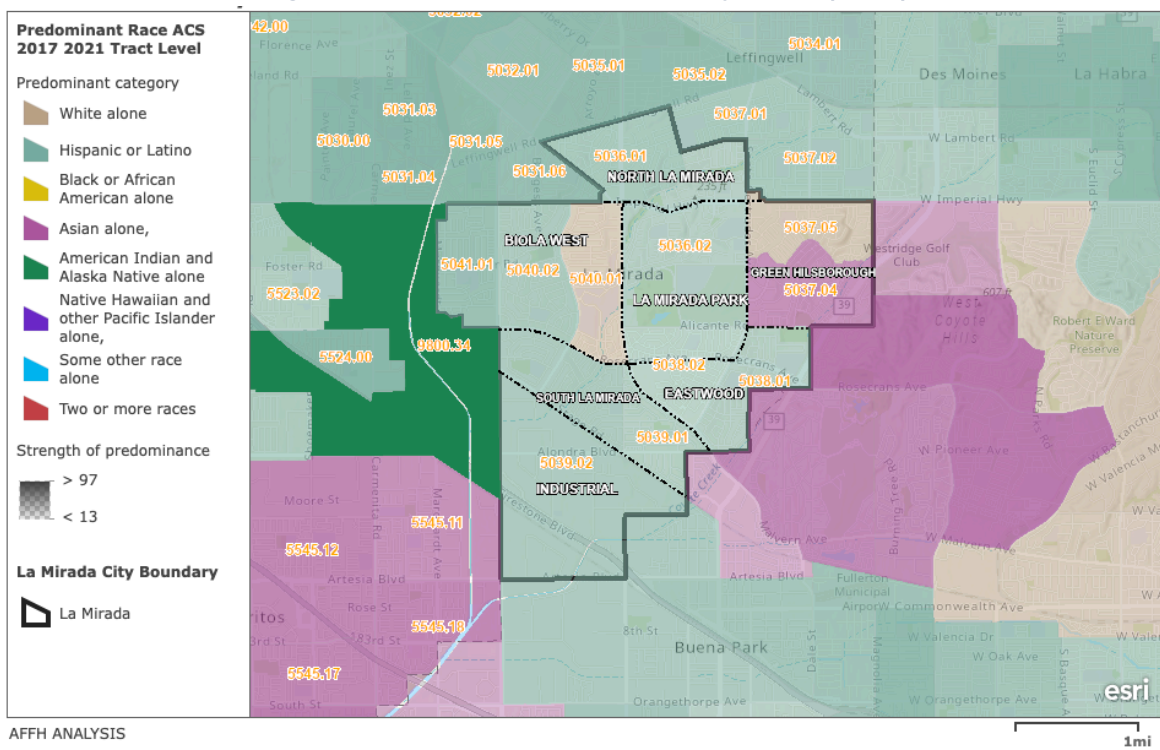
Figure A-8 shows racial or ethnic minority concentrations in La Mirada in 2020. The Industrial and eastern parts of Green Hillsborough have the highest concentration of minorities. Figure A-9 shows a better picture of the racial segregation in the City. This figure shows which race or ethnicity is predominant, and by how much by tract. The strength of the color indicates the extent to which one group is dominant over the next most populous. Green Hillsborough is predominantly Asian and White (and there is a clear segregation between these races within the neighborhood). White residents are predominant in the eastern parts of Biola West. Hispanic or Latino residents are predominant in the rest of the City tracts but especially in the western parts of Biola West.

Figure A-8: Racial/Ethnic Minority Concentrations by Block Group (2020)



Source: HCD AFFH Data Viewer, 2023.

Figure A-9: Predominant Races by Tract (2021)



Source: HCD AFFH Data Viewer, 2023.

A.3.2.2 Disability

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend

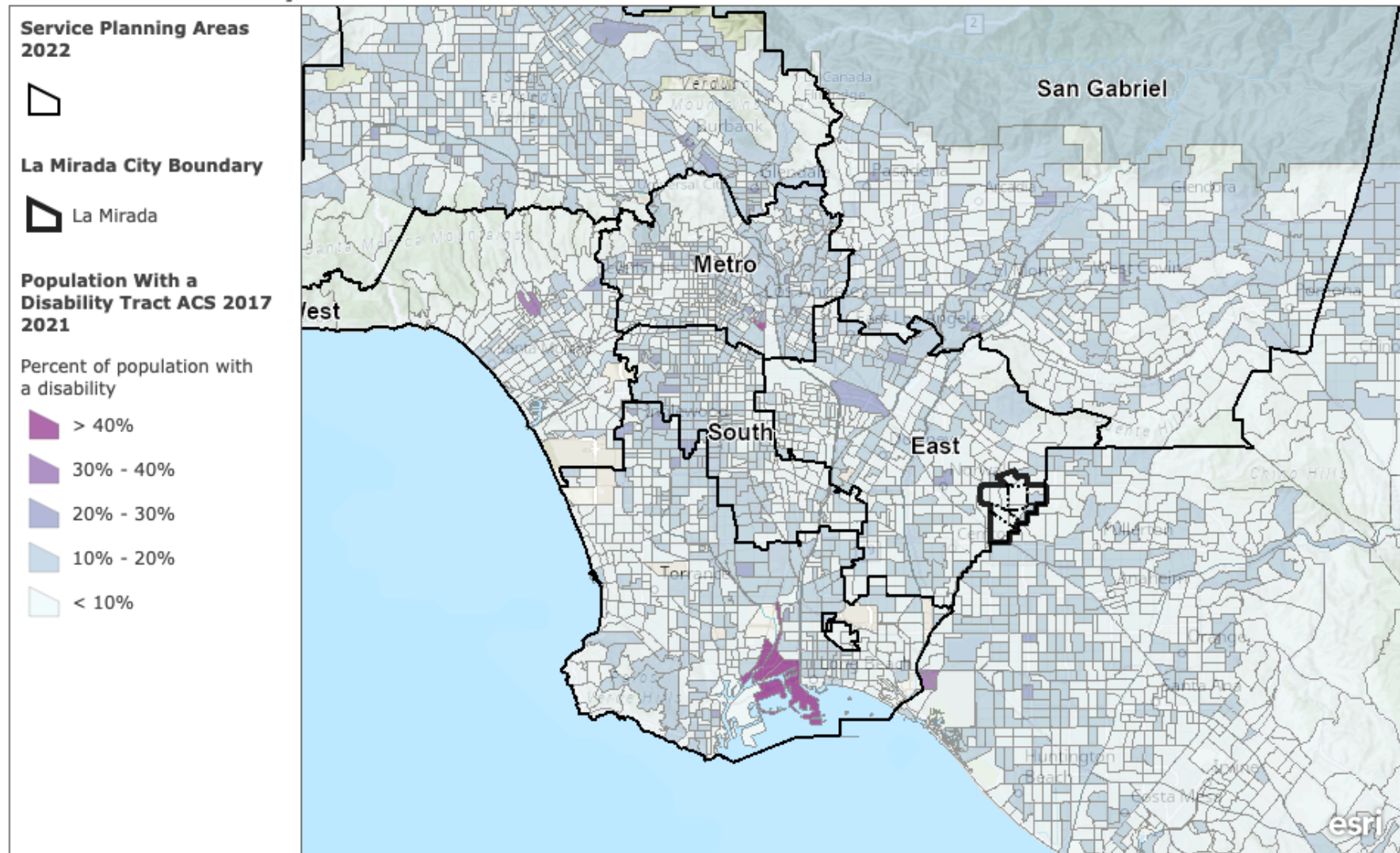
According to the 2017-2021 ACS, 10% of Los Angeles County residents experience a disability. A similar share of La Mirada's residents have a disability (9%). The percentage of population with a disability in La Mirada is similar to the neighboring cities of Cerritos (9%), Downey (10%), Norwalk (10%), and Whittier (9%).

As shown in Figure A-10, less than 20% of the population in most tracts in Los Angeles County experience a disability. Tracts with populations with disability exceeding 20% are not concentrated in one area of the County. Tracts where the populations of persons with disabilities exceeds 20% near La Mirada are in Norwalk, Bell Gardens, and Montebello.

Local Trend

Most tracts in La Mirada have populations of persons with disabilities of less than 10% (Figure A-11). The concentration of persons with disabilities in La Mirada is comparable to or slightly greater than neighboring jurisdictions. Ambulatory difficulties, independent living, and cognitive difficulties are the most common disability type in La Mirada; 4.5% of the population experiences an ambulatory difficulty, 3.7% experiences an independent living difficulty, 3.1% experiences a cognitive difficulty, 1.9% experiences a self-care difficulty, 1.3% experiences a vision difficulty, and 2.7% experiences a hearing difficulty. Disabilities are generally more common among aging populations. Approximately 26% of seniors in La Mirada, age 65 or older, have a disability.

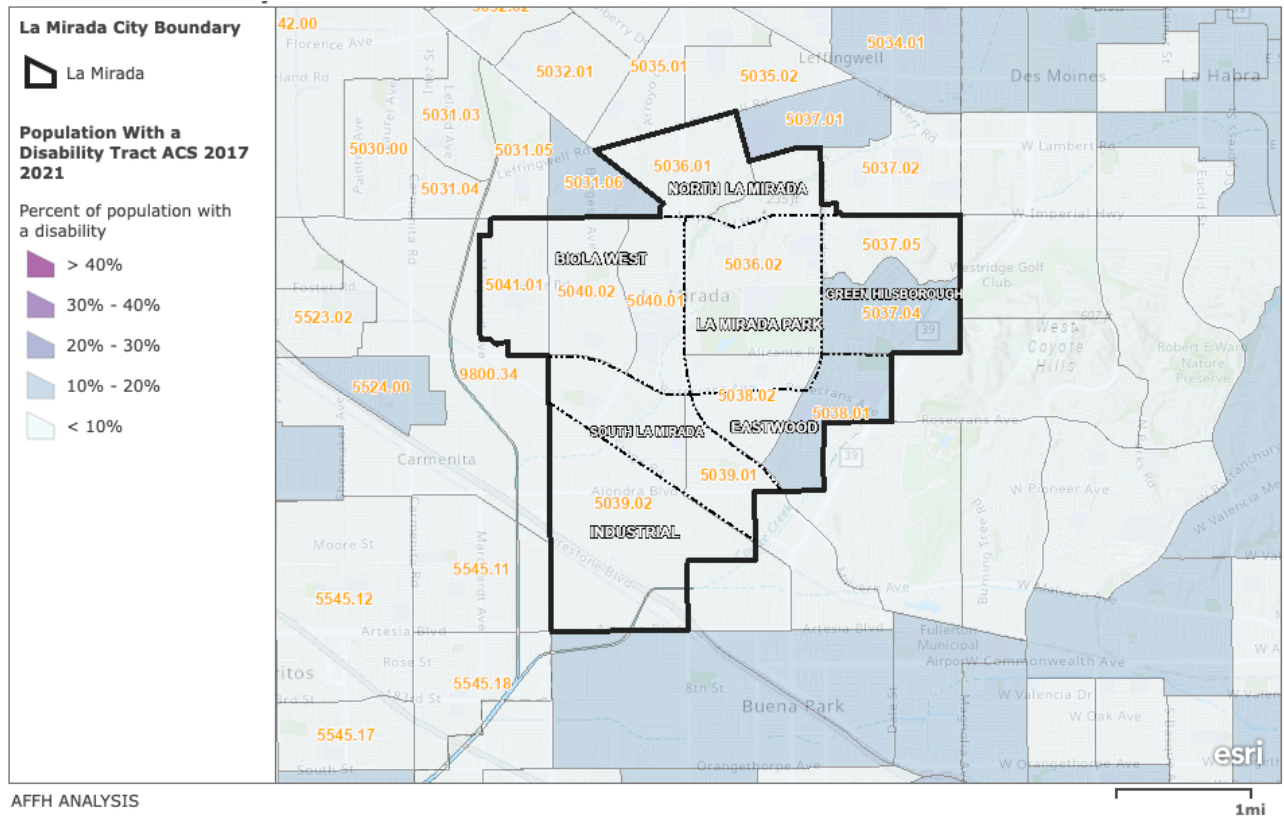
Figure A-10: Regional Concentrations of Persons with Disabilities by Tract



AFFH ANALYSIS

Source: HCD AFFH Data Viewer, 2023.

Figure A-11: La Mirada Concentrations of Persons with Disabilities by Tract



A.3.2.3 Family Status

Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Regional Trend

According to the 2017-2021 ACS, 32% of households in Los Angeles County have children under the age of 18 (Table A-4). When looking at La Mirada and neighboring cities, Downey, Norwalk, and Whittier have a higher percentage of households with children than the County as a whole. Cerritos and La Mirada both have similar shares of households with children as the County. Approximately 54% of single-female-headed households in the County have children. In the area in and around La Mirada, Downey and Whittier have the highest percentage of single-female-headed households (54% and 51%). La Mirada has the lowest percentage of single-female-headed households with children among its neighbors.

Figure A-12 shows the percentage of children living in single-parent female-headed households by tract in Los Angeles County. Children in female-headed households are most concentrated in the cities of Inglewood, the City of Los Angeles, unincorporated Los Angeles County communities, and areas within Long Beach and Lakewood in the South Bay SPA. In general, more children are living in female-headed households in the South SPA.

| | Cerritos | Downey | Norwalk | Whittier | La Mirada | LA County |
|---------------------------|-----------------|---------------|----------------|-----------------|------------------|------------------|
| All Households | 31.5% | 41.5% | 44.5% | 35.5% | 32.6% | 32.1% |
| Married Couple Households | 37.7% | 49.8% | 54.7% | 48.3% | 41.3% | 46.3% |
| Single Male Households | 22.6% | 60.3% | 53.2% | 47.7% | 47.1% | 48.0% |
| Single Female Households | 40.3% | 54.2% | 49.1% | 50.7% | 36.2% | 53.7% |

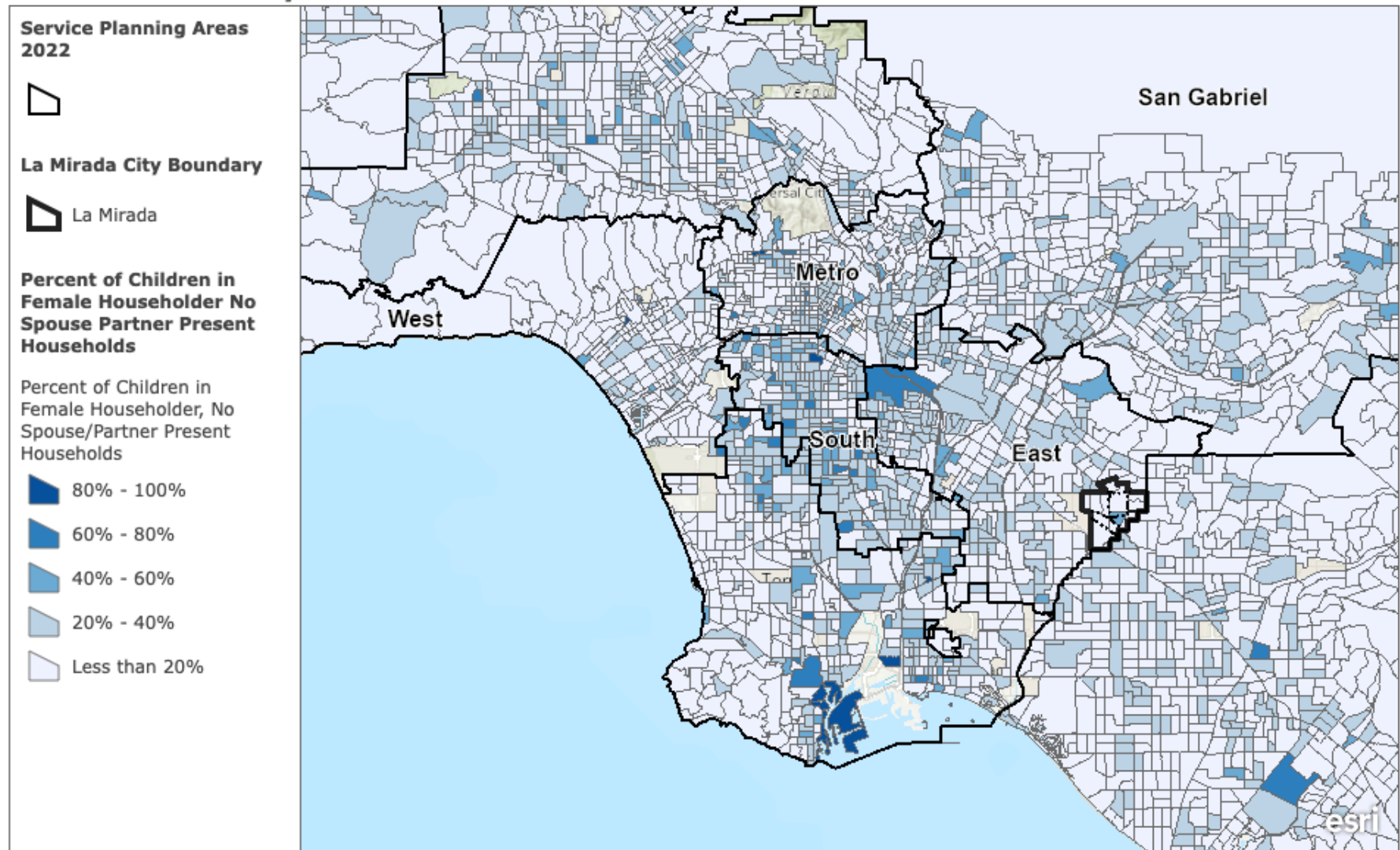
Source: 2017-2021 ACS, Table S1101

Local Trend

According to 2020 ACS 5-year estimates, about 32% of households have children under the age of 18 (Table A-4). The City’s share of households with children is the lowest among neighboring cities and the County.

Single parent households are also protected by fair housing law. As shown in Table A-4, 50% of single male-headed households and 39% of single female-headed households in La Mirada have children. Figure A-13 shows that Tract 5038.02 shared by La Mirada Park and Eastwood has the highest concentration of children in female-headed households (40% to 60%). The remaining tracts in the City have less than 20% of children living in single-parent female-headed households.

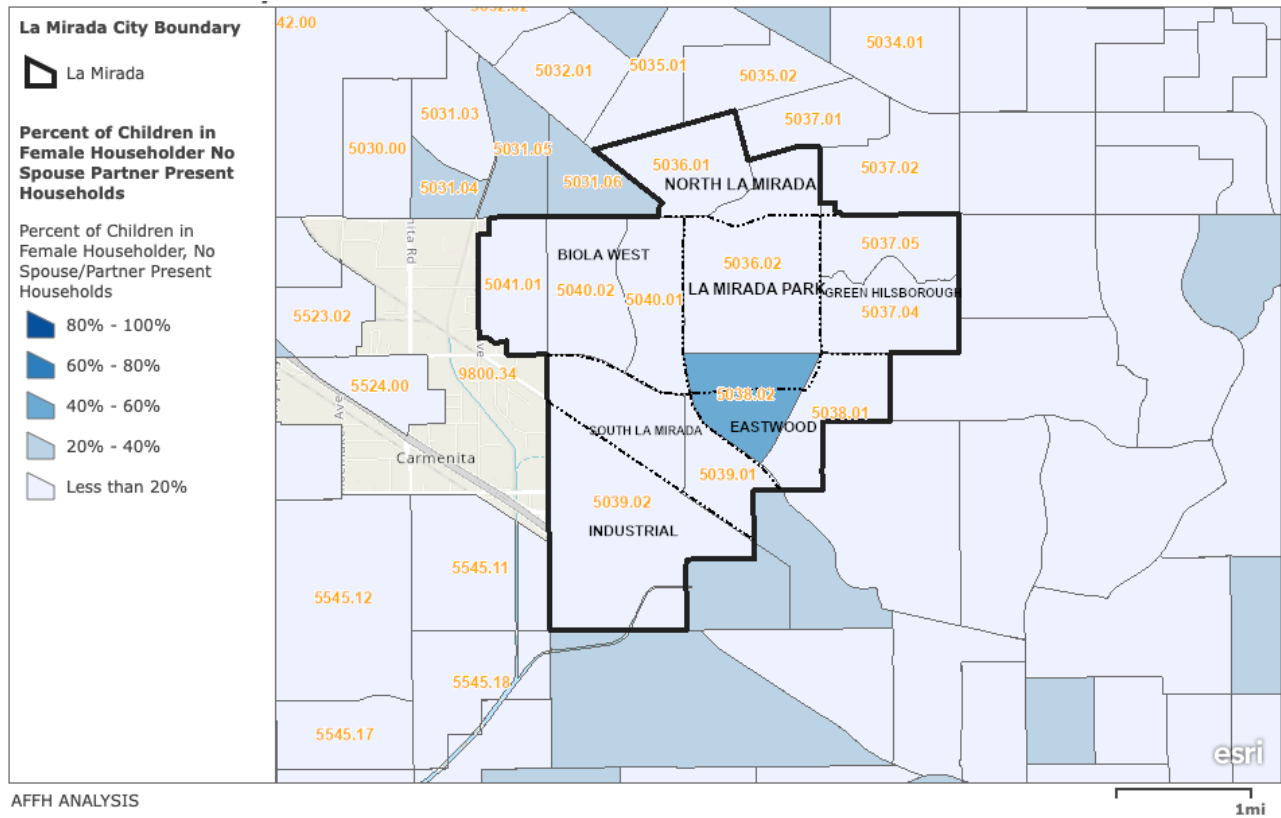
Figure A-12: Regional Percent of Children in Female-Headed Households by Tract



AFFH ANALYSIS

Source: HCD AFFH Data Viewer, 2023.

Figure A-13: Single-Female Headed Households – La Mirada



Source: HCD AFFH Data Viewer, 2023.

A.3.2.4 Income

Household income is the most important factor determining a household’s ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household’s housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table A-5 compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51% of the households earn extremely-low, low, or moderate incomes (<81% AMI). This means LMI areas (<81% AMI), as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

| HCD Definition | | HUD Definition | |
|-----------------------|----------------|----------------|----------------|
| Extremely Low | 0%-30% of AMI | Extremely Low | 0%-30% of AMI |
| Very Low | 31%-50% of AMI | Low | 31%-50% of AMI |
| Low Income | 51%-80% of AMI | Moderate | 51%-80% of AMI |
| Moderate income | 81-120% of AMI | Middle/Upper | > 81% of AMI |
| Above Moderate Income | >120% of AMI | – | – |

Note: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses Los Angeles Metro Area for Los Angeles County.

Regional Trend

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation.

About 56% of County households are considered lower income (Table A-6). Downey, Norwalk, and Whittier have percentages of lower income households similar to the County, while Cerritos and Norwalk have lower percentages of lower income households.

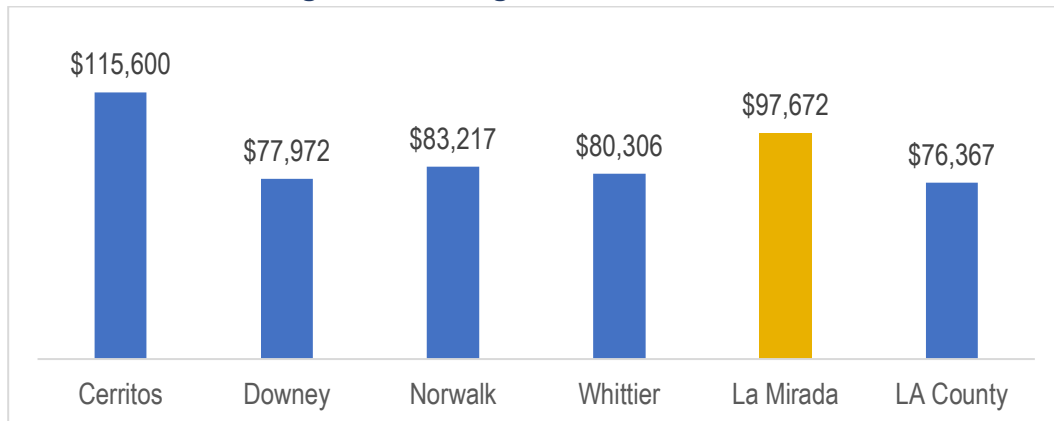
| | Cerritos | Downey | Norwalk | Whittier | La Mirada | LA County |
|-----------|----------|--------|---------|----------|-----------|-----------|
| < 80% AMI | 37.7% | 54.7% | 59.4% | 51.2% | 42.0% | 55.6% |
| > 80 AMI | 62.3% | 45.3% | 40.6% | 48.8% | 58.1% | 44.4% |
| Total HH | 37.7% | 54.7% | 59.4% | 51.2% | 42.0% | 55.6% |

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, based on 2015-2019 ACS

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80% of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80% AMI.

Figure A-14 shows the median income for the County, La Mirada and neighboring jurisdictions. Based on the 2021 ACS data, La Mirada has the second highest median household income among the surrounding cities and higher than the County overall (\$76,367).

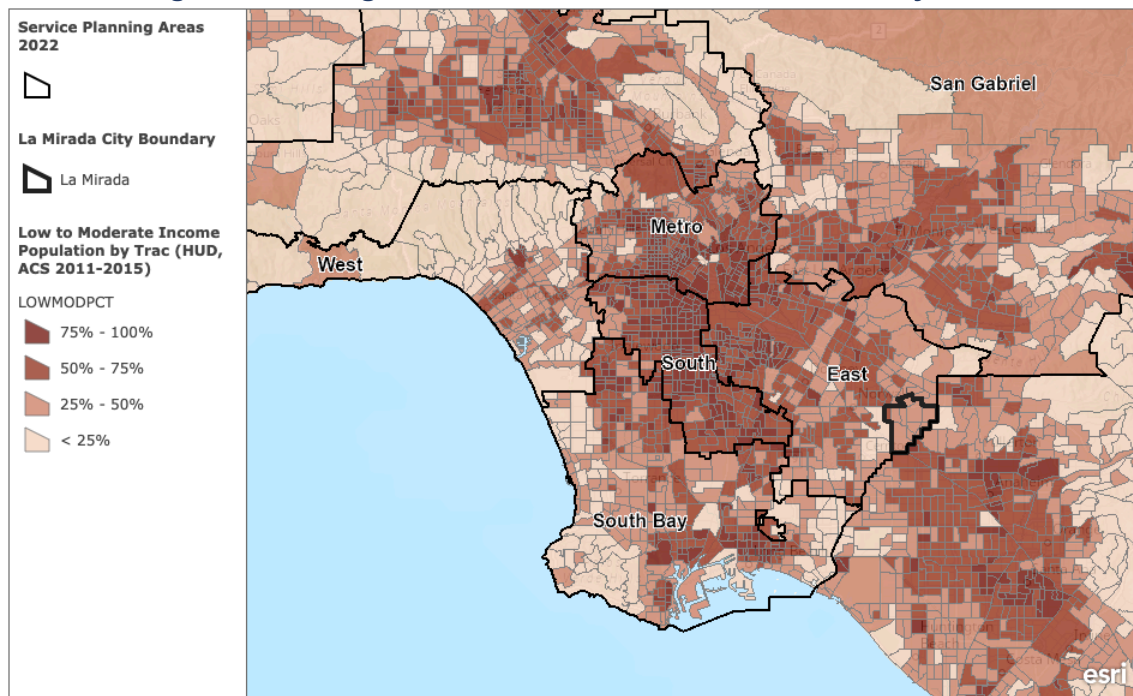
Figure A-14: Regional Median Income



Source: 2017-2021 ACS, Table DP03

Figure A-15 shows LMI areas regionally. Coastal cities in West and South Bay SPA from Rancho Palos Verdes to El Segundo, and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts in these areas, less than 25% of the population is LMI. LMI households are most concentrated in the Metro and South Los Angeles County regions around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Pico Rivera, Whittier, Santa Fe Springs, Bellflower, and Norwalk. La Mirada has LMI household concentrations lower than most of its neighboring cities in Los Angeles County except for Cerritos, where LMI concentration is low (most census tracts have less than 25% of LMI households).

Figure A-15: Regional LMI Household Concentrations by Tract



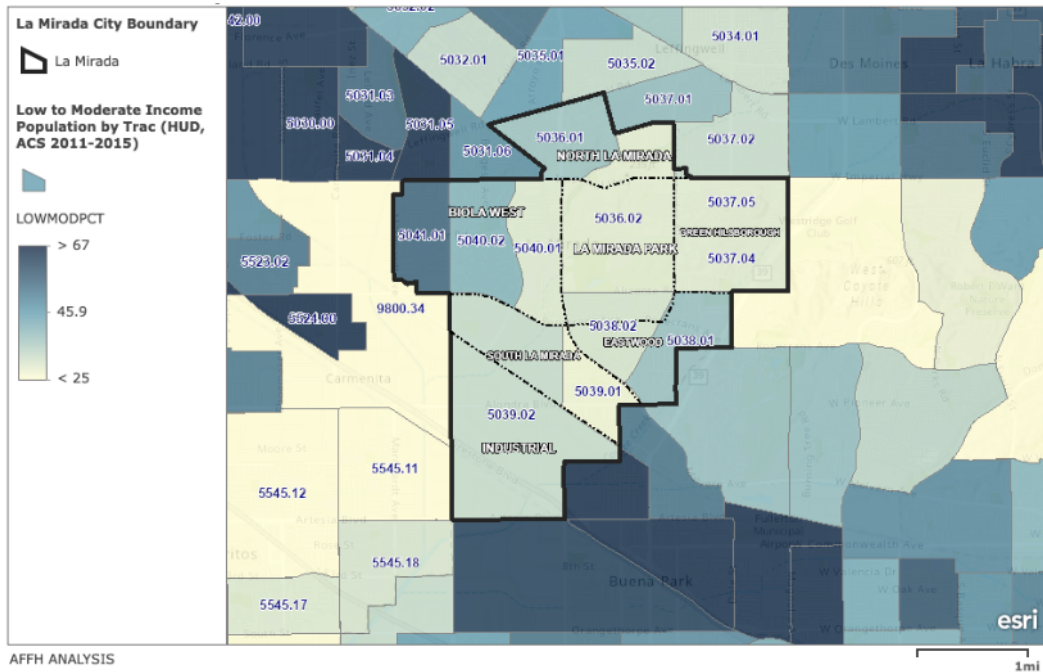
AFFH ANALYSIS

Source: HCD AFFH Data Viewer, 2023.

Local Trend

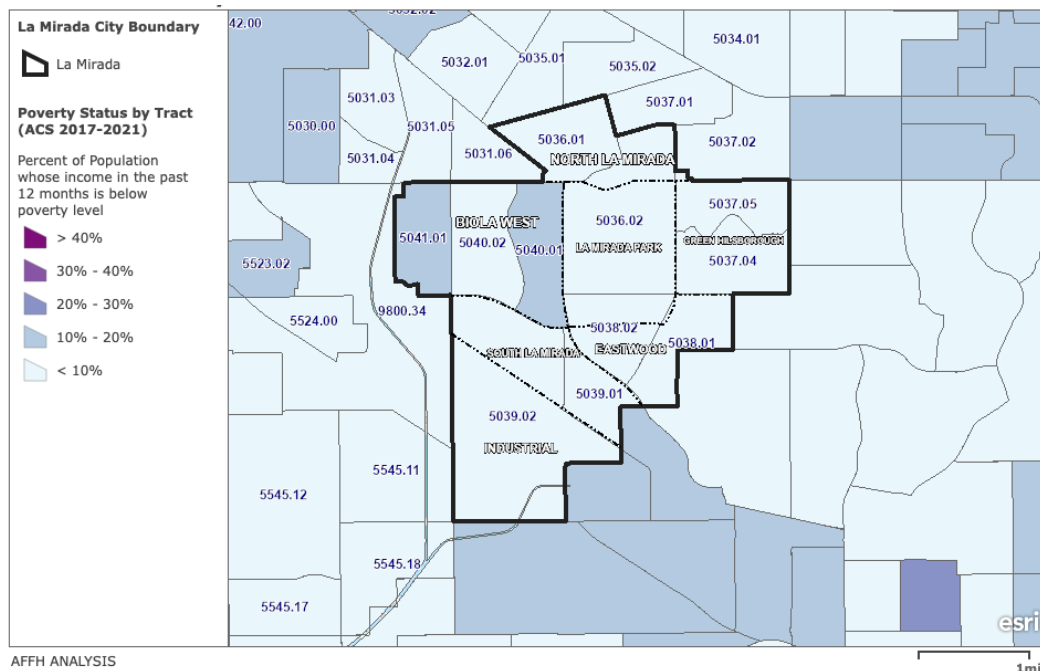
About 42% of La Mirada households are lower income (<80% AMI). As seen Figure A-16, lower income/LMI households are concentrated in Tracts 5041.01 and 4050.02 in Biola West and Census Tract 5036.01 in North La Mirada. Residents living in poverty are also concentrated in Census Tracts 5041.01 and 5040.01, both in Biola West (Figure A-17).

Figure A-16: La Mirada LMI Household Concentrations



Source: HCD AFFH Data Viewer, 2023.

Figure A-17: La Mirada Poverty Status by Tract



Source: HCD AFFH Data Viewer, 2023.

A.3.2.5 Housing Choice Vouchers and Public Housing

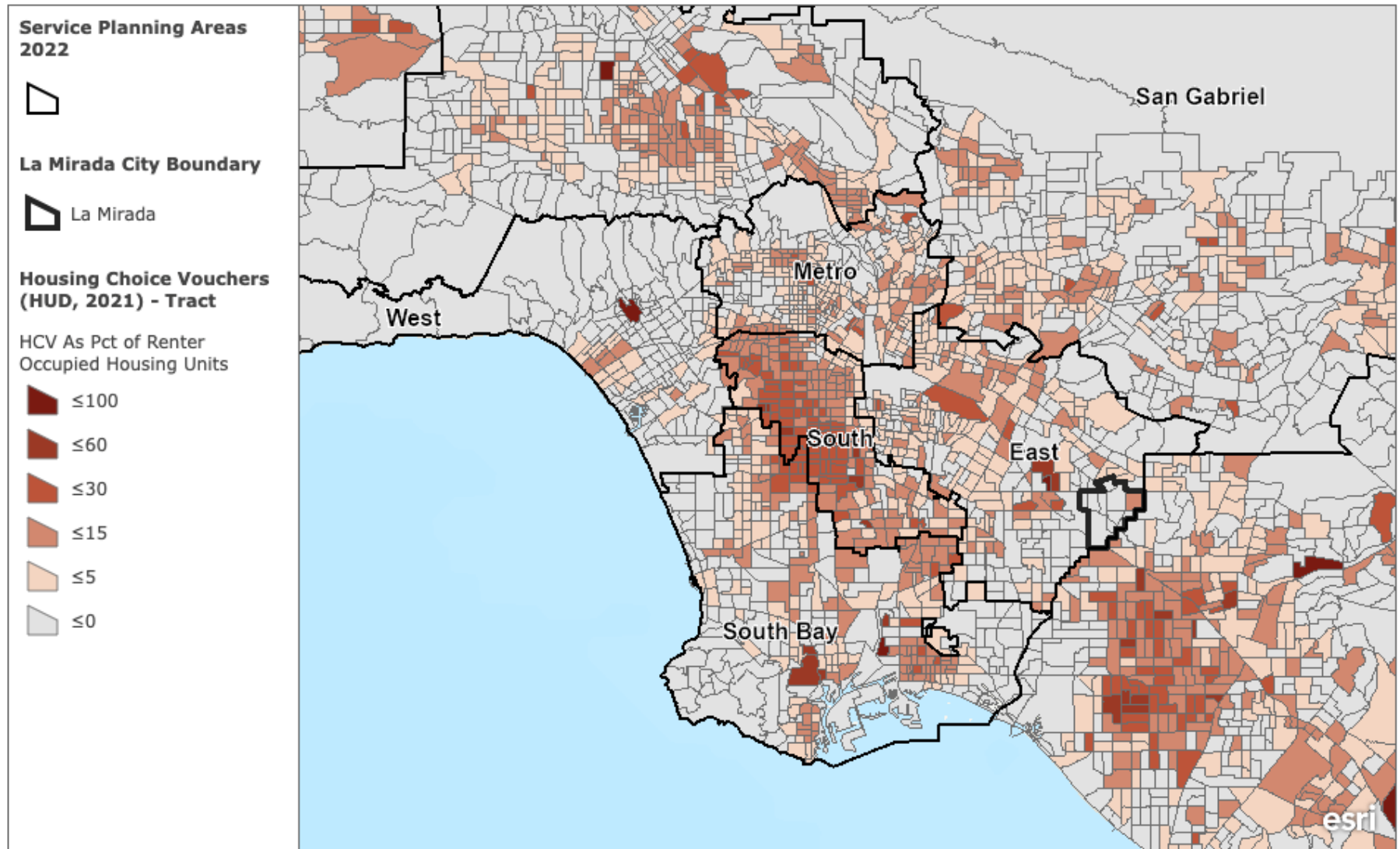
The Housing Choice Voucher (HCV) Program provides rental assistance to very low-income households who obtain housing in the private rental market. The HCV program's success depends upon the ability of participants to search for and find suitable housing in the private rental market. The program encourages participants to avoid high-poverty neighborhoods and encourages the recruitment of landlords with rental properties in lower-poverty neighborhoods. An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders.

HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration. A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trend

LACDA administers the Housing Choice Voucher (HCV) program in Los Angeles County. LACDA provides rental assistance to over 23,000 low-income families through the program. Figure A-18 shows HCV recipients by tract in the County. As seen, HCVs are most concentrated in areas within South SPA (the cities of Los Angeles and Inglewood) and South Bay SPA (Long Beach, Lakewood), as well as some unincorporated County areas in East SPA.

Figure A-18: Regional Housing Choice Vouchers and Public Housing Locations

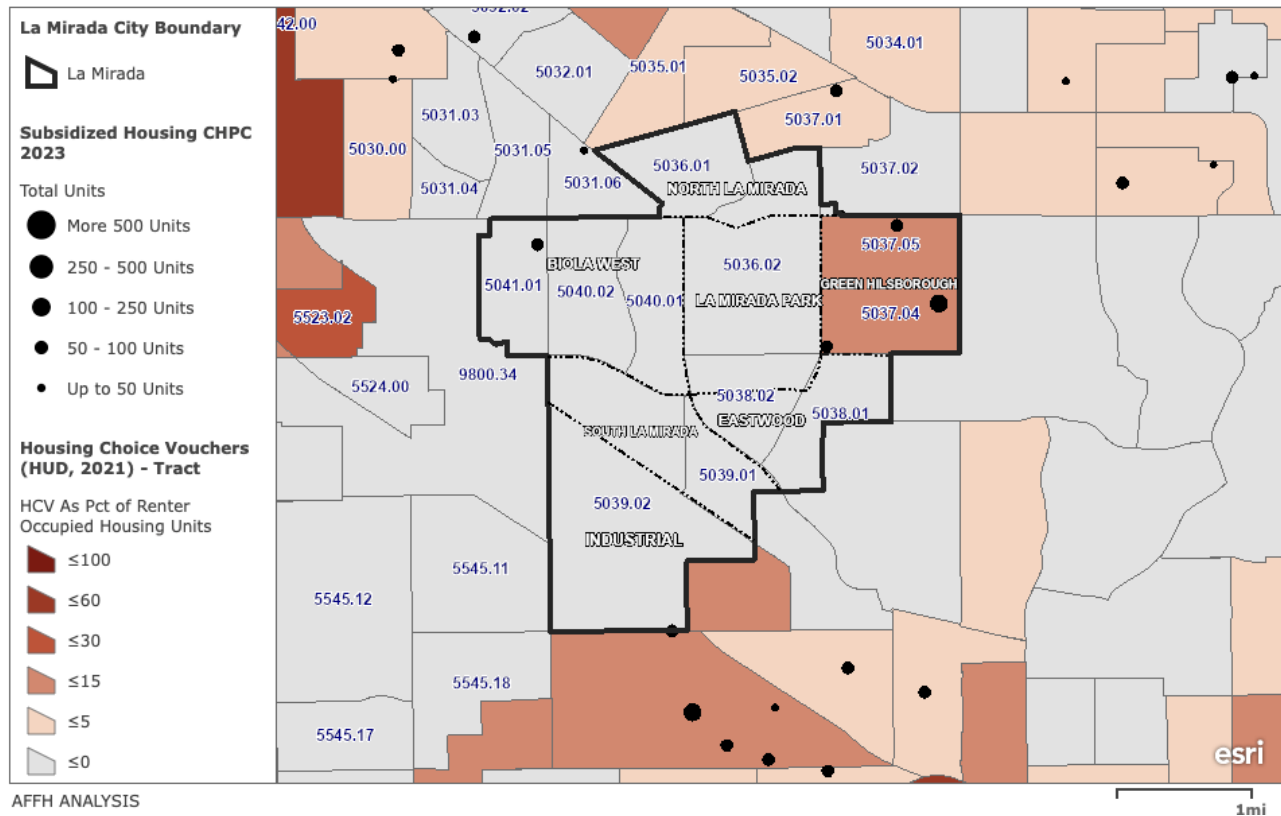


AFFH ANALYSIS
Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

In La Mirada, the highest concentrations of renters receiving housing choice vouchers (HCVs) are located in Green Hillsborough (Tracts 5037.04 and 5037.05³). In these tracts approximately 12% of renter households are HCV users (88 households). These are the only tracts with HCV renters. Figure A-19 shows the location of subsidized housing units in the City. While the majority are also located in Hillsborough, there are two other developments with subsidized units – one in Biola West and one in the Industrial area.

Figure A-19: Housing Choice Vouchers and Subsidized Units in La Mirada



3 The 2020 Census boundaries label these as two separate Tracts but the 2010 Census boundaries labeled this are as a single tract (5037.03).

A.4 Racially or Ethnically Concentrated Areas of Poverty

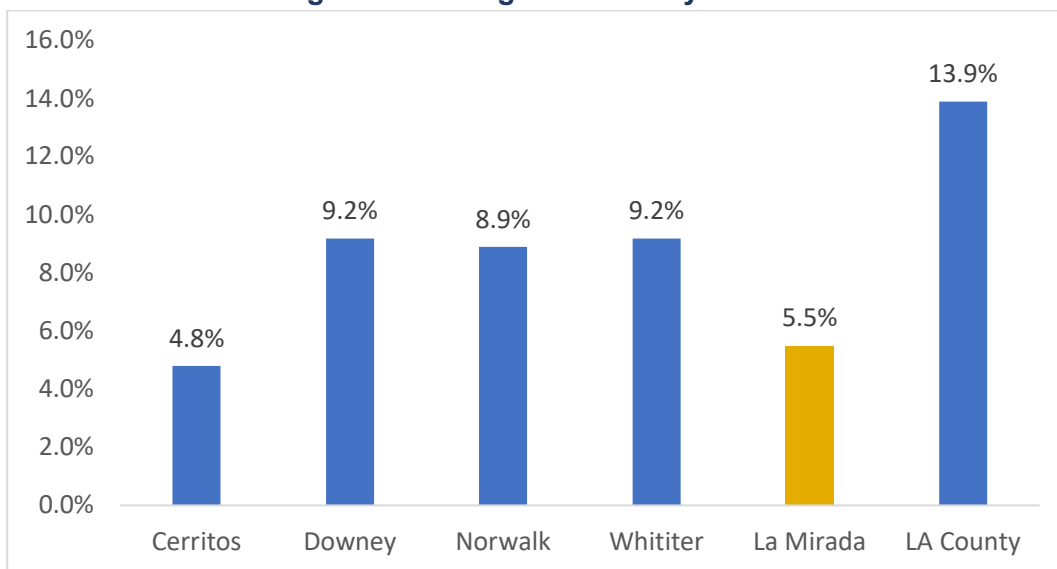
A.4.1 Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tax Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps. The maps also identify areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in the following section of this fair housing assessment.

Regional Trend

Approximately 14% of the County population is below the federal poverty level (Figure A-20). La Mirada and neighboring cities all have lower percentages of residents living below the poverty level than the County overall. Among its neighbors, La Mirada has the second lowest rates of poverty (6%).

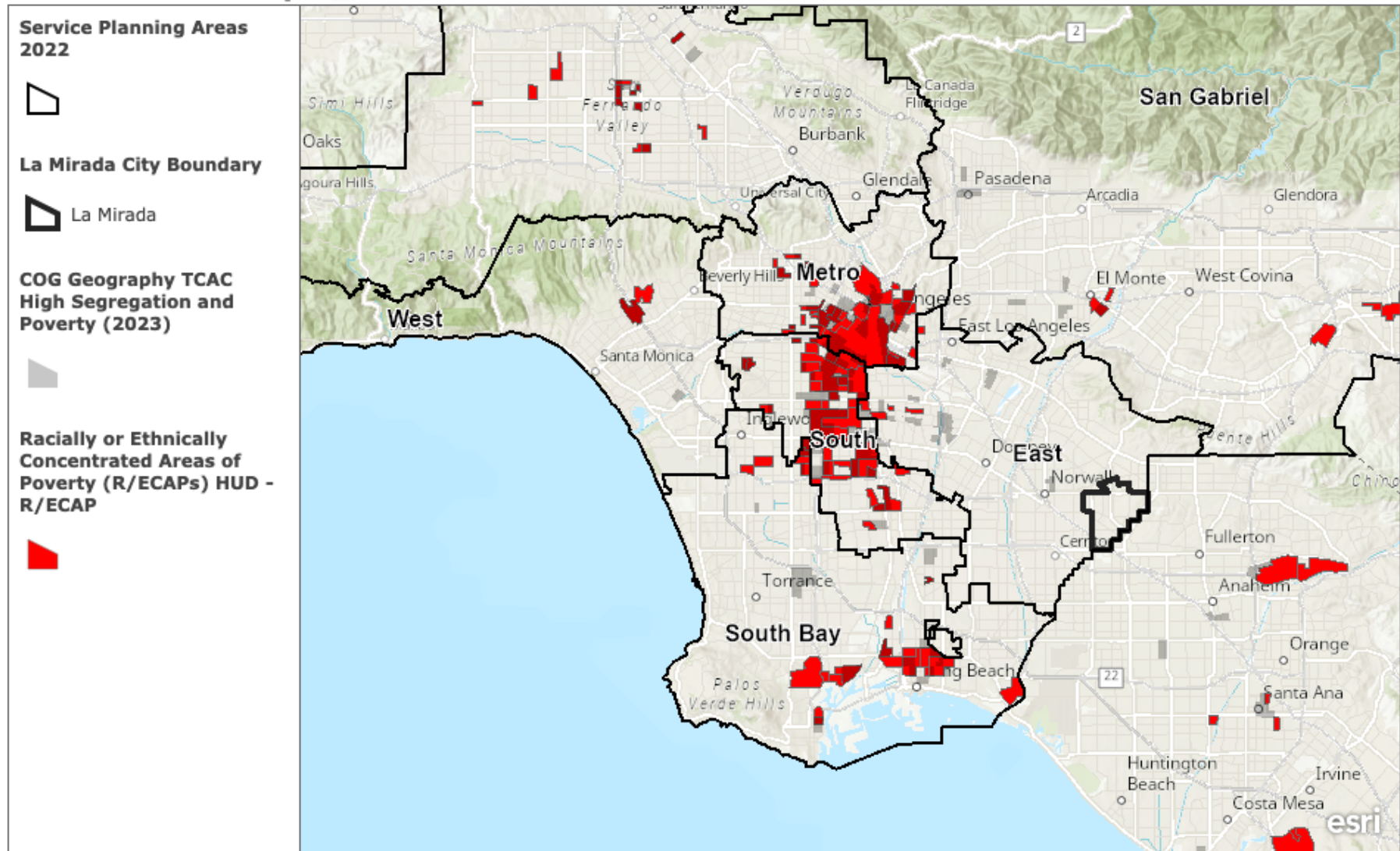
Figure A-20: Regional Poverty Status



Source: 2016-2020 ACS, Table DP03

Figure A-21 shows R/ECAPs and TCAC designated areas of high segregation and poverty in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the South and Metro SPA areas around the City of Los Angeles as well as in and around the City of Long Beach and Wilmington in South Bay SPA. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

Figure A-21: Regional R/ECAPs and TCAC Areas of High Segregation and Poverty by Tract



AFFH ANALYSIS
Source: HCD AFFH Data Viewer, 2023.

Local Trend

As presented in Figure A-20 above, approximately 6% of La Mirada residents live below the poverty level. As seen in Figure A-17, Tracts 5041.01 and 5040.01 in Biola West have the highest percentage of persons living in poverty (10% to 20%) compared to the rest of the City. While no R/ECAPs are located within La Mirada, these tracts have a disproportionate concentration of poverty and are also predominantly Hispanic.

A.4.2 Racially/Ethnically Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. RCAAs are defined as affluent White communities. According to HUD's policy paper, "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

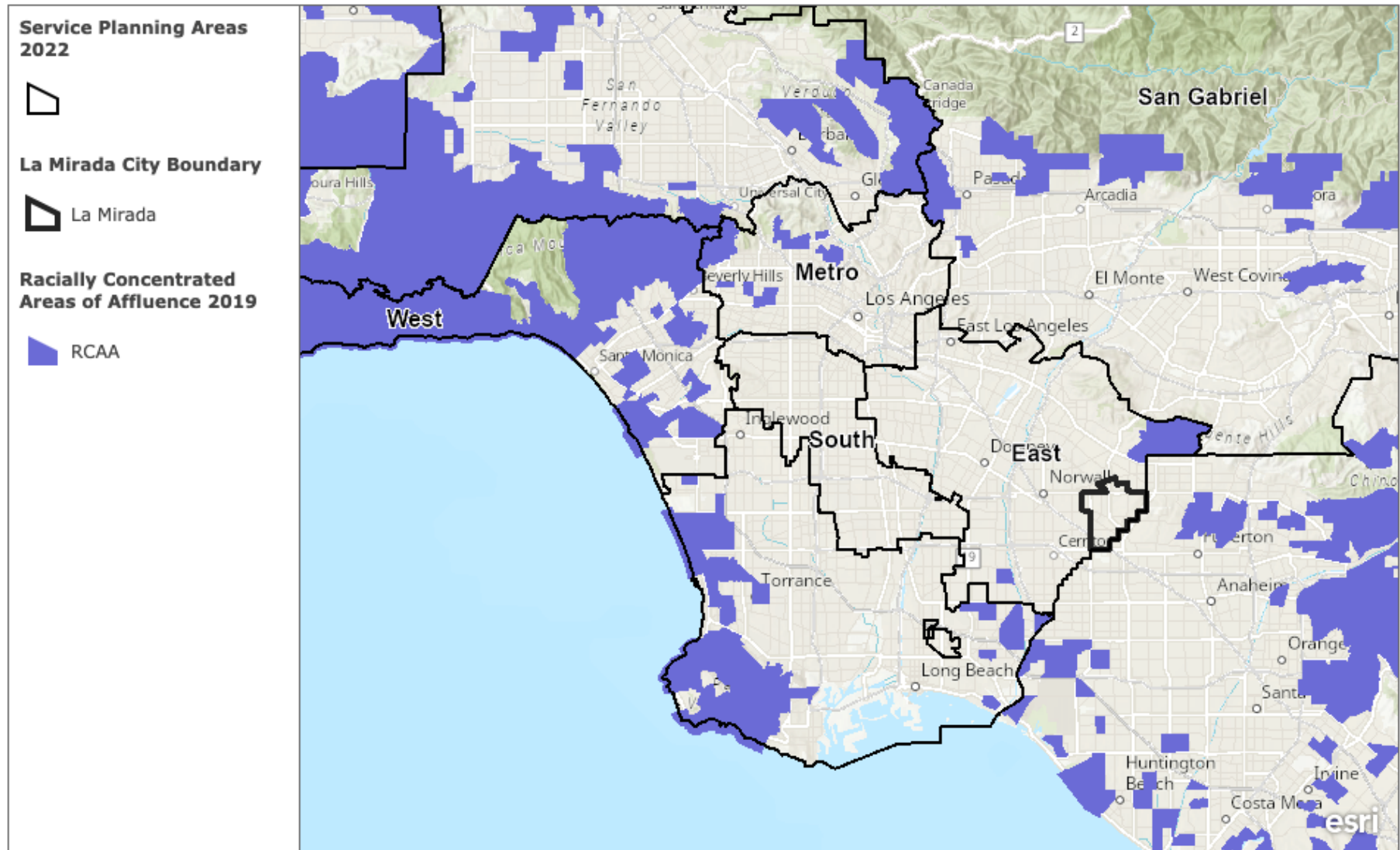
Regional Trend

As seen in Figure A-22, the RCAAs in Los Angeles County are mostly concentrated the West SPA (Malibu, Calabasas, Agoura Hills), Southern San Fernando area, San Gabriel Valley cities, and along the coastline, including the cities of Santa Monica, Manhattan Beach, El Segundo, Palos Verdes Estates, and Rolling Hills Estates in the South Bay.

Local Trend

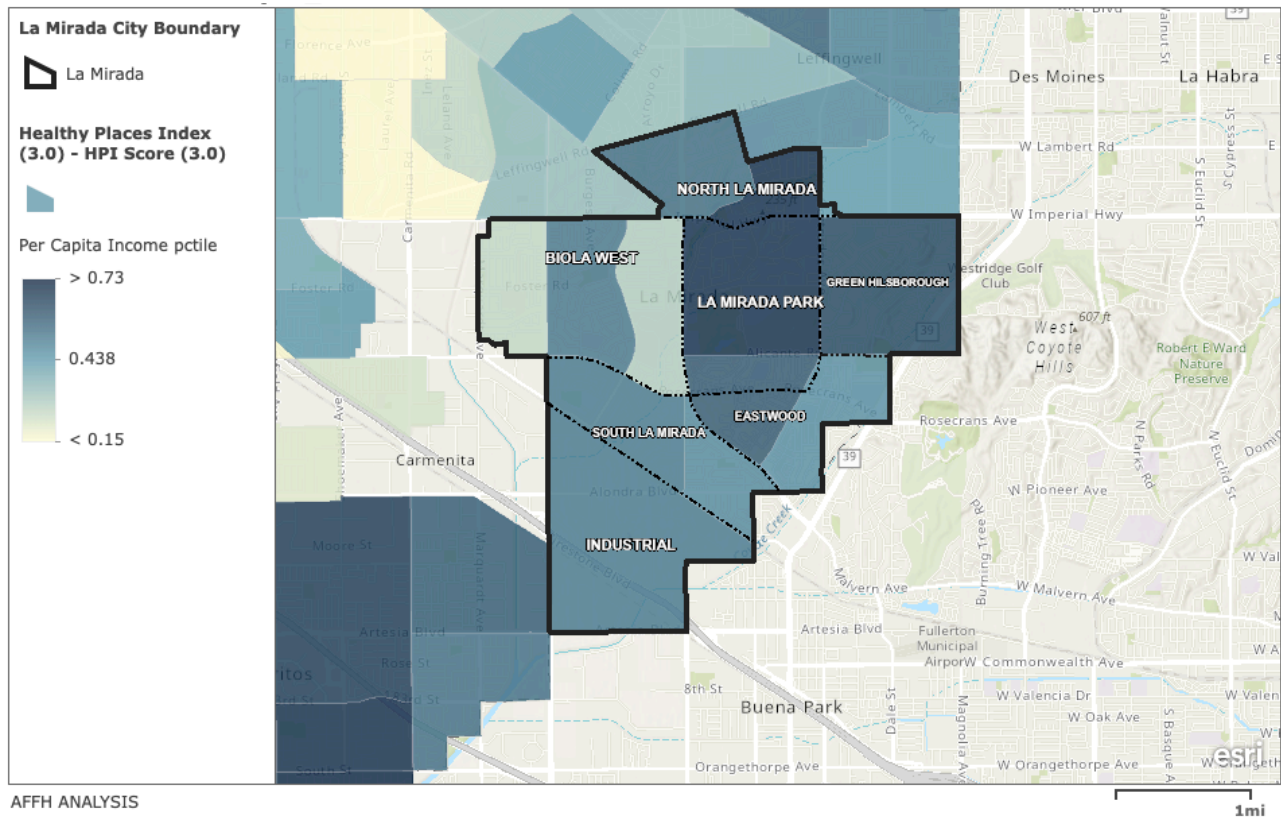
No RCAAs (as determined by HCD's AFFH Mapping tool) are located within the City of La Mirada. However, there are areas with a concentration of White and affluent communities in La Mirada. As shown in Figure A-23, Census Tract 5037.05 in Green Hillsborough has one of the highest percentile per capita incomes in the City. This tract is also predominantly White (Figure A-9: Predominant Races by Tract (2021)).

Figure A-22: Regional RCAAs



AFFH ANALYSIS
Source: HCD AFFH Data Viewer (2018), 2022.

Figure A-23: La Mirada Per Capita Income Percentile



AFFH ANALYSIS

Source: Healthy Place Index (3.0), American Community Survey (2015-2019), Table B19301

A.5 Access to Opportunities

To assess fair access to opportunities regionally and locally, this analysis uses HUD Opportunity Indicators and TCAC Opportunity Area Maps. This section also specifically addresses economic, education, environmental, and transportation opportunities.

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. HUD only provides indicator scores for jurisdictions receiving Community Development Block Grant (CDBG) funding. Because La Mirada receives CDBG funds through the County, opportunity indicator scores are not available. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the State “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table A-7 shows the full list of indicators.

| Domain | Indicator |
|---------------|--|
| Economic | Poverty Adult education Employment Job proximity Median home value |
| Environmental | CalEnviroScreen 3.0 pollution Indicators and values |

| Domain | Indicator |
|--------------------------------|--|
| Education | Math proficiency Reading proficiency High School graduation rates Student poverty rates |
| Poverty and Racial Segregation | Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County |

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

A.5.1 TCAC Resource Levels

Regional Trend

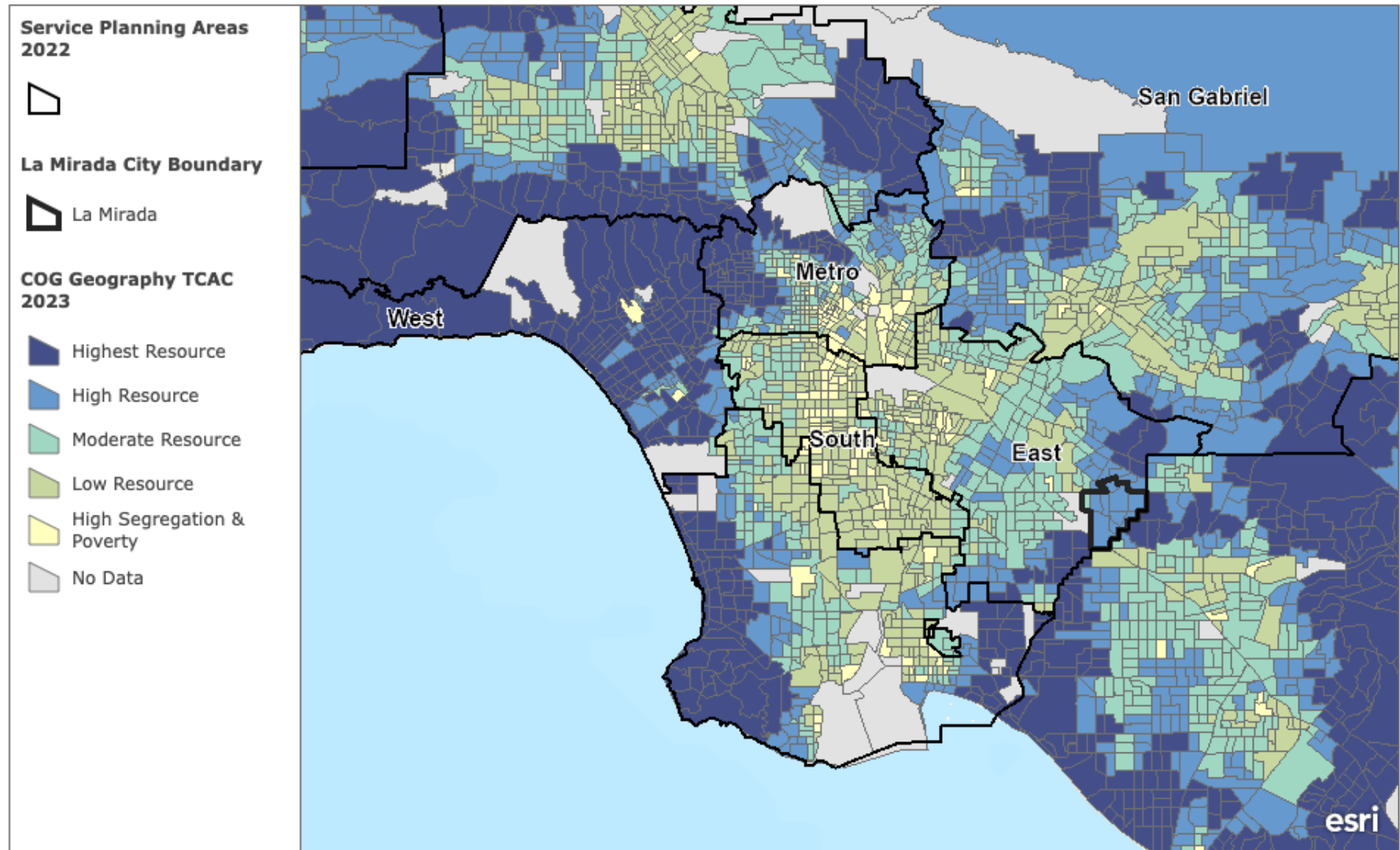
HUD Opportunity Indicator scores for Los Angeles County are shown in Table A-8. The White population, including the population below the federal poverty line, received the highest HUD opportunity indicator scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Highest scores indicate better outcomes. For example a higher “low poverty” index score indicates less exposure to poverty. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

As seen in Figure A-24, the central Los Angeles County areas in Central and East SPAs comprise mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and the San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are mostly concentrated in coastal communities in South Bay SPA from Rolling Hills and Rancho Palos Verdes as well as most of West SPA and southern San Fernando Valley.

| | Low Poverty | School Prof. | Labor Market | Transit | Low Transp. Cost | Jobs Prox. | Env. Health |
|--|--------------------|---------------------|---------------------|----------------|-------------------------|-------------------|--------------------|
| Total Population | | | | | | | |
| White, non-Hispanic | 62.59 | 65.09 | 65.41 | 82.63 | 74.09 | 55.80 | 18.99 |
| Black, non-Hispanic | 34.95 | 32.37 | 34.00 | 87.70 | 79.18 | 40.13 | 11.66 |
| Hispanic | 33.91 | 38.38 | 33.18 | 87.19 | 77.74 | 41.53 | 11.91 |
| Asian or Pacific Islander, non-Hispanic | 53.57 | 59.34 | 55.94 | 86.52 | 76.45 | 51.82 | 12.16 |
| Native American, non-Hispanic | 45.04 | 46.90 | 44.50 | 83.17 | 75.65 | 44.24 | 16.74 |
| Population below federal poverty line | | | | | | | |
| White, non-Hispanic | 50.68 | 58.06 | 57.49 | 86.42 | 79.48 | 57.52 | 16.66 |
| Black, non-Hispanic | 23.45 | 27.16 | 25.52 | 88.65 | 81.18 | 36.59 | 11.62 |
| Hispanic | 23.66 | 32.87 | 27.66 | 89.45 | 81.02 | 42.84 | 10.30 |
| Asian or Pacific Islander, non-Hispanic | 42.97 | 54.52 | 50.06 | 89.62 | 81.49 | 54.19 | 9.84 |
| Native American, non-Hispanic | 29.85 | 35.12 | 32.02 | 85.23 | 78.70 | 46.35 | 16.01 |

Source: HUD AFFH Database – Opportunity Indicators, 2020

Figure A-24: Regional TCAC Opportunity Areas by Tract



AFFH ANALYSIS
Source: HCD AFFH Data Viewer (2018), 2022.

Local Trend

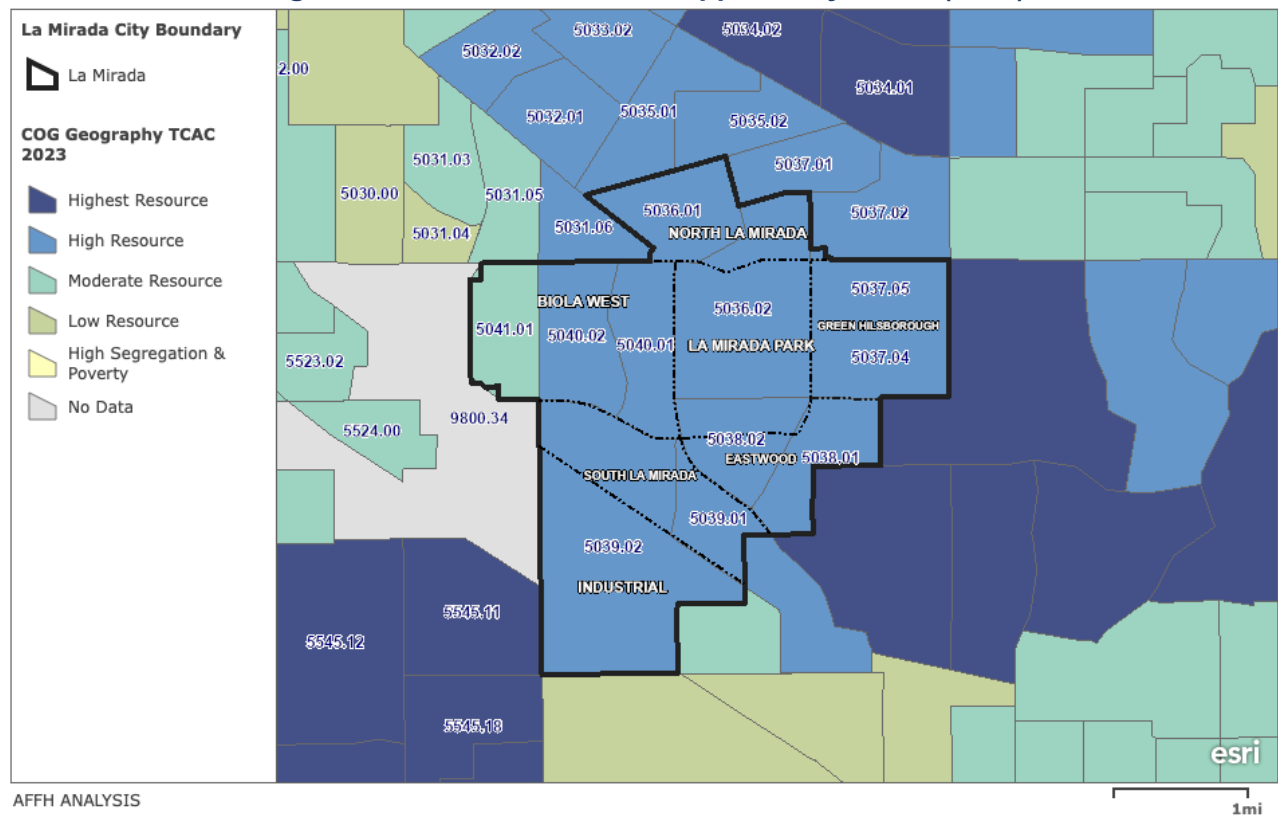
Opportunity map categorization and domain scores for La Mirada census tracts are shown in Table A-9. As seen in the table and Figure A-25, most tracts in the City are considered to be High Resource, except for Census Tract 5041.01 in Biola West, which is Moderate Resource.

| Table A-9: Opportunity Map Scores and Categorization for La Mirada | | | | | |
|--|----------------|-----------------|---------------------|-----------------|----------------|
| Census Tract | Economic Score | Education Score | Environmental Score | Composite Score | Final Category |
| 5041.01 | 0.33 | 0.61 | 0.45 | 3.0 | Moderate |
| 5040.02 | 0.65 | 0.70 | 0.77 | 4.0 | High |
| 5040.01 | 0.68 | 0.79 | 0.76 | 4.0 | High |
| 5036.01 | 0.61 | 0.75 | 0.73 | 4.0 | High |
| 5036.02 | 0.76 | 0.67 | 0.72 | 4.0 | High |
| 5037.03* | 0.78 | 0.76 | 0.74 | 4.0 | High |
| 5038.01 | 0.64 | 0.78 | 0.54 | 4.0 | High |
| 5038.02 | 0.75 | 0.76 | 0.78 | 4.0 | High |
| 5039.01 | 0.60 | 0.76 | 0.71 | 4.0 | High |
| 5039.02 | 0.71 | 0.75 | 0.25 | 4.0 | High |

*2020 Census Boundaries denote Census Tract 5037.03 as two separate tracts 5037.05 and 5037.04.

Source: California Fair Housing Task Force, Methodology for the 2023 TCAC/HCD Opportunity Maps.

Figure A-25: La Mirada TCAC Opportunity Areas (2023)



Source: HCD AFFH Data Viewer, 2023.

A.5.2 Economic Opportunities

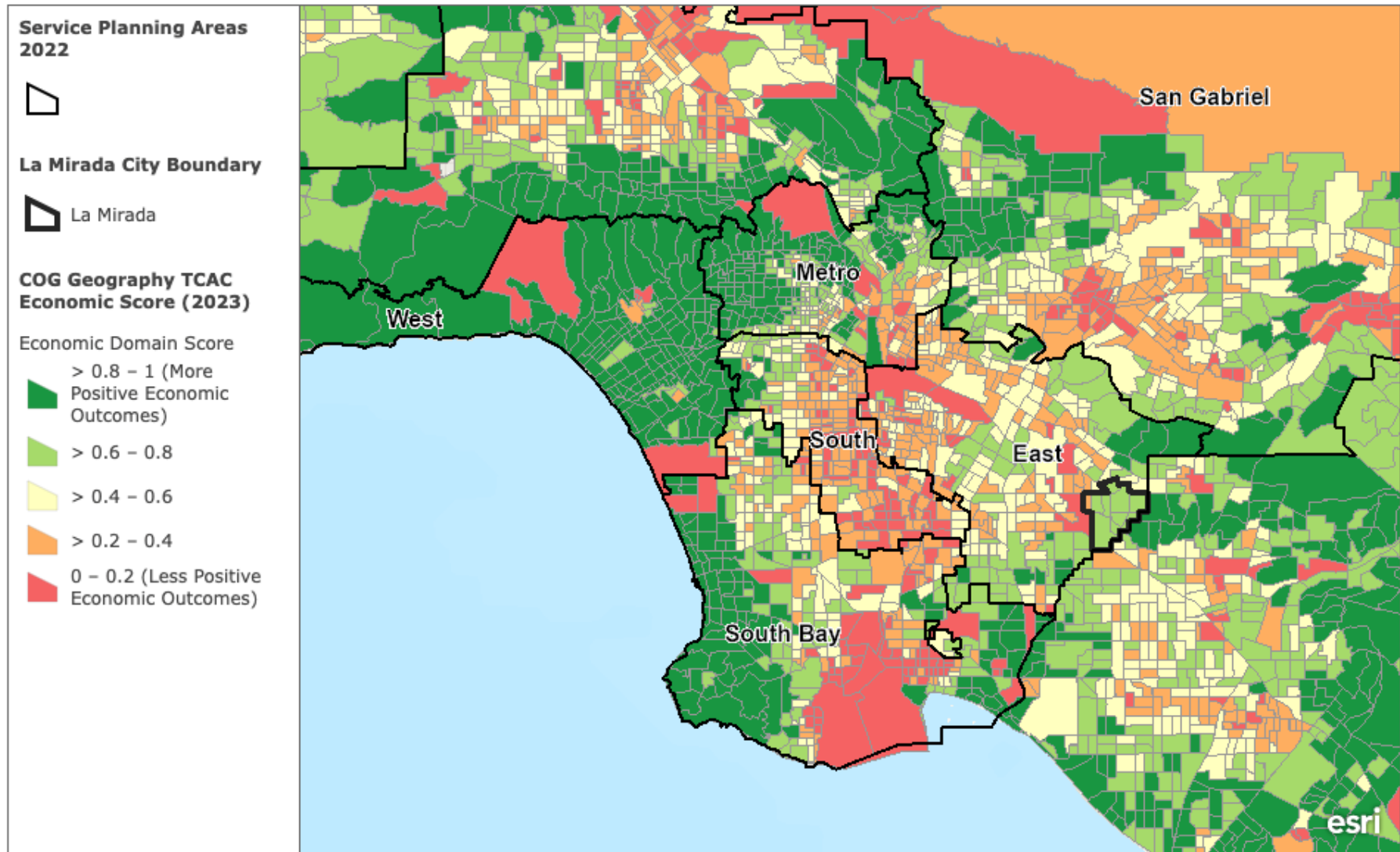
As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See Table A-7 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

As presented in Table A-8: HUD Opportunity Indicators by Race/Ethnicity – Los Angeles County above, in Los Angeles County, White residents have the highest labor market participation, while Hispanic residents have the lowest labor market participation.⁴ Figure A-26 shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

4 Higher scores indicate better outcomes. Higher labor market participation rates means higher labor force participation and human capital in a neighborhood.

Figure A-26: Regional TCAC Opportunity Area Economic Scores by Tract



AFFH ANALYSIS
Source: HCD AFFH Data Viewer, 2023

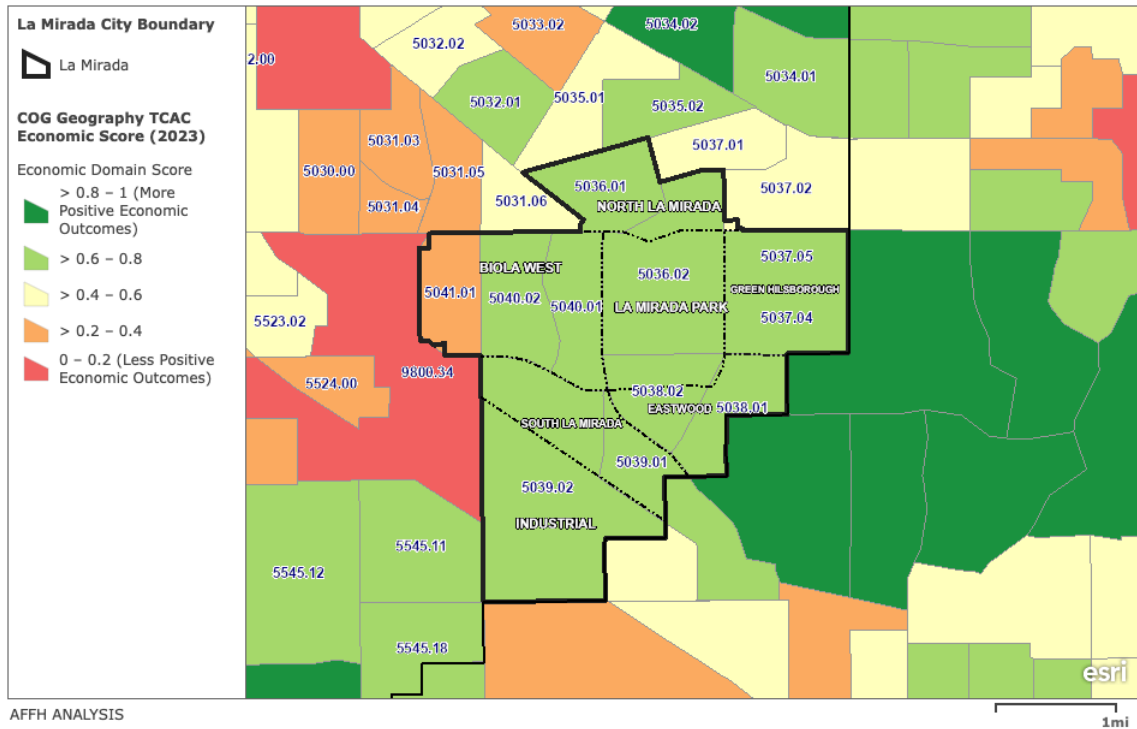
Local Trend

Figure A-27 shows that Census Tract 5041.01 in Biola West has the lowest TCAC economic scores in the City. As a reminder, TCAC economic scores reflect the following tract characteristics: poverty, adult education, employment, job proximity, median home value.

- **Poverty:** As described in the Income Section, lower income households are concentrated in Tract 5041.01 in Biola West (Figure A-16).
- **Employment:** Census Tracts in Biola West have the lowest employment rates in the City. Approximately 69% of adults between 20 and 64 are employed in Census Tract 5041.01 and 64% in Census Tract 5040.01.
- **Job Proximity:** Figure A-29 shows that jobs are closest for residents in the southern parts of the City. Proximity indices increase from north to south. Another way to visualize jobs proximity is by the number of jobs available within 45-minute travel time by car or public transit. There is a higher concentration of jobs within a 45-minute travel time for residents in Biola West, Eastwood, South La Mirada, and Industrial neighborhoods. However, jobs within 45 minutes are far lower and less accessible for Biola West, South La Mirada, and Eastwood residents if their mode of transportation is public transit. Transportation to and from jobs is discussed in the Transportation section of this AFFH.
- **Education:** While approximately 37% of the City's population 25 years or higher have a Bachelor's degree or higher (ACS 2017-2021), Tract 5040.01 has the highest concentration of this population (Figure A-32). This is not surprising given that Biola University is located here. Tracts in North La Mirada, South La Mirada, and Industrial neighborhoods have the lowest Bachelor's degree attainment population. A more detailed analysis of Education access is provided in the next section.
- **Median Home Values:** Between 2000 and 2021, the median home values in La Mirada increased 24% from \$508,100 to \$629,900. Prices in Los Angeles County during this same period increased 27%. Figure A-33 shows that home values are higher in Green Hillsborough and La Mirada Park.

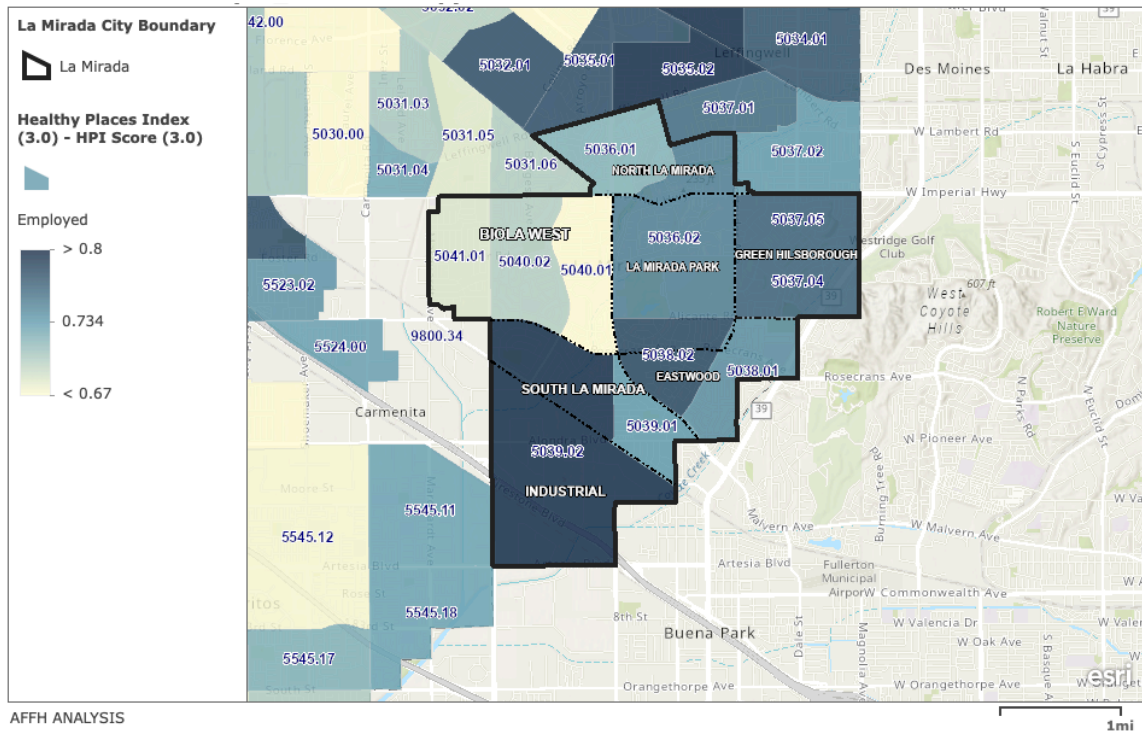
The low economic scores in Census Tract 5041.01 in Biola West appear to be most affected by employment rates and the availability of and access to jobs. Increasing employment requires a range of policies designed to develop the workforce, build the economy, and ensure that workers can get to jobs.

Figure A-27: La Mirada TCAC Opportunity Area Economic Scores by Tract



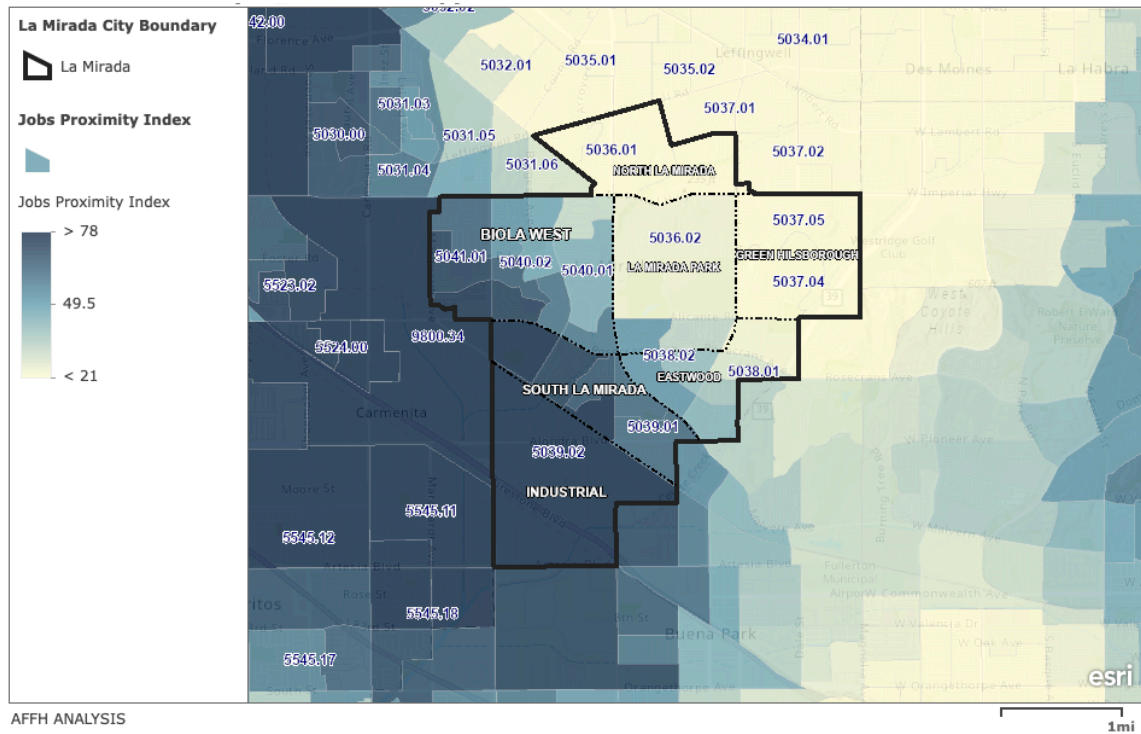
Source: HCD AFFH Data Viewer, 2023.

Figure A-28: La Mirada Employment by Tract



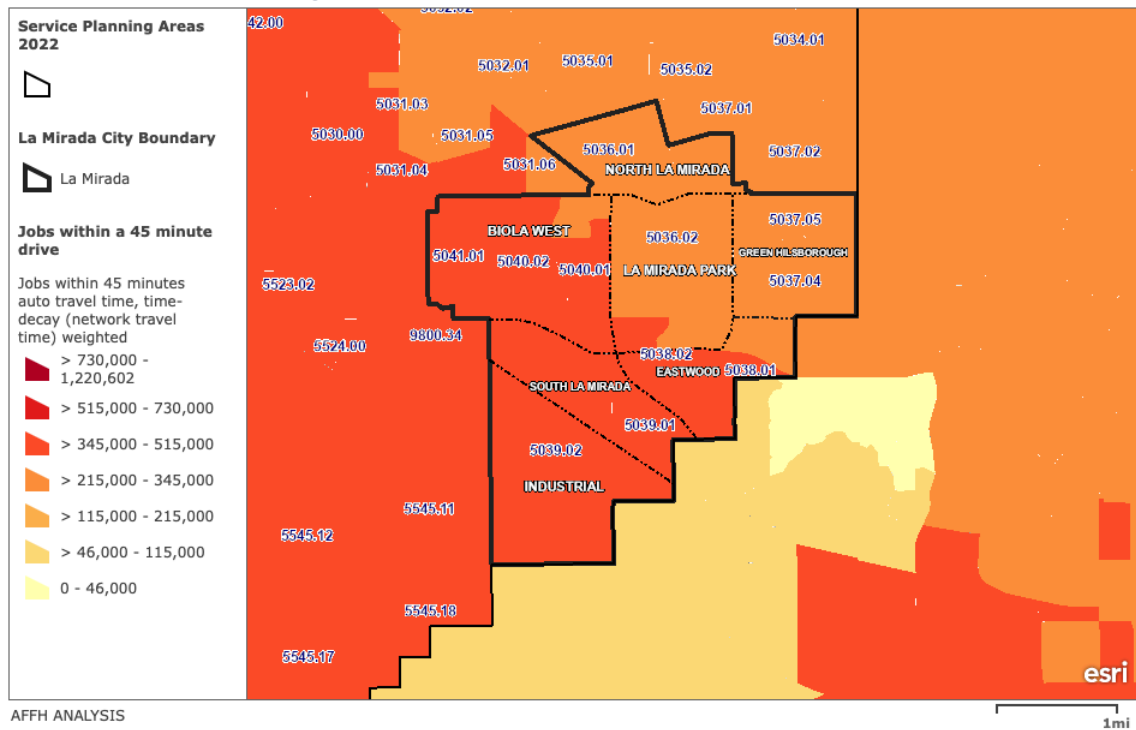
Source: Public Health Institute, Healthy Places Index (3.0), 2022.

Figure A-29: Jobs Proximity Index



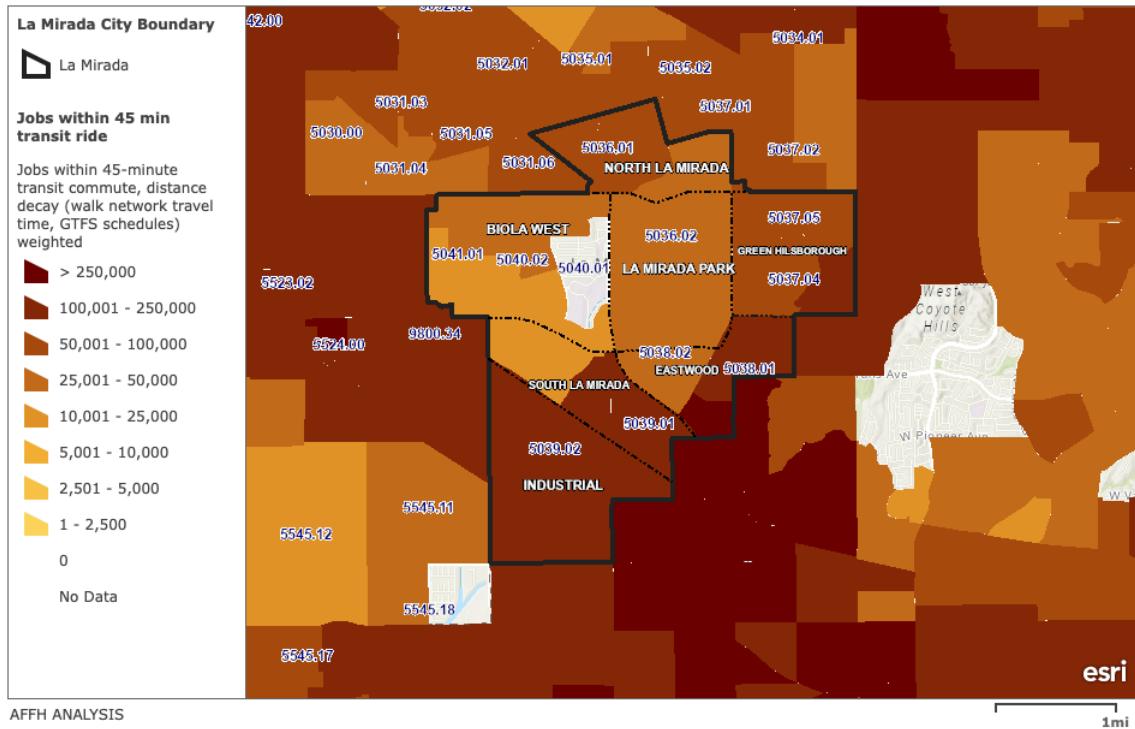
Source: HUD Longitudinal Employer-Household Dynamics (LEHD) data, 2014.

Figure A-30: Jobs within a 45-Minute Drive



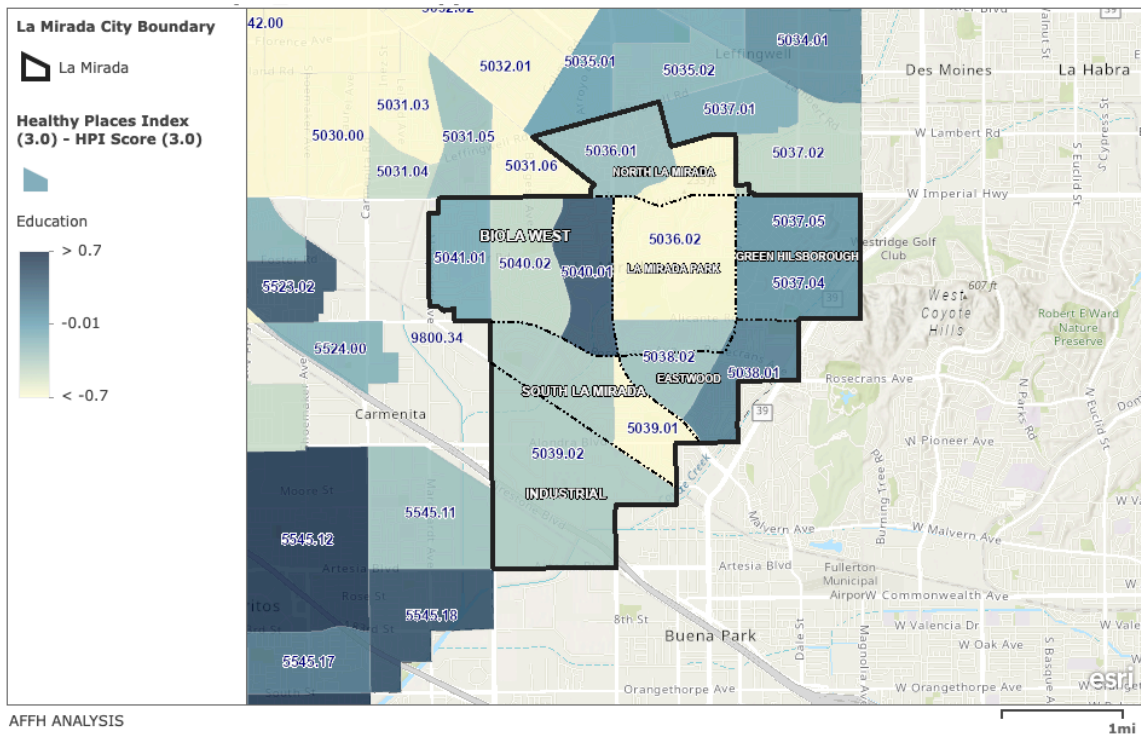
Source: Public Health Institute, Healthy Places Index (3.0), 2022.

Figure A-31: Jobs within 45-Minute Transit Commute



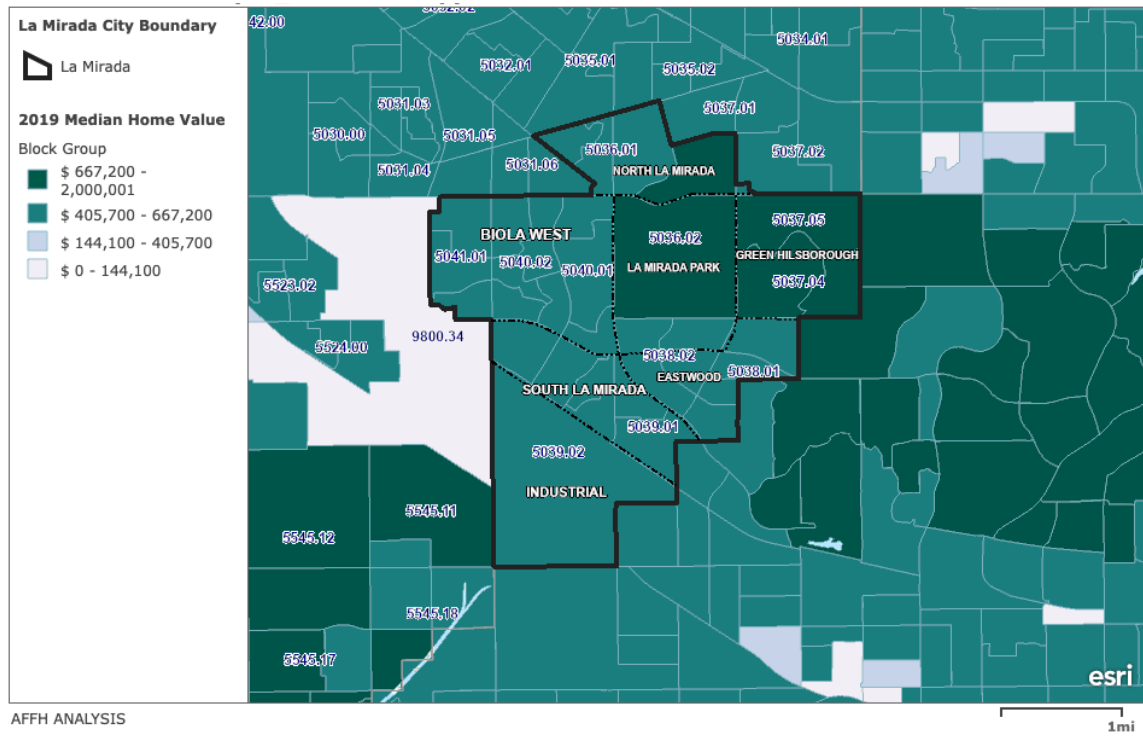
Source: Public Health Institute, Healthy Places Index (3.0), 2022.

Figure A-32: Population 25 Years or Higher with a Bachelor's Degree



Source: Public Health Institute, Healthy Places Index (3.0), 2022.

Figure A-33: Median Home Values



Source: Esri's U.S. Updated Demographic (2019/2024) Data.

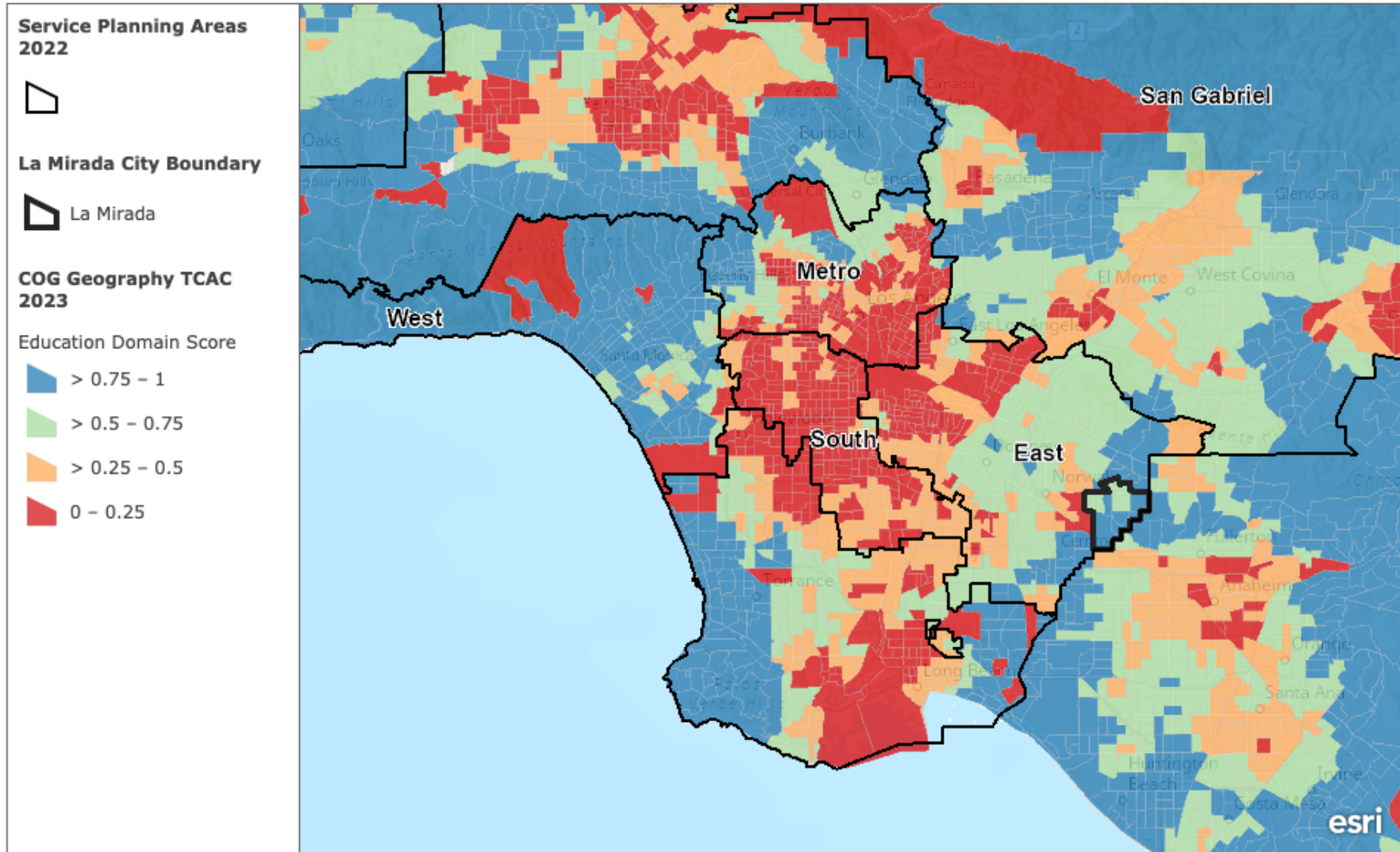
A.5.3 Education Opportunities

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See Table A-7 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

As presented in Table A-8 previously, White Los Angeles County communities are located closest to the highest quality school systems, while Black communities are typically located near lower quality school systems. TCAC Opportunity Map education scores for the region are shown in Figure A-34. The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is a concentration of tracts with low education scores around the San Pedro community and City of Long Beach. Coastal communities, and areas near Arcadia, Whittier, and Beverly Hills have the highest education scores.

Figure A-34: Regional TCAC Opportunity Area Education Scores by Tract



AFFH ANALYSIS

Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

Figure A-35 shows TCAC education scores for La Mirada census tracts as well as private and public schools. Census Tracts 5041.01 and 5040.02 in Biola West and North La Mirada and La Mirada Park tracts had the lowest education scores in the City.

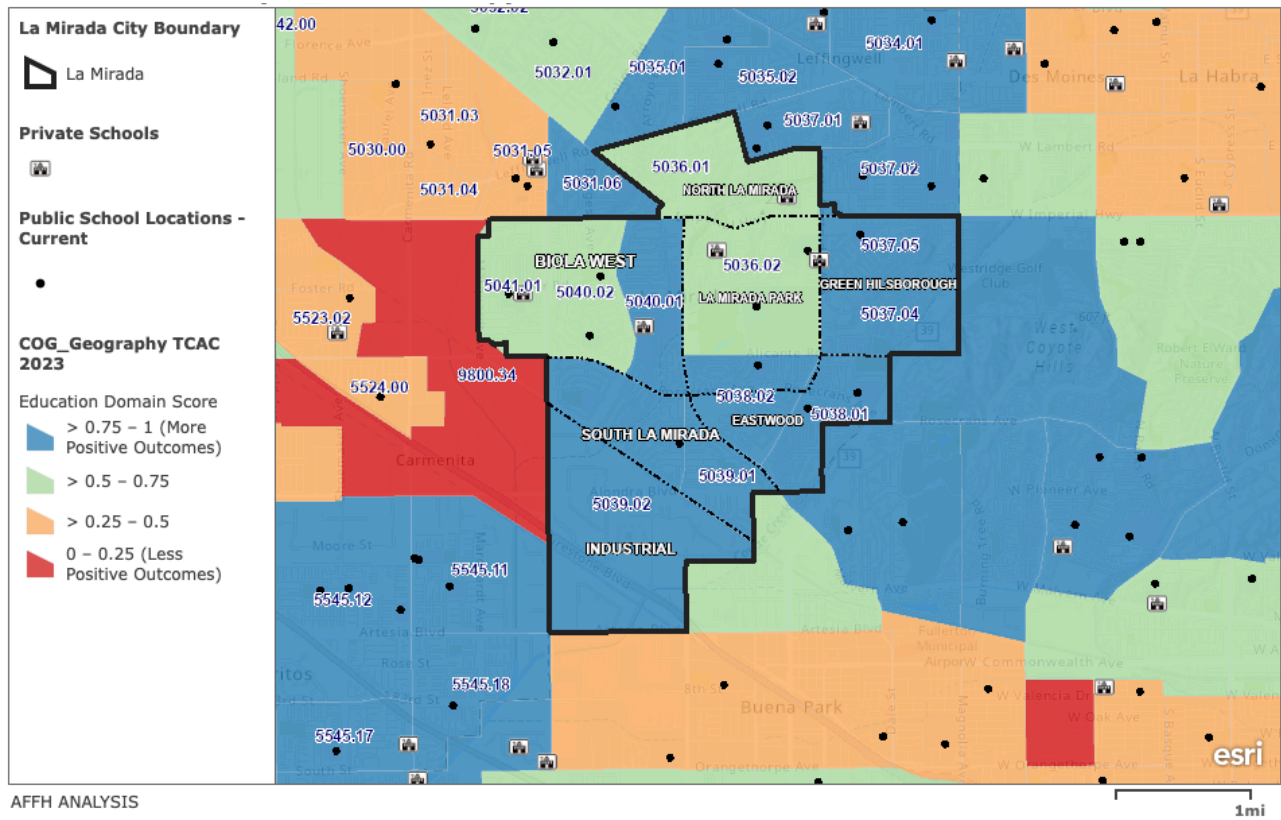
Public schools in La Mirada are within the Norwalk-La Mirada Unified School District. Private schools in La Mirada are operated by various religious education organizations. Biola University, a 100-year-old private, evangelical Christian university, is located in La Mirada. GreatSchools.org is a non-profit organization that rates schools across the Country. The GreatSchools Summary Rating calculation is based on four ratings: Student Progress or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. According to GreatSchools’ District summary ratings, ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 indicates “average,” and 7-10 are “above average.”⁵ The GreatSchools website rated most schools in the district as average or above average (Table A-10). However, of note is that Dulles Elementary in Green Hillsborough had the lowest score, yet one of the higher TCAC education scores in the area. This may be due to the fact that TCAC education scores measure math and reading proficiency, high school graduation rates, and student poverty, so student poverty, which was not measured by GreatSchools, may be a driving in the low education scores in other neighborhoods like Biola West where there is a larger concentration of lower income persons and higher poverty rates.

| Neighborhood/Schools | GreatSchools Score |
|---|---------------------------|
| Biola West | |
| Gardenhill Elementary | 7 |
| Arlie F Hutchinson Middle | 6 |
| Biola Youth Academics Private Satellite Program | N/A |
| La Mirada Park | |
| La Pluma Elementary | 6 |
| Reginald M. Benton Middle | 6 |
| La Mirada High | 7 |
| Heights Christian Schools-Bluefield Campus | |
| Beatitudes Of Our Lord Catholic School | |
| Green Hills | |
| John Foster Dulles Elementary | 5 |
| Eastwood | |
| Eastwood Elementary | 6 |
| Los Coyotes Middle | N/A |
| South LA Mirada | |
| Escalona Elementary | 8 |

Source: GreatSchools.com, Accessed May 2023

5 For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

Figure A-35: La Mirada TCAC Opportunity Area Education Scores by Tract



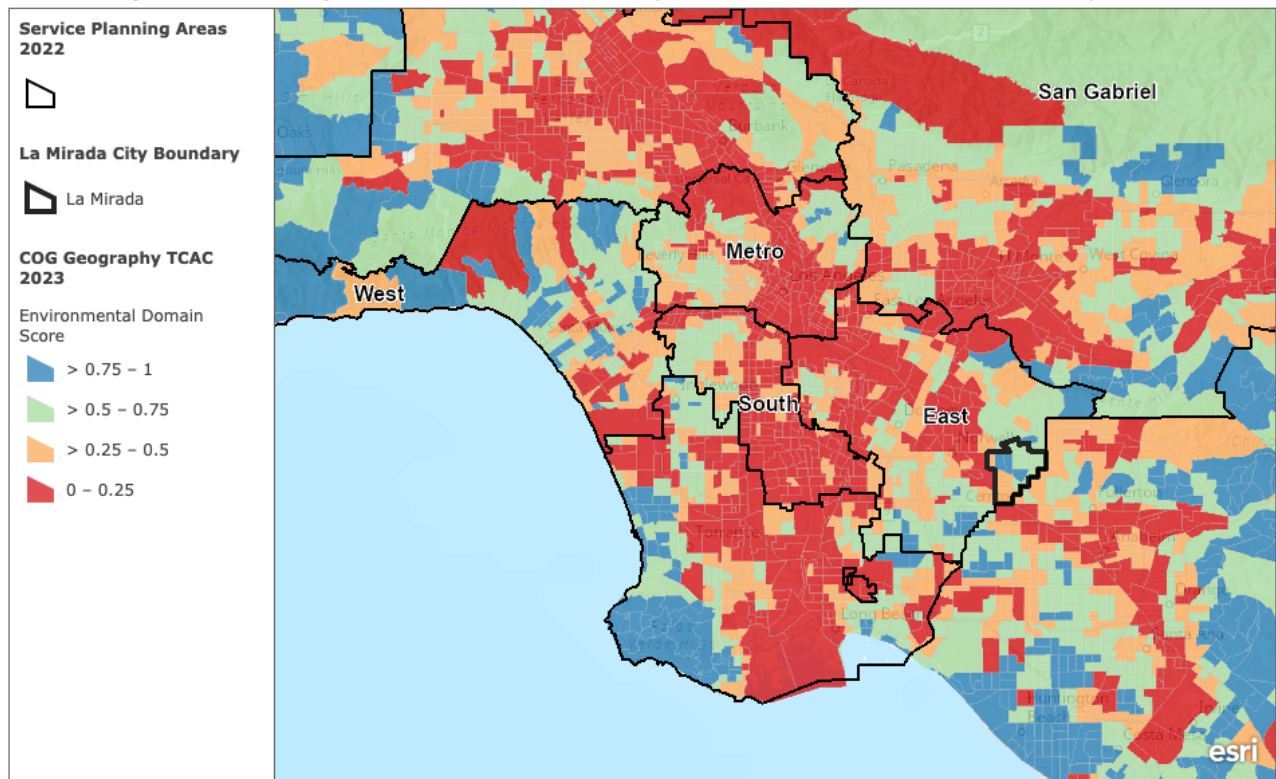
A.5.4 Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering: 1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and 2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trend

As seen in Table A-8, Black residents countywide are most likely to experience adverse environmental health conditions, while White residents are the least likely. A larger proportion of Los Angeles County has environmental scores that tend to be in the lower percentile compared to economic and education scores (less than 0.25, in the lowest percentile). The central Los Angeles County, San Gabriel Valley, and South Bay areas all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are scattered in western South Bay areas (i.e., Rolling Hills and Redondo Beach) and West SPA and in northern San Gabriel Valley).

Figure A-36: Regional TCAC Opportunity Area Environmental Scores by Tract



AFFH ANALYSIS
Source: HCD AFFH Data Viewer, 2023.

Local Trend

As seen in Figure A-37, environmental scores vary greatly across La Mirada. Tract 5041.01 in Biola West, as well as Tract 5039.02, which covers Industrial and South La Mirada have the lowest environmental scores. By contrast, central tracts in the City (5040.02, 5040.03 in Biola West and 5038.02 in Eastwood) have the highest environmental scores.

Access to parks, recreation, and open space is crucial to healthy communities. To affirmatively further fair housing, all residents, regardless of demographics, should have access to recreational areas and open space. Parks and recreational opportunities in La Mirada include Frontier Park, Gardenhill Park, Oak Creek Park, Neff Park, La Mirada Park, Kling Center Athletic Fields, Benton Athletic Facility, Anna J Martin Park, Behringer Park, Los Coyotes Athletic Facility, and Windermere Park. Los Angeles County published a Countywide Comprehensive Parks and Recreation Needs Assessment in 2016 and found that Tract 5041.01 in Biola West and parts of Tract 5039.02 along Interstate 5 Freeway had the highest park need from a composite of park acreage, distance to parks, and population density (Figure A-38).

Figure A-37: La Mirada TCAC Opportunity Area Environmental Scores by Tract

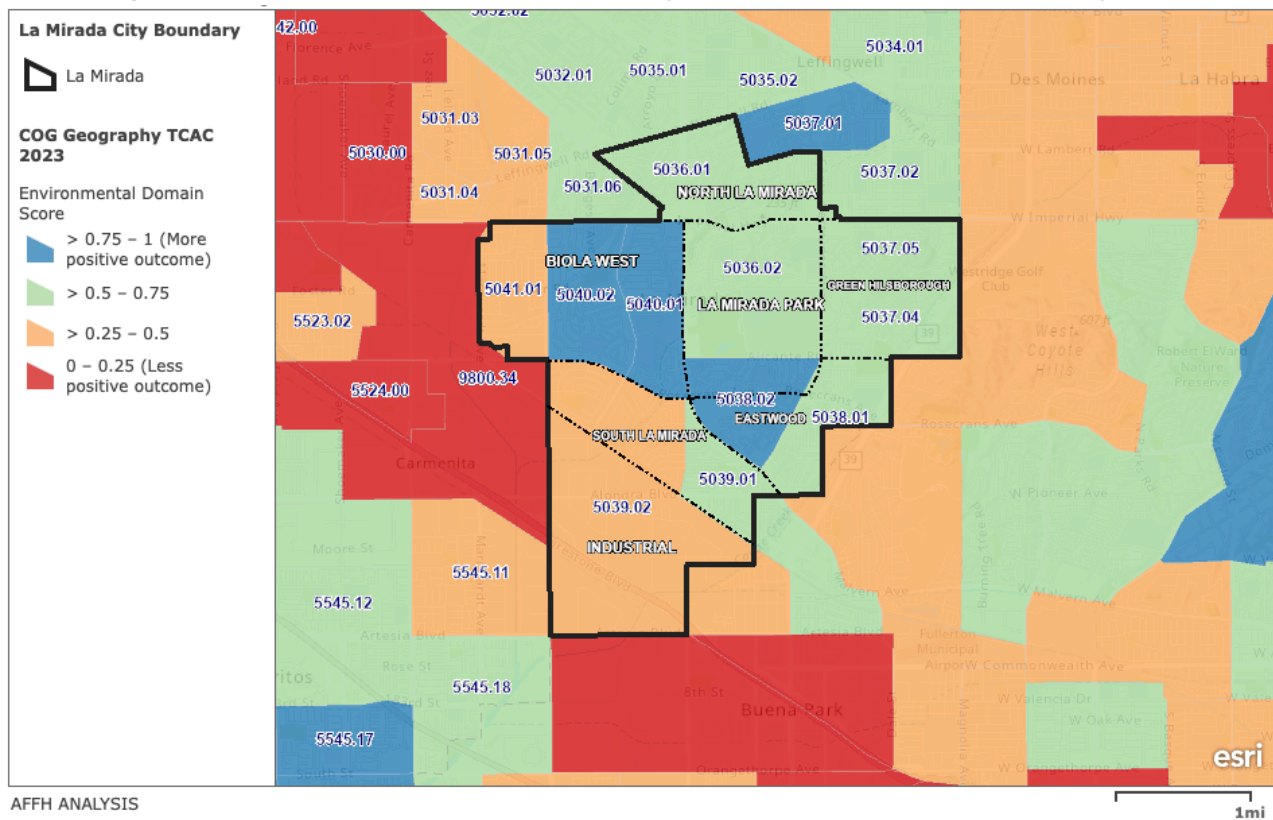
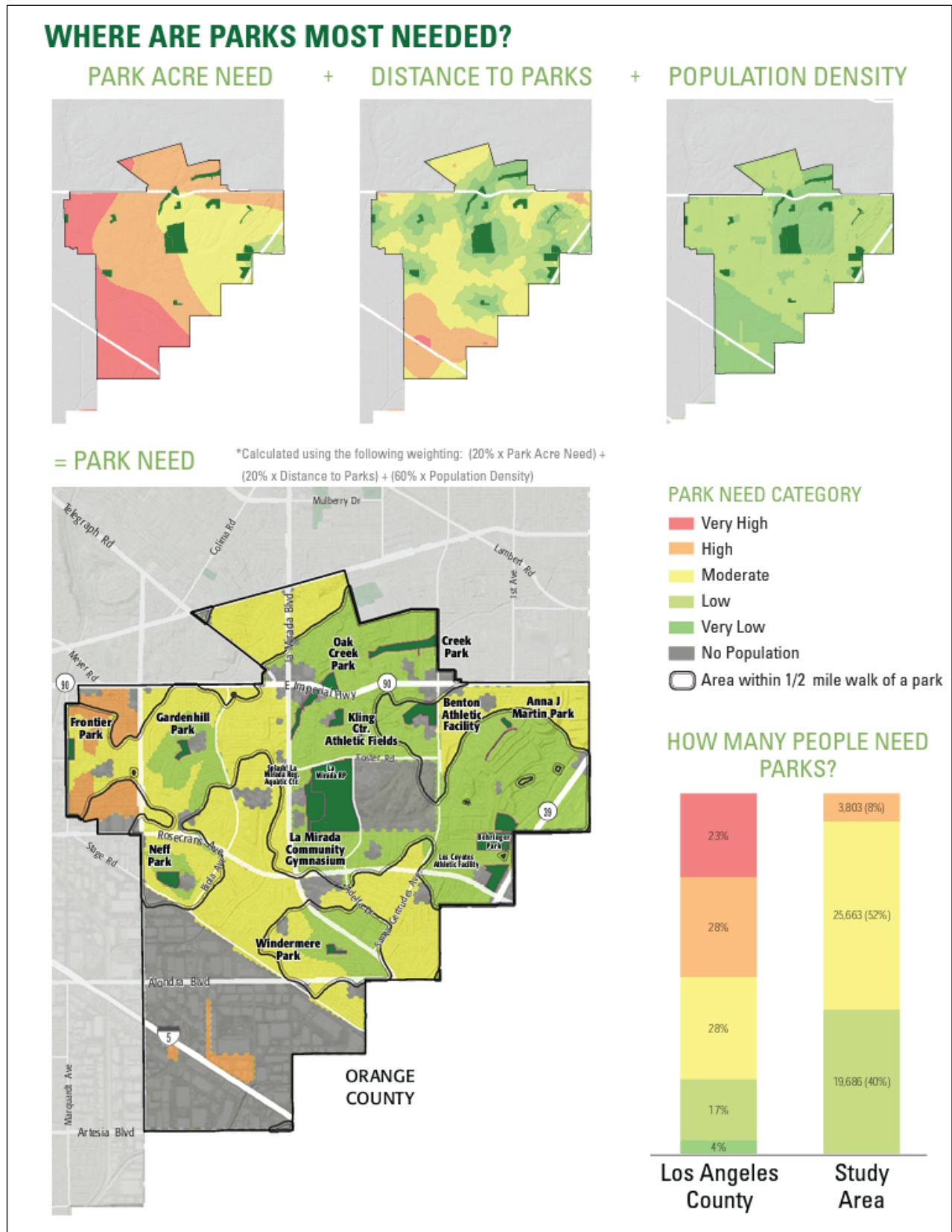


Figure A-38: Park Needs – La Mirada



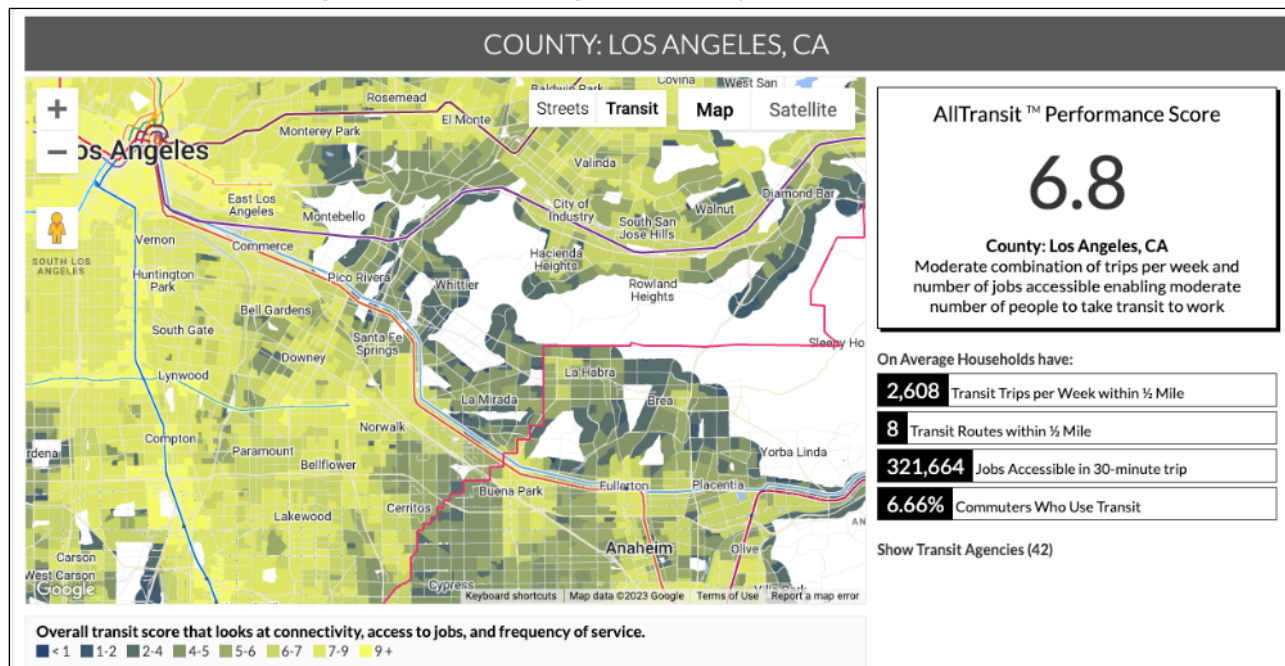
Source: Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment (May 2016)

A.5.5 Transportation

Regional Trend

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Los Angeles County All Transit metrics are shown in Figure A-39. The County’s AllTransit score of 6.8 indicates a “moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work.” AllTransit estimates 94% of jobs and 90% of workers are located within one-half mile from transit.

Figure A-39: Los Angeles County AllTransit Metrics

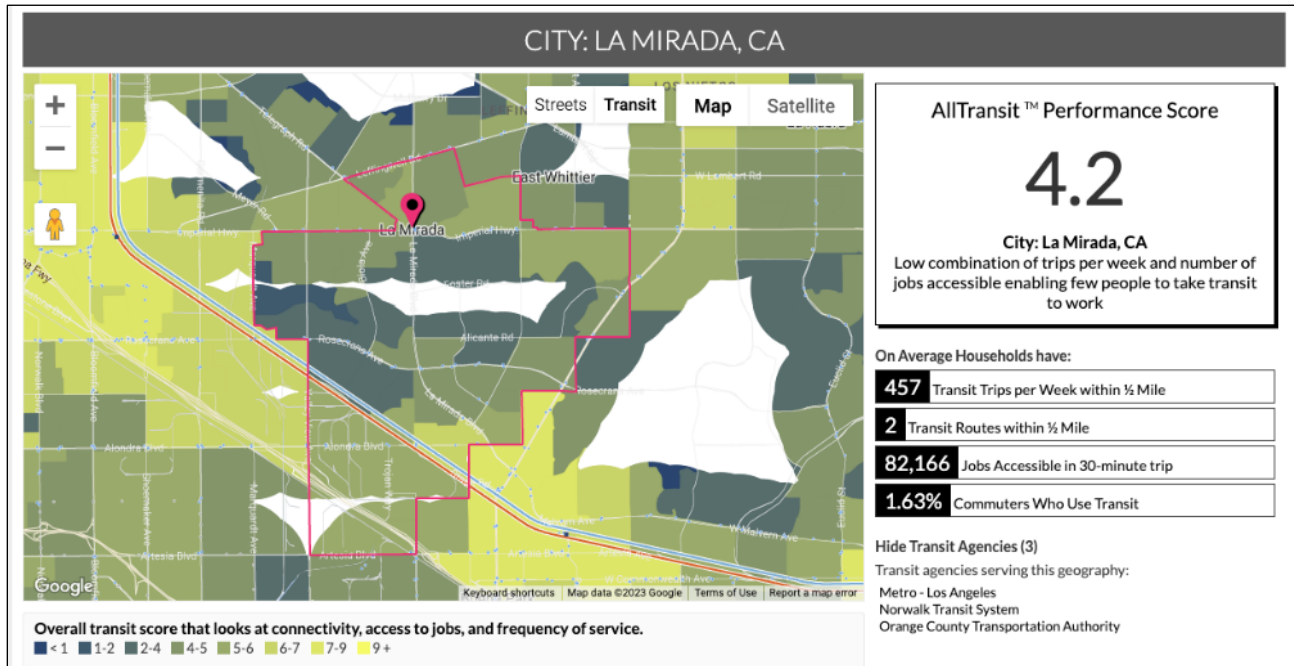


Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019

Local Trend

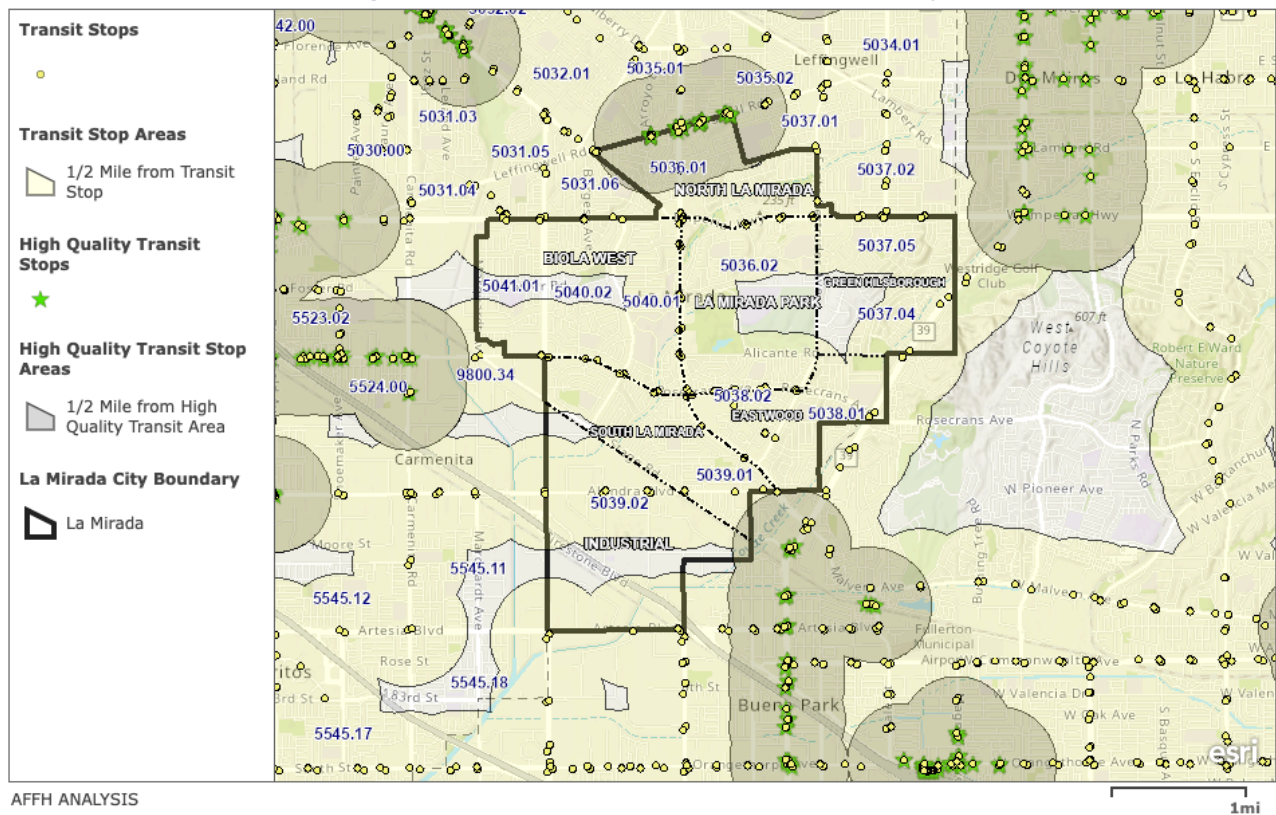
As seen in Figure A-40, La Mirada has an AllTransit Performance Score of 4.2 due to a “low combination of trips per week and number of jobs accessible enabling few people to take transit to work.” This score is higher than Cerritos (5.7), Downey (6.9), Norwalk (7.2), and the County (6.8). HCD’s AFFH Data Tool also provided visualizations of High Quality Transit Areas (one-half mile) and transit stops for the City of La Mirada. According to these metrics, most residents in La Mirada are within one-half mile of transit (yellow circles) but only the northernmost parts of the City are connected to high quality transit (grey circles). Moreover, there are some gaps in transit access (yellow circles) in Biola West, La Mirada Park, Green Hillsborough, and Industrial neighborhoods. However, given that active commuters and low automobile access is concentrated in Tract 5041.01 in Biola West and La Mirada Park, these areas should be prioritized for transit improvements.

Figure A-40: La Mirada AllTransit Metrics



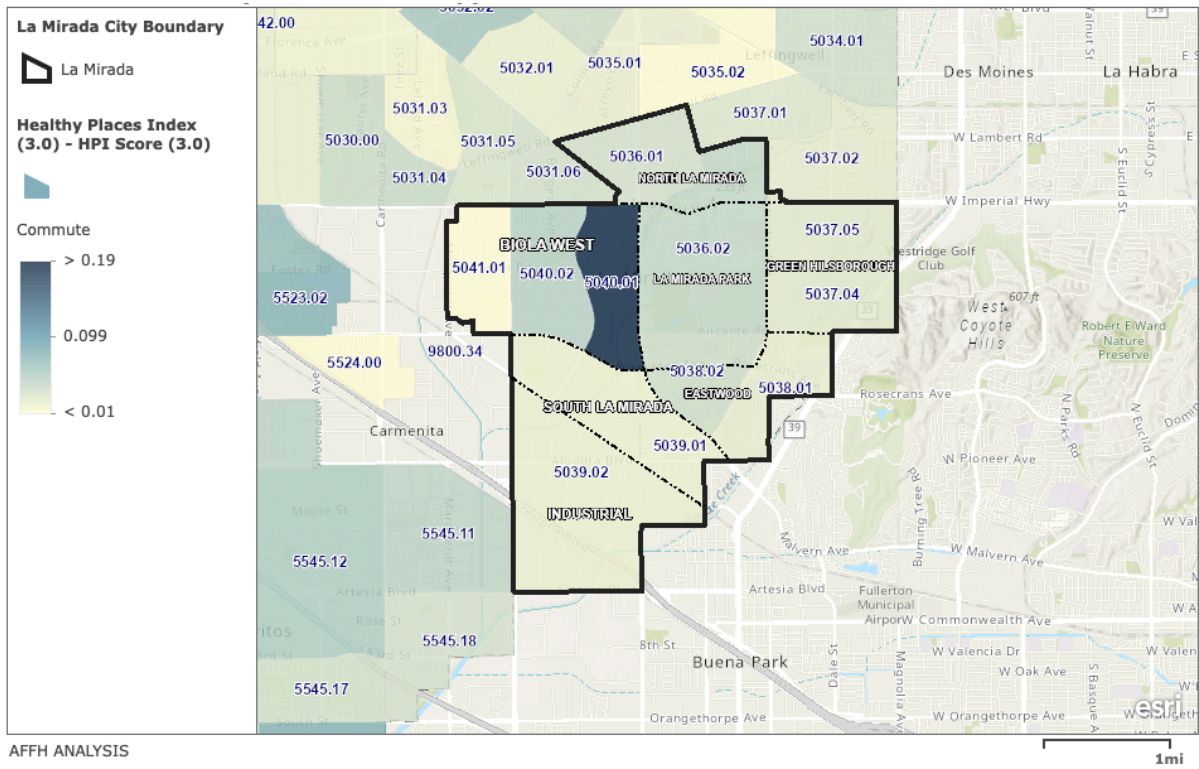
Source: AllTransit Metrics: AllTransit Performance Score – La Mirada, 2019.

Figure A-41: La Mirada Transit Connectivity



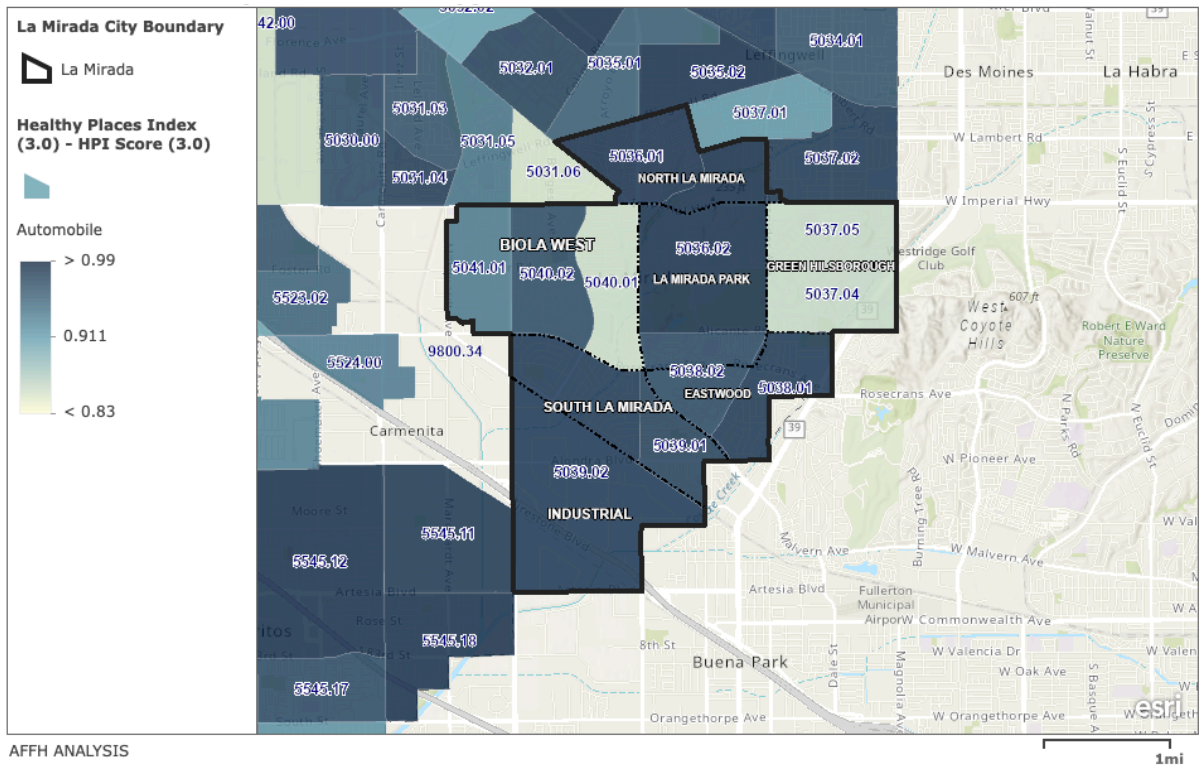
Source: HCD AFFH Data Tool, 2023.

Figure A-42: La Mirada Active Commuters



Source: Public Health Institute, Healthy Places Index (3.0), ACS 2015-2019.

Figure A-43: La Mirada Automobile Access



Source: Public Health Institute, Healthy Places Index,(3.0), ACS 2015-2019.

A.6 Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area” (24 C.F.R. §5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income
- Overcrowded conditions (housing units with more than one person per room)
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2015-2019 ACS (the most recent dataset available), approximately one-half of Los Angeles County and La Mirada households experience housing problems. In both the County and the City, renters are more likely to be affected by housing problems than owners.

A.6.1 Cost Burden

Regional Trend

In Los Angeles County, approximately 53% of renter households experience cost burden compared to 34% of owner households (Table A-11). Black or African American households face the highest rates of overall cost burden (52%) as well as owner-occupied and renter-occupied cost burden (40% and 59%, respectively). White and Pacific Islander households experience the lowest rate of owner-occupied cost burden (31%), and Pacific Islander households have the lowest rate of renter-occupied cost burden (45%).

Figure A-44 and Figure A-45 show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central County areas, in the westside cities of Santa Monica and Beverly Hills, and parts of the San Gabriel Valley. Most of the tracts around La Mirada range from 20% to 60% cost burdened owners. There is a higher concentration of cost burdened renters countywide. More than 40% of renters overpay for housing in most Los Angeles County tracts. Tracts where more than 60% of renters are cost burdened are most concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, eastern County cities including Norwalk, and parts of the San Gabriel Valley.

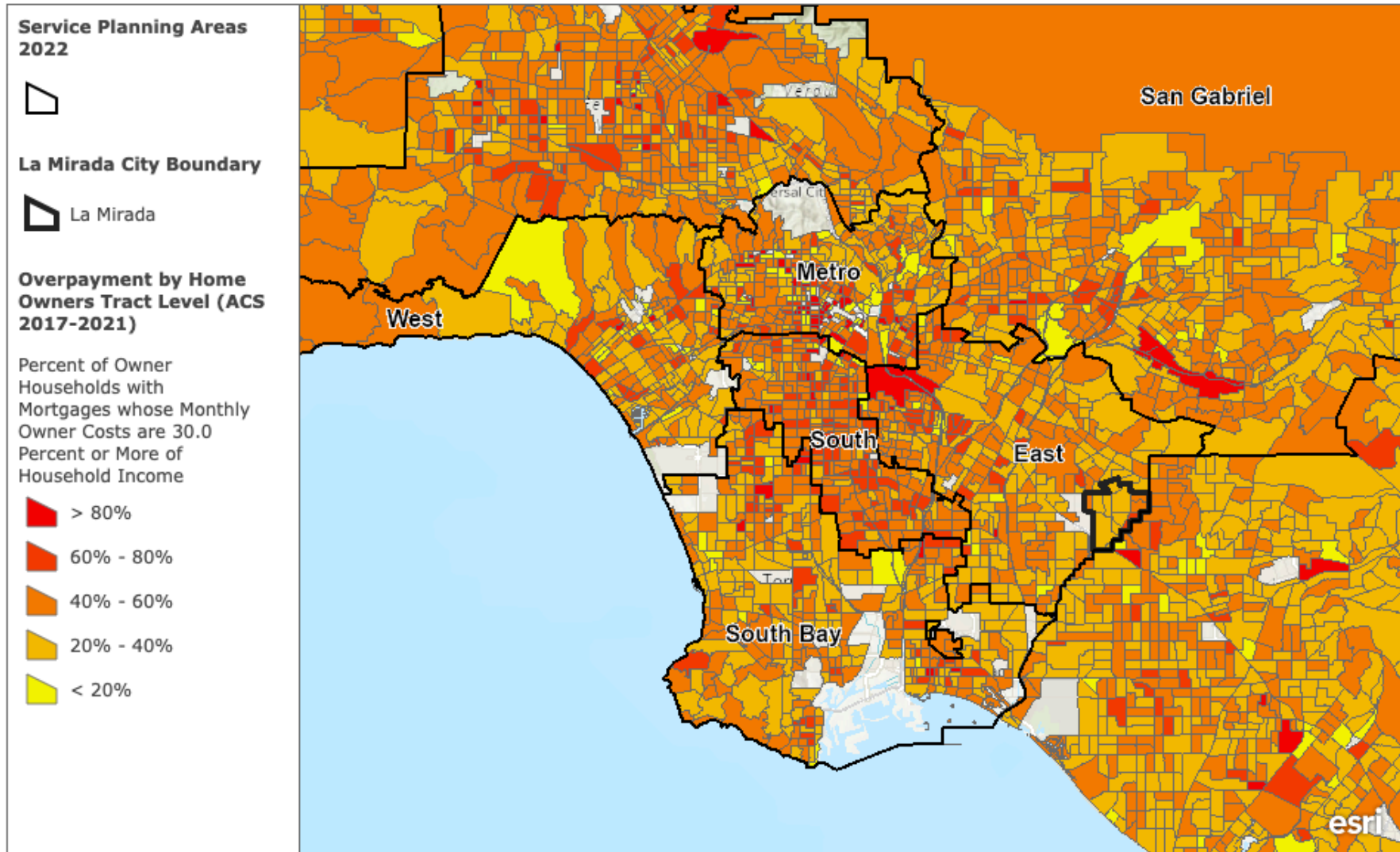
| | White | Black | Asian | Am. Ind. | Pac Isl. | Hispanic | All |
|-----------------------------|--------------|--------------|--------------|-----------------|-----------------|-----------------|------------|
| With Housing Problem | | | | | | | |
| Owner-Occupied | 31.7% | 41.3% | 36.7% | 34.7% | 41.6% | 45.8% | 37.8% |
| Renter-Occupied | 51.9% | 62.7% | 56.1% | 56.1% | 54.0% | 69.4% | 61.2% |
| <i>All Households</i> | 41.0% | 55.5% | 45.7% | 47.0% | 49.5% | 60.3% | 50.5% |

| Table A-11: Los Angeles County Housing Problems By Race | | | | | | | |
|--|--------------|--------------|--------------|-----------------|-----------------|-----------------|------------|
| | White | Black | Asian | Am. Ind. | Pac Isl. | Hispanic | All |
| With Cost Burden >30% | | | | | | | |
| Owner-Occupied | 30.7% | 39.8% | 33.0% | 33.1% | 31.0% | 36.7% | 33.7% |
| Renter-Occupied | 48.6% | 58.8% | 47.3% | 51.3% | 45.3% | 56.1% | 52.8% |
| <i>All Households</i> | 38.9% | 52.4% | 39.7% | 43.6% | 40.1% | 48.6% | 44.1% |

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the “other” race category (such as multiple races) is not included.

Source: HUD CHAS, (2015-2019).

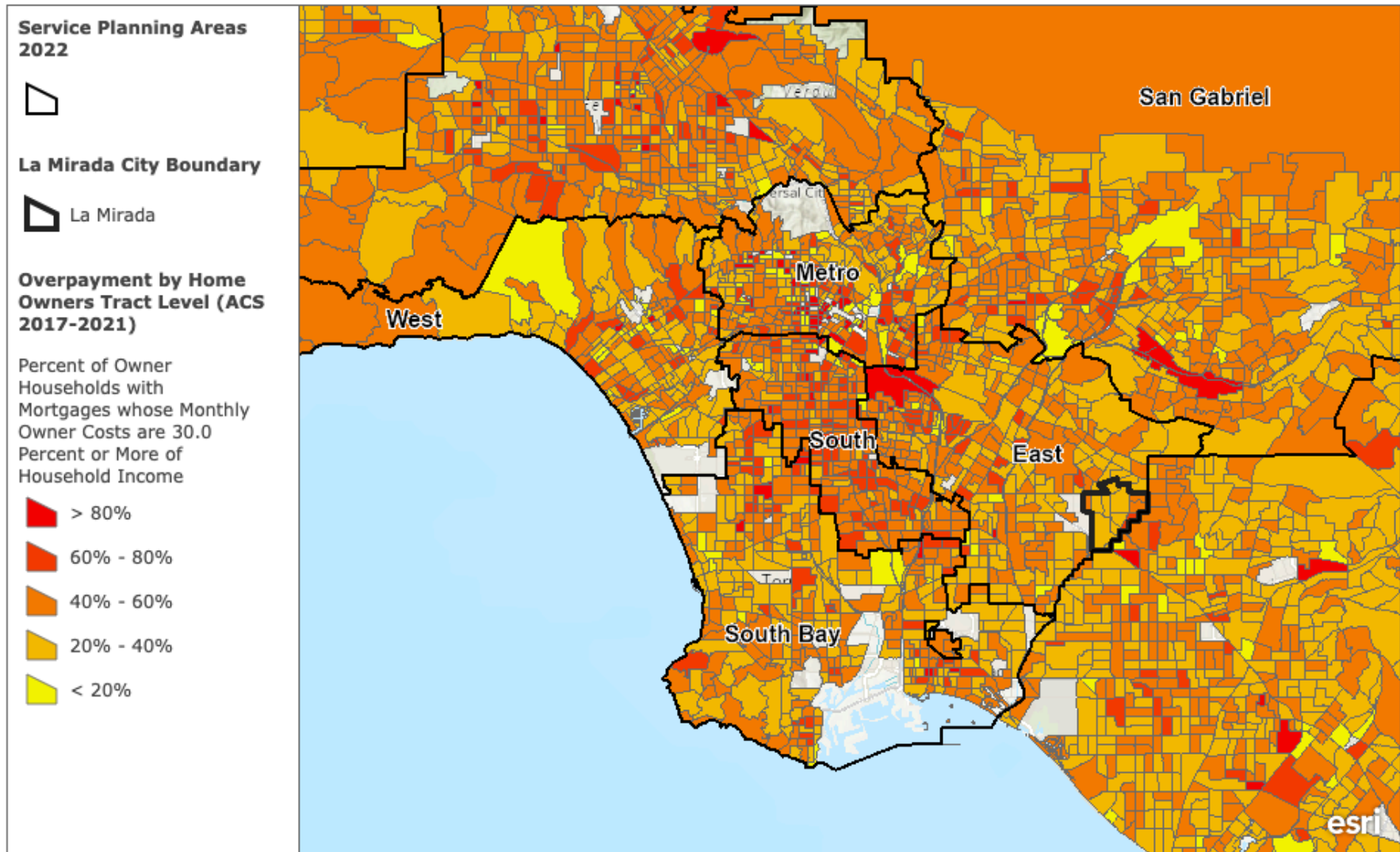
Figure A-44: Regional Cost Burden – Owners



AFFH ANALYSIS

Source: HCD AFFH Data Viewer, 2023.

Figure A-45: Regional Cost Burden – Renters



AFFH ANALYSIS

Source: HCD AFFH Data Viewer, 2023.

Local Trend

Table A-12 shows housing problems, including cost burden, in La Mirada. Over two-thirds (66%) of renter households experience housing problems in the city. Approximately 55% of these households are cost burdened. A smaller percentage of owner households have housing problems (30%), including cost burden (27%). All Pacific-Islander owner households are cost burdened (10 households). Approximately 24% of White owner households and 50% of renter households face cost burden. A greater percentage of Hispanic renter households are cost burdened compared to owner households (27% and 55%, respectively). Asian households, which make up the third largest racial group in the City, face the third highest cost burden rates in the City (43%) after Pacific Islander households (100%) and American Indian households (57%). Moreover, Asian renter households have the highest cost burden rates – about 64% of Asian renter households pay more than 30% of their income on housing costs.

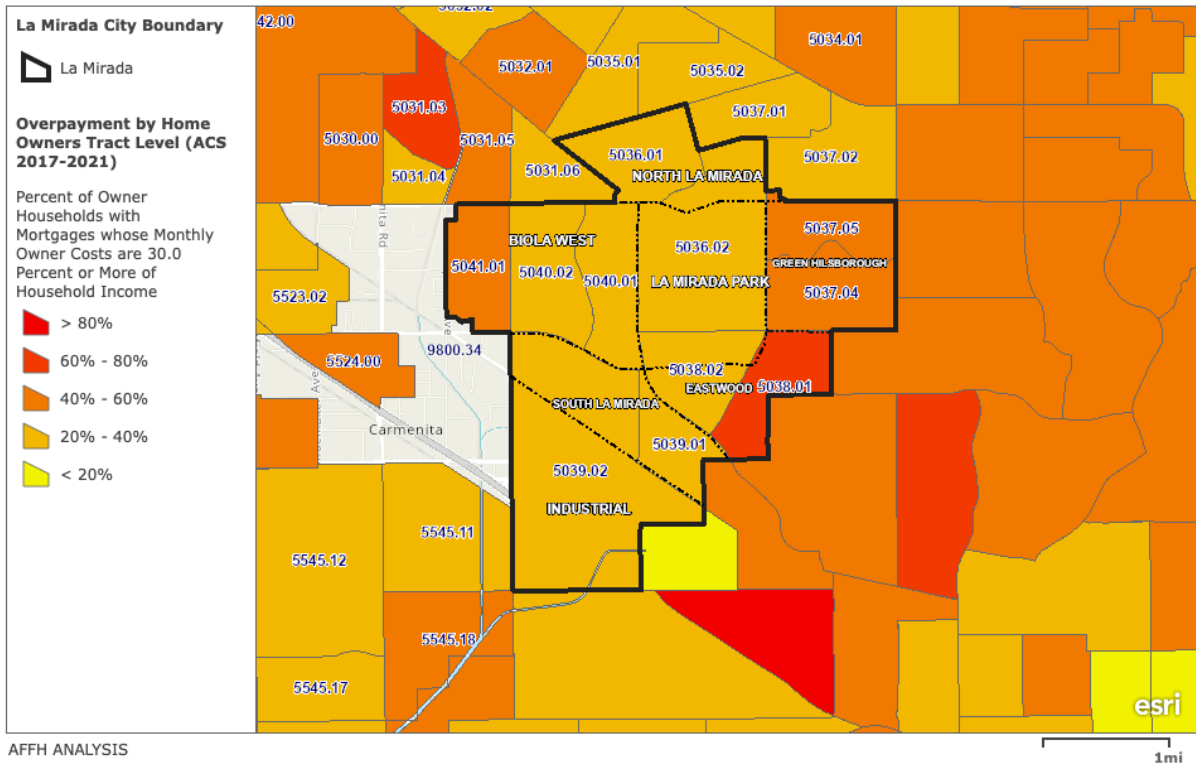
| Table A-12: La Mirada Housing Problems By Race | | | | | | | |
|--|-------|-------|--------|----------|----------|----------|-------|
| | White | Black | Asian | Am. Ind. | Pac Isl. | Hispanic | All |
| With Housing Problem | | | | | | | |
| Owner-Occupied | 25.8% | 11.7% | 37.6% | 57.1% | 100.0% | 29.8% | 29.5% |
| Renter-Occupied | 62.2% | 47.4% | 100.0% | – | – | 67.1% | 66.3% |
| <i>All Households</i> | 33.5% | 27.4% | 47.3% | 57.1% | 100.0% | 37.6% | 37.8% |
| With Cost Burden >30% | | | | | | | |
| Owner-Occupied | 23.5% | 12.5% | 34.6% | 57.1% | 100.0% | 26.8% | 26.9% |
| Renter-Occupied | 50.4% | 36.8% | 63.6% | – | – | 54.8% | 55.0% |
| <i>All Households</i> | 29.2% | 23.3% | 42.5% | 57.1% | 100.0% | 32.7% | 33.3% |

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the “other” race category (such as multiple races) is not included.

Source: HUD CHAS, (2015-2019).

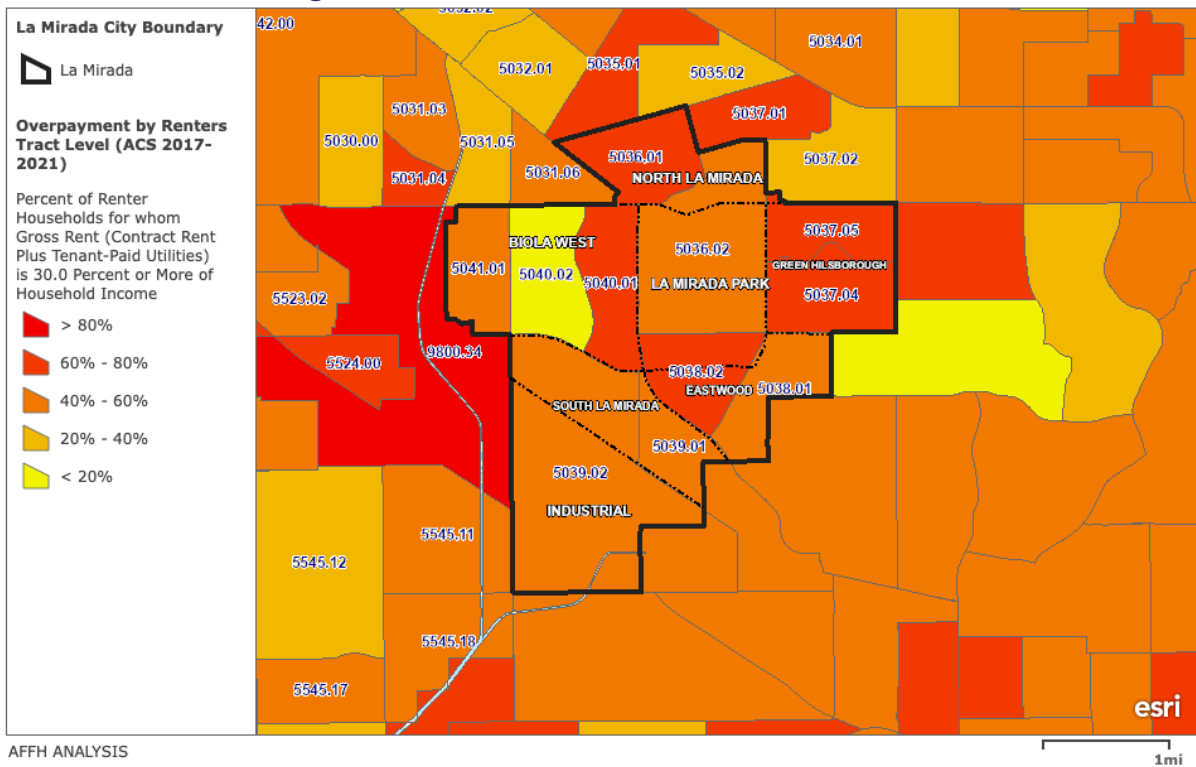
Figure A-46 and Figure A-47 show the geographic distribution of cost burdened owner and renter households in La Mirada, respectively. The highest concentration of cost burdened owners are located in Tract 5038.01, followed by Tract 5041.01 in Biola West and Tracts 5037.04 and 5037.05 in Green Hillsborough. Over 40% of owners experience cost burden in these areas Cost burdened renter households are concentrated in Tracts 5040.01, 5038.08, and 5037.04/05 in Biola West, Eastwood, and Green Hillsborough. This is not surprising given that Asian and Hispanic households and lower income households predominate some of these tracts and these households tend to experience higher cost burden rates.

Figure A-46: La Mirada Cost Burden – Owners



Source: HCD AFFH Data Viewer, 2023

Figure A-47: La Mirada Cost Burden – Renters



Source: HCD AFFH Data Viewer, 2023.

A.6.2 Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. Data from the 2017-2021 ACS and the HCD AFFH Data Viewer are used to show overcrowding in La Mirada and Los Angeles County.

Regional Trend

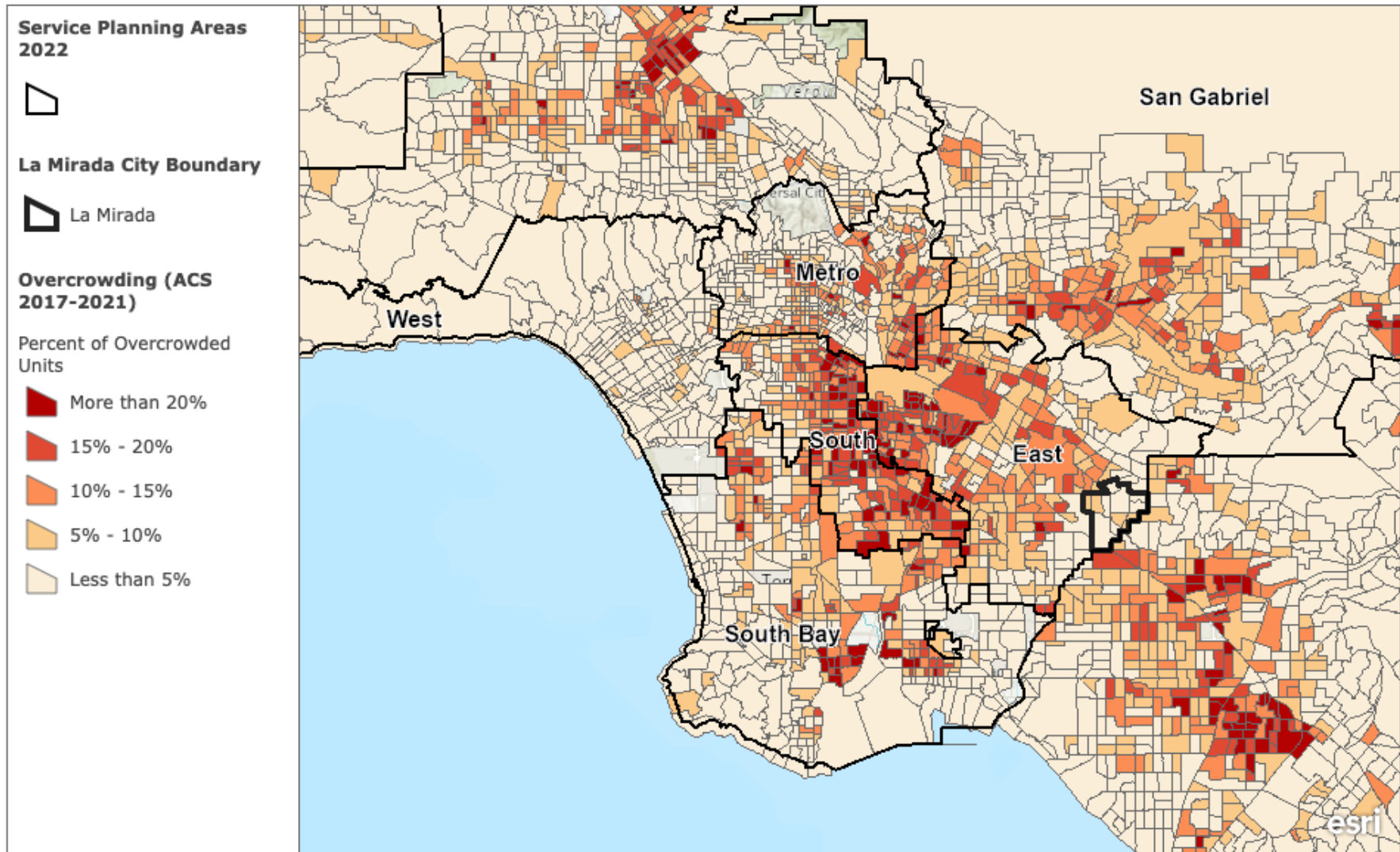
According to the 2021 five-year ACS estimates, about 11% of households in the County are living in overcrowded conditions Table A-13. This is higher than the statewide average of 8.2%. About 16% of renter households are living in overcrowded conditions, compared to 6% of owner households. In addition, approximately 7% of renter households and 2% of owner households are living in severely overcrowded conditions (more than 1.5 persons per room).

| | Owner-Occupied | Renter-Occupied | All Households |
|--|-----------------------|------------------------|-----------------------|
| Overcrowded (>1 person per room) | 5.8% | 15.8% | 11.1% |
| Severely Overcrowded (>1.5 persons per room) | 1.6% | 7.4% | 4.7% |
| Total Households | 1,545,929 | 1,796,882 | 3,342,811 |

Source: 2017-2021 ACS, Table B25014

Figure A-48 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the cities of Los Angeles, South Gate, and Compton, and in parts of the San Gabriel Valley. La Mirada and areas around the City have concentrations of overcrowded households greater than 10% in the East SPA though concentrations are higher nearby Orange County cities.

Figure A-48: Regional Overcrowded Households by Tract



AFFH ANALYSIS

Source: HCD AFFH Data Viewer, 2023.

A.6.3 Substandard Housing

Incomplete plumbing or kitchen facilities and housing stock age can be used to measure substandard housing conditions.

Regional Trend

Less than 1% of households in the County lack complete plumbing facilities, and less than 2% lack complete kitchen facilities (Table A-15). Incomplete facilities are more common among renter-occupied households. Only 0.4% of owner households lack complete kitchen facilities compared to 2.5% of renter households.

| Facility Type | Owner-Occupied | Renter-Occupied | Total Households |
|--------------------------------------|----------------|-----------------|------------------|
| Lacking complete kitchen facilities | 0.4% | 2.5% | 1.6% |
| Lacking complete plumbing facilities | 0.3% | 0.6% | 0.5% |
| Total Households | 1,545,929 | 1,796,882 | 3,342,811 |

Source: 2017-2021 ACS, Tables B25049 and B25053

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. According to the 2017-2021 ACS data, 85% of the housing stock in the County was built prior to 1990, including 59% built prior to 1970.

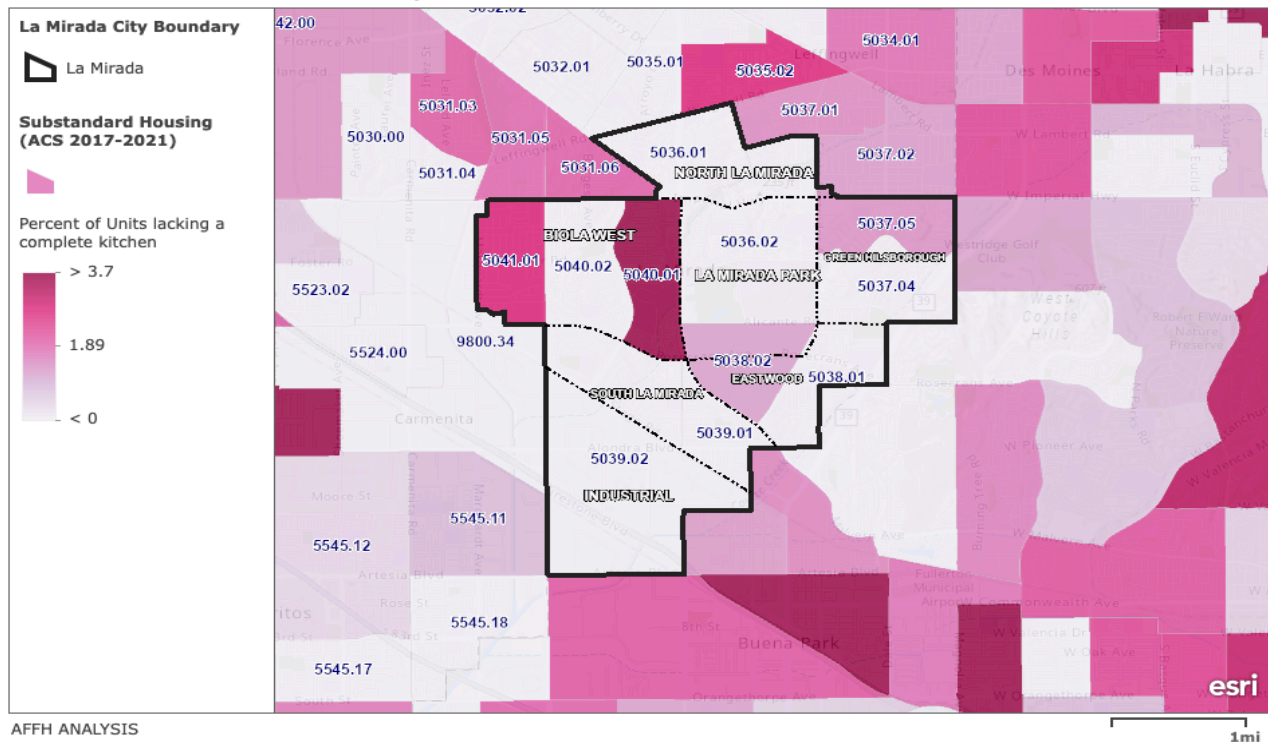
Local Trend

In general, the condition of the housing stock in La Mirada is good. Less than 1% of households (25 households) complete plumbing facilities and 1.4% of households (204) lack complete kitchen facilities. Renter households are more affected by substandard conditions than owner households – about 5% of renter households lack complete kitchen facilities compared to less than 1% of owner households. The AFFH Data Mapping tool provided a visualization of substandard conditions (households lacking complete plumbing or kitchen facilities) showing that Tracts 5040.01 and 5041.01 in Biola West have the highest concentration of incomplete facilities. In Tract 5040.01 this may be due to the dorm residence halls in Biola University. Tracts 5038.02 and 5037.05 in Eastwood/La Mirada Park and north Green Hillsborough also have higher concentrations of households with incomplete facilities compared to other areas of the City.

| Facility Type | Owner-Occupied | Renter-Occupied | Total Households |
|--------------------------------------|----------------|-----------------|------------------|
| Lacking complete kitchen facilities | 0.3% | 5.1% | 1.4% |
| Lacking complete plumbing facilities | 0.2% | 0.0% | 0.2% |
| Total Households | 11,363 | 3,316 | 14,679 |

Source: 2016-2020 ACS, Tables B25049 and B25053

Figure A-50: Substandard Conditions

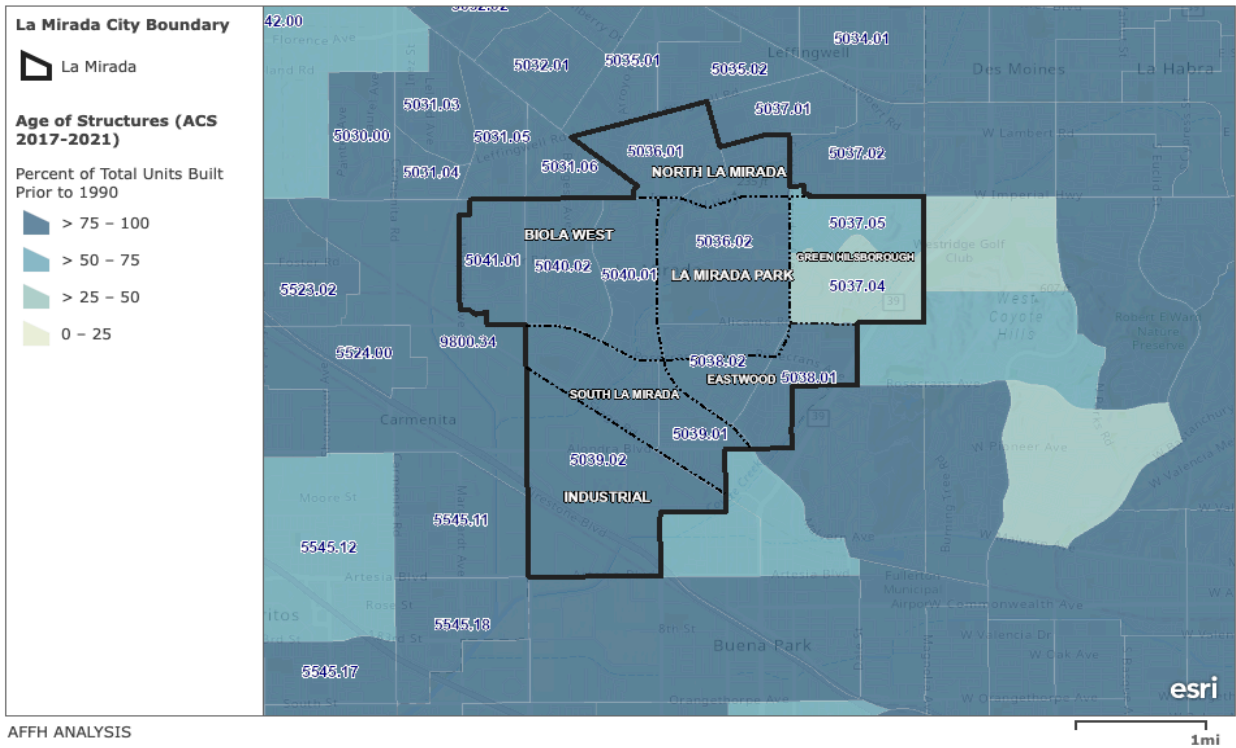


Source: AFFH Data Mapping Tool, 2023.

Approximately 86% of the housing units in the City are 30 years or older, which is consistent with the County overall (85%). Approximately 66% of La Mirada’s housing stock is 50 years or older, which is higher than the County (59%). Figure A-51 and Figure A-52 show the distribution of housing by age in La Mirada. Over 75% of housing units in most tracts are over 30 years old, with tracts in Green Hillsborough having the lowest concentration of housing over 30 years old. Housing over 50 years old is concentrated in central tracts of the City in North La Mirada, Biola West, South La Mirada, Industrial, and eastern parts of Eastwood.

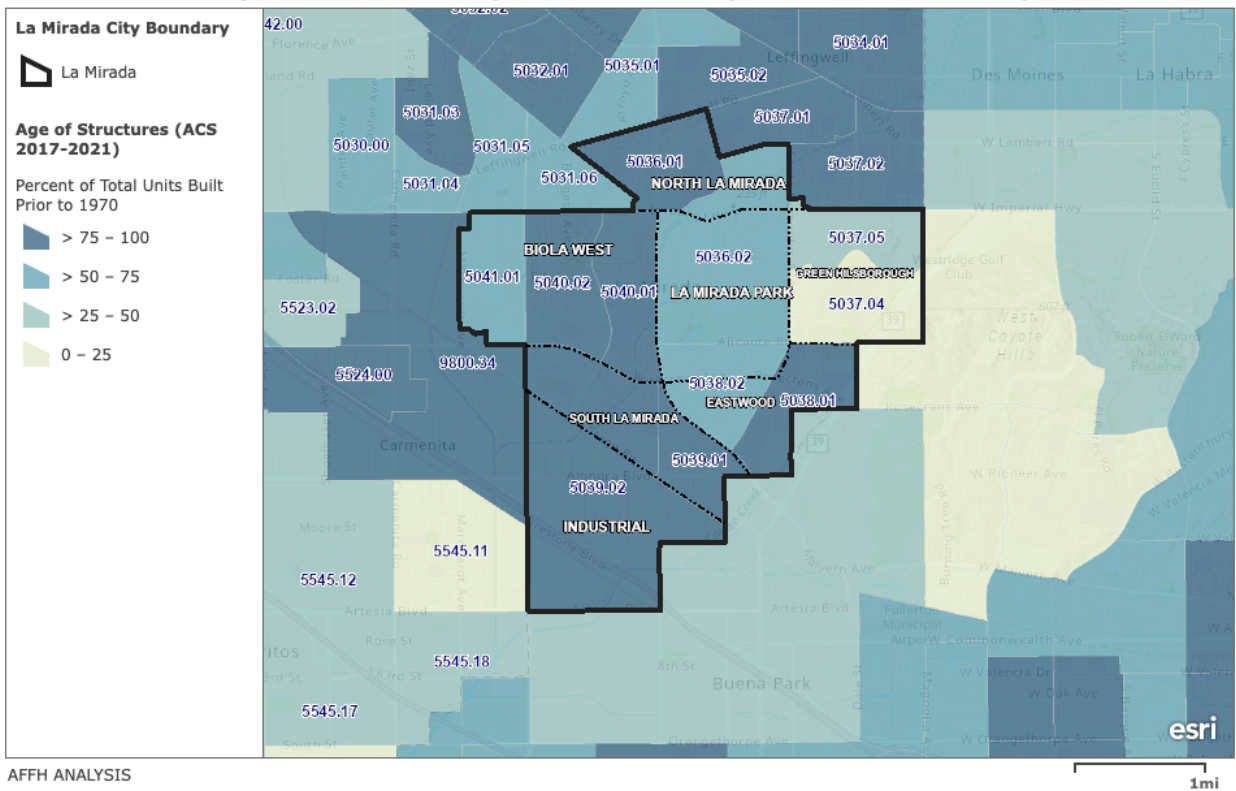
Some homes in areas such as north La Mirada have blight issues such as overgrown landscaping, substandard housing, and junk and or trash debris on properties issues due to lack of enforcement in that area Biola West, and Eastwood generally have properties that are well-maintained. Properties in Green Hillsborough are exceptionally maintained likely because they are located in HOAs. These properties are fairly larger, more expensive homes overall. However, the Foster Park neighborhood within Biola West has been targeted for improvements in the last 20 years, because it too has blight issues.

Figure A-51: Housing Built before 1990 (at least 30 Years Old)



Source: ACS 2017-2021.

Figure A-52: Housing Built before 70 (at least 50 Years Old)



Source: ACS 2017-2021.

Foster Neighborhood Slum/Blight Area

In 2014, the City of La Mirada renewed its efforts to improve the Foster Park neighborhood through the amended extension of its slum/blight area (formally entitled the La Mirada Merged Redevelopment Project Area). Through the early 2000s, the City used Community Development Block Grant (CDBG) funding to make improvements in the area, but there is still a need for the rehabilitation of residential properties and the investment in public infrastructure improvements. The Foster Park Neighborhood Slum/Blight Area established in 2014 is primarily a single-family residential community of over 1,300 residential units and 1,092 parcels totaling approximately 230 acre located in Tract 5041.01 in Biola West (Figure A-53).

In 2014, the City conducted a parcel-by-parcel survey and a blight analysis of the neighborhood area. The blight findings indicated that 498 of the 1,092 parcels (45.6%) exhibited conditions of blight. Much of the deterioration of the homes in the area was due to age and lack of general maintenance. Deficient design of both the homes and infrastructure also created issues. More than half of the parcels reviewed showed poor maintenance including cracks in the structures, excessively peeling paint, windows requiring repair, and deteriorating roofs. The City's analysis indicated that flat roofs are an obsolete design resulting in poor drainage, leaks and eventual dry rot of roofing material. Almost half (47.3%) of the parcels in the area had garages built with flat roofs. The relatively flat streets negatively affected hydrology in the neighborhood, and moderate rainstorms frequently resulted in street surface flooding.

The City's survey of the area's infrastructure also indicated issues such as poor or inadequate storm drainage systems, the need to reconstruct or resurface roadways, deteriorated curbs, gutters, and driveway aprons, as well as the need to install sidewalks and curb ramps where they were missing. According to the survey, 445 residential parcels or 40.8% of the parcels lacked sidewalks. Some neighborhood blocks also lack ADA-compliant curb ramps, required to accommodate residents with disabilities. Additionally, several streets in the Foster Park neighborhood did not include adequate street lighting.

To eliminate and abate the blighted housing conditions, the City has continued to implement its Home Improvement Program. The program is designed to assist low- to moderate-income homeowners with the correction of code violations and the repair of deteriorated or substandard housing conditions. The program utilizes financing vehicles such as emergency grants and low-interest deferred loans. The City has maintained its Code Enforcement program providing ongoing enforcement of the City's local municipal codes pertaining to building and zoning violations. The City's Code Enforcement Officer has worked with residents and business owners to eliminate blight and improve the appearance and safety of the community by investigating code violation issues. Through this focused enforcement effort, the City seeks to address the declining conditions identified in the Slum/Blight area.

According to the 2015 LA Urban County annual plan, the City's Public Works Department would implement a multi-year capital improvement program to significantly upgrade the area's infrastructure. As of 2023, every street has been rehabilitated and slurry sealed in the last 10 years. Major storm drain repairs to eliminate street flooding; curb, sidewalk, and gutter improvements; and more than 100 additional street light additions were also completed in the past 10 years.

Figure A-53: Foster Neighborhood Slum/Blight Area



Source: 2015 Los Angeles Urban County Action Plan

A.6.4 Displacement Risk

HCD defines “sensitive communities” as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%,
 - Share of people of color is above 50%,
 - Share of very low-income households that are severely rent burdened households is above the county median,
 - The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

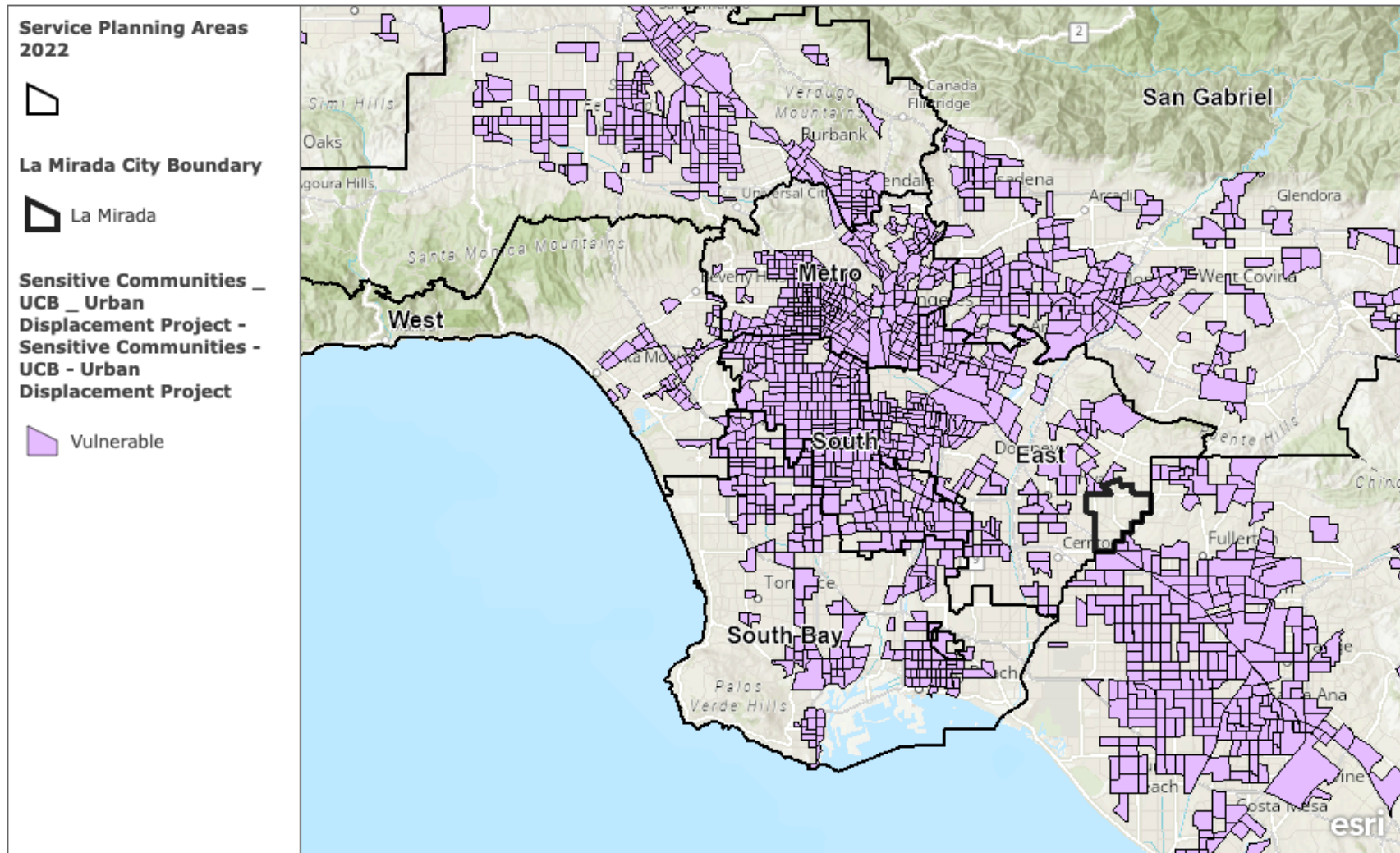
Regional Trend

Figure A-54 shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the cities of Los Angeles, Inglewood, South Gate, Compton, East Los Angeles, and parts of the San Gabriel Valley. There are fewer vulnerable communities in coastal areas from Rolling Hills to Malibu.

Local Trend

As shown on Figure A-54, no tracts in La Mirada are identified as a sensitive community. However, even if not meeting UC Berkley’s definition of sensitive communities to displacement, usually lower income households (especially renters which experience high cost burden rates) are more vulnerable to displacement, particularly in areas targeted for redevelopment. Given that the City has identified many of its RHNA units along the Imperial Highway Specific Corridor, which covers areas with a high concentration of renters and lower income households (particularly in Biola West). The City will include anti-displacement strategies to protect these residents such as rental assistance grants and replacement housing. In addition, displacement does not only apply to residents but businesses that may need to relocate as shopping centers are redeveloped. The City’s anti-displacement strategies include business assistance.

Figure A-54: Regional Sensitive Communities At Risk of Displacement



AFFH ANALYSIS

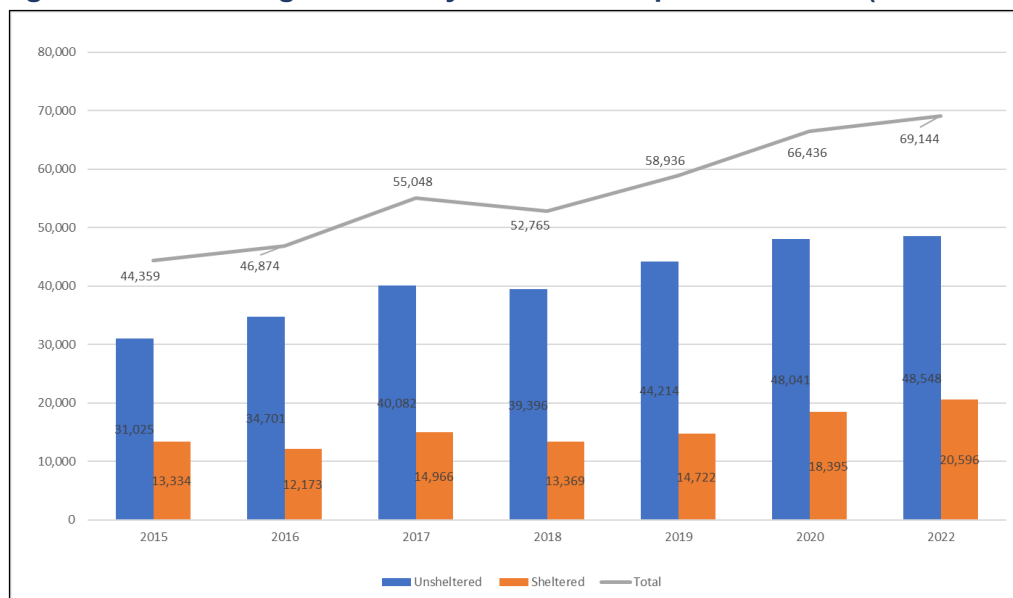
Source: HCD AFFH Data Viewer, 2023.

A.6.5 Homelessness

Regional Trend

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 69,144 persons experiencing homelessness in Los Angeles County in 2022. The Point-in-Time (PIT) count was conducted in February 2022 and the data was released in September 2022.⁶ Figure A-55 shows the trends in Los Angeles County of unsheltered and sheltered individuals from 2015 to 2022. It should be noted that no count was conducted in 2021 due to the COVID pandemic. While there was an increase of approximately 2,708 persons experiencing homelessness between 2020 and 2022, the increase in unsheltered persons was only about 500. This was due to an increase in shelter beds in the County over the 2-year period.

Figure A-55: Los Angeles County Homeless Population Trend (2015-2022*)



*No Point-in-Time Count was conducted in 2021 due to the COVID pandemic
Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020, 2022 LA County/LA Continuum of Care (CoC) Homeless Counts

Table A-17 shows the homeless populations in 2020 and 2022 by population type, gender, and health/disability. The largest increases in subpopulation groups were unaccompanied minors (increase of 64%), persons who identified as non-binary/gender non-conforming (increase of 278%) and persons with substance abuse disorders (110%). Subpopulations that saw a decrease between 2020 and 2022 were transitional aged youth (decrease of 52%) and persons identifying as transgender (decrease of 36%).

6 LAHSA, 2022 Greater Los Angeles Homeless County Slide Deck, September 8, 2022. www.lahsa.org

| | 2020 | | 2022 | | Percent Change |
|--|---------|---------|---------|---------|----------------|
| | Persons | Percent | Persons | Percent | |
| Total | 66,436 | 100% | 69,144 | 100% | 4% |
| Individuals | 53,619 | 81% | 58,251 | 84% | 9% |
| Transitional Aged Youth (18-24) | 4,278 | 6% | 2,067 | 3% | -52% |
| Unaccompanied Minors (under 18) | 74 | <1% | 121 | <1% | 64% |
| Family Members ₂ | 12,817 | 19% | 10,893 | 16% | -15% |
| Veterans | 3,902 | 6% | 3,942 | <1% | 1% |
| People Experiencing Chronic Homelessness | 25,490 | 38% | 28,576 | 41% | 12% |
| Fleeing Domestic/Intimate Partner Violence | 4,356 | 7% | 4,750 | 8% | 9% |
| Gender | | | | | |
| Male | 39,348 | 67% | 46,016 | 67% | 17% |
| Female | 18,331 | 31% | 22,294 | 32% | 22% |
| Non-Binary/Gender Non-Conforming | 200 | <1% | 755 | 1% | 278% |
| Transgender | 1,057 | 2% | 678 | 1% | -36% |
| Health and Disability³ | | | | | |
| Substance Use Disorder | 7,836 | 13.3% | 16,431 | 26% | 110% |
| HIV/AIDS | 1,306 | 2.2% | 1,478 | 2% | 13% |
| Serious Mental Illness | 13,670 | 23.2% | 15,499 | 25% | 13% |

1 No Point-in-Time Count was conducted in 2021 due to the Covid pandemic

2 Members of families with at least one child under 18.

3 Indicators are not mutually exclusive.

Source: Los Angeles Homeless Services Authority (LAHSA), 2020 and 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Table A-18 shows the race and ethnicity of the County’s homeless population in 2022 as well as the percentage in the County’s overall population. Approximately 45% of the homeless population in 2022 were Hispanic or Latino. This group makes up one-half of the County’s population overall. A disproportionate percentage of persons experiencing homelessness were Black or African American individuals. They represented 30% of the homeless population while only making up about 9% of the County’s population overall. Conversely, Asian residents comprise about 16% of the County, but less than 1% of the homeless population in 2022.

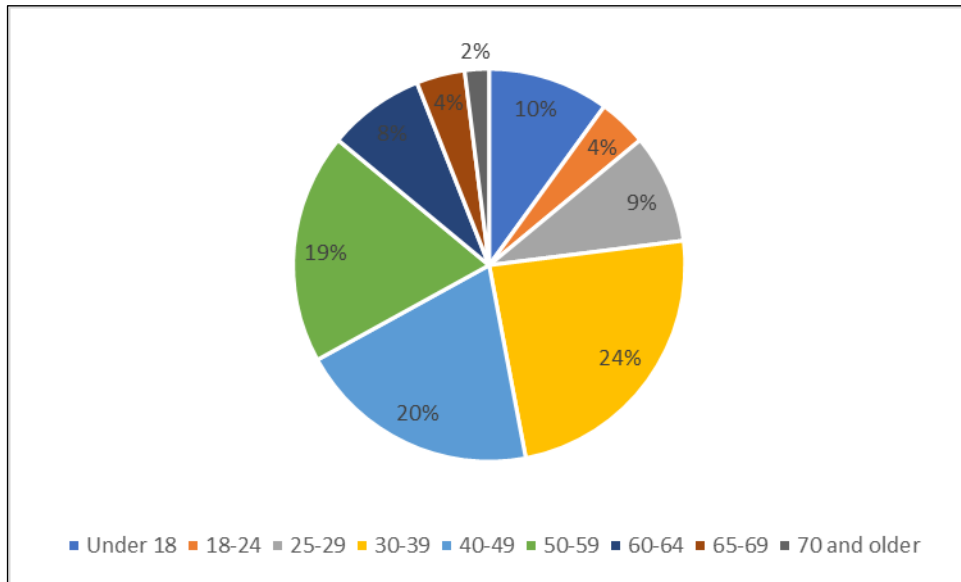
Table A-18: Race and Ethnicity of LA County CoC Homeless Population (2022)

| Race / Ethnicity | Total Homeless Pop. | Prevalence in Homeless Pop. (%) | Prevalence in LA County Pop. (%)* |
|--|---------------------|---------------------------------|-----------------------------------|
| Hispanic/Latino | 28,940 | 44.5% | 49.1% |
| Black/African American (Non-Hispanic/Latino) | 19,523 | 30.0% | 9.0% |
| White (Non-Hispanic/Latino) | 13,661 | 21.0% | 25.3% |
| Mixed or Multiple races (Non-Hispanic/Latino) | 1,637 | 2.5% | 3.3% |
| Asian (Non-Hispanic/Latino) | 598 | 0.9% | 15.6% |
| American Indian/Alaska Native (Non-Hispanic/Latino) | 610 | 0.9% | 1.5% |
| Native Hawaiian/Other Pacific Islander (Non-Hispanic/Latino) | 142 | 0.2% | 0.4% |
| Total | 65,111 | 100% | - |

Source: Los Angeles Homeless Services Authority (LAHSA), 2022 LA County/LA Continuum of Care (CoC) Homeless Counts

Figure A-56 shows the percentage of homeless persons by age in 2022. The largest percentage were persons age 30 to 39 (24%) while the lowest were persons age 70 or older (2%). Children (age 18 and younger) accounted for 10% of the homeless population.

Figure A-56: Los Angeles CoC Homeless Population by Age



Source: Los Angeles Homeless Services Authority (LAHSA), 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.

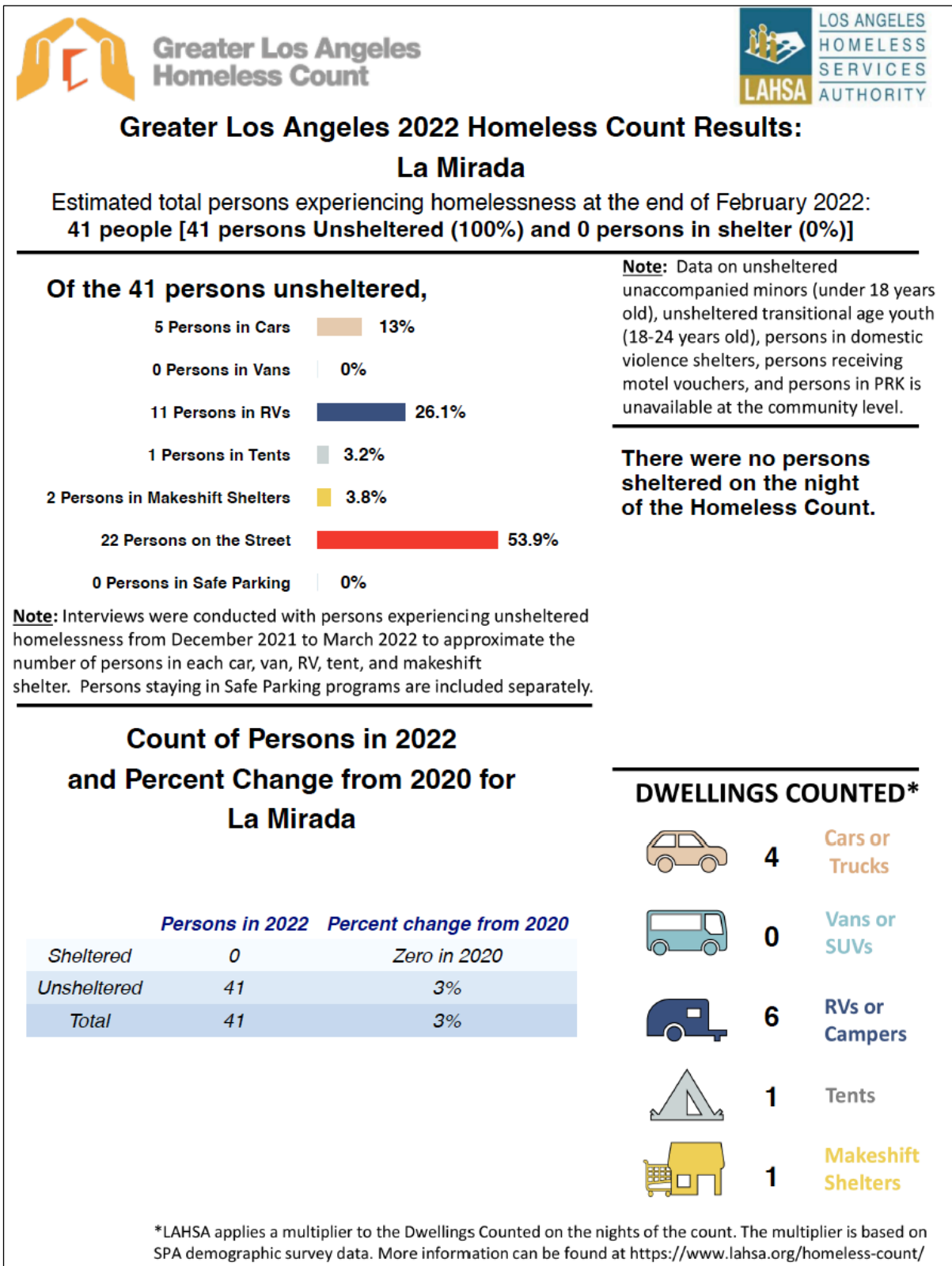
Local Trend

Los Angeles County is divided into Service Planning Areas (SPAs), and La Mirada is located in SPA 7.⁷ According to the 2022 PIT Counts, 4,781 persons were experiencing homelessness in SPA in 2022, 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. Figure A-57 shows detailed results from the 2022 PIT Count for the City.

All of the persons experiencing homelessness counted in the City were unsheltered, with over half (54%) in the street, 39% were in some type of vehicle, such as cars, vans or RVs, and 7% in tents or makeshift shelters.

⁷ SPA 7 serves the communities of Artesia, Bell, Bellflower, Bell Gardens, Cerritos, City of Commerce, City Terrace, Cudahy, Downey, East Los Angeles, Hawaiian Gardens, Huntington Park, La Habra Heights, Lakewood, La Mirada, Los Nietos, Maywood, Montebello, Norwalk, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Walnut Park, Whittier, and others.

Figure A-57: 2022 Homeless Count Results: La Mirada



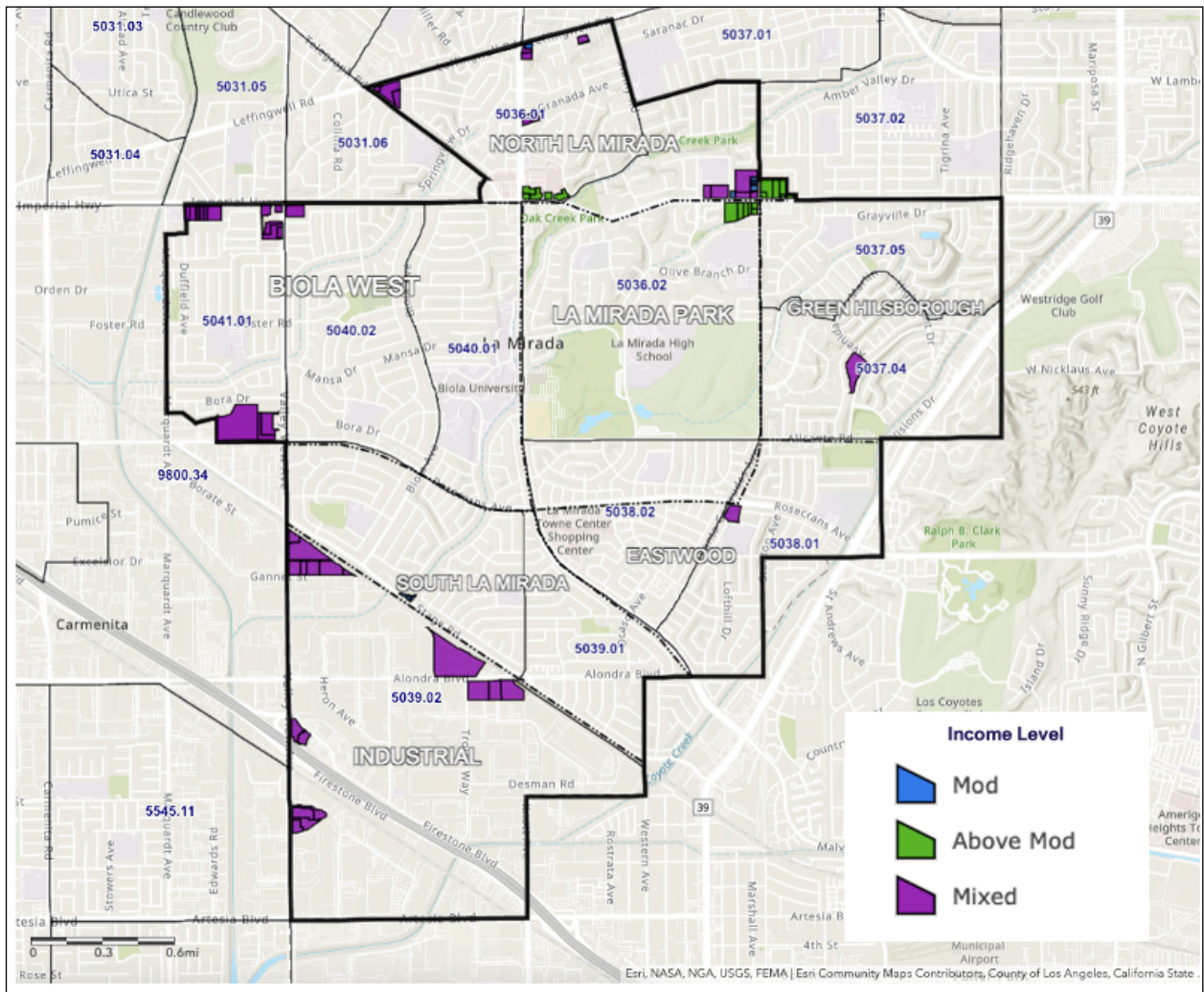
Source: Los Angeles Homeless Services Authority (LAHSA), 2022 LA County/LA Continuum of Care (CoC) Homeless Counts

A.7 Sites Inventory

AB 686 requires a jurisdiction’s site inventory “...shall be used to identify sites throughout the community, consistent with...” its duty to affirmatively further fair housing. A discussion of the distribution of units (the number of units, location and assumed affordability of identified sites throughout the community relative to all components of the assessment of fair housing is provided here. Table A-19 and Figure A-58 show the distribution of the sites inventory by income level. This analysis only includes the units from the appropriately zoned Imperial Highway Specific Plan, Infill Areas, and the 27 rezone sites that will be used to accommodate the City’s shortfall. (See Appendix B, Section B.3.6 Rezone Sites to Accommodate Shortfall for details and Tables B-19 though Tables B-22).

| Neighborhood | Lower Income | | Moderate Income | | Above Moderate Income | | Total Units | |
|---------------------|---------------------|--------|------------------------|--------|------------------------------|--------|--------------------|--------|
| North La Mirada | 71 | 6.9% | 38 | 6.8% | 90 | 0.9% | 199 | 7.7% |
| Biola West | 271 | 26.3% | 159 | 28.6% | 275 | 27.3% | 705 | 27.2% |
| La Mirada Park | 97 | 9.4% | 56 | 9.4% | 112 | 11.1% | 265 | 10.2% |
| Green Hillsborough | 18 | 1.7% | 7 | 1.3% | 58 | 5.7% | 83 | 3.2% |
| Industrial | 574 | 55.7% | 295 | 53.2% | 474 | 47.0% | 1,343 | 51.8% |
| | 1,031 | 100.0% | 555 | 100.0% | 1,009 | 100.0% | 2,595 | 100.0% |

Figure A-58: La Mirada Site Inventory By Income Category



Overall, sites are distributed throughout the City though they are concentrated in the Industrial neighborhood due to the large parcel size and high capacity in these sites. About 50% of the RHNA units are located in the Industrial neighborhood, making up about 52% of the City’s lower income RHNA sites, 56% of moderate-income sites, and 53% of the above moderate income sites. Due to the City’s limited land constraints, the City had to identify sites to rezone to allow residential looked to underused/underperforming sites in its industrial areas for sites with the potential for redevelopment. Detailed methodology on site selection is provided in Appendix B. These sites are close to transit and other services, though the City needs to implement place-based strategies to make these areas suitable for residential use. Over the past few years, the City has made infrastructure improvements in these areas such as completing rail separations at all major rail crossings. In the Sixth Planning Cycle, the city will rehabilitate at-grade spur cycles and pursue complete street improvements. In addition, during the upcoming General Plan update following the adoption of the Housing Element, the City will develop a more comprehensive plan to improve these areas. Sites in the Industrial neighborhood are all rezoned sites and are intended to promote new housing opportunities in High Resource areas for all residents. The AFFH meaningful actions matrix in the Housing Plan details the City’s plan to improve conditions in the Industrial neighborhood and improve housing opportunities in High Resource areas.

About 27% of RHNA sites are concentrated in Biola West. Biola West, specifically Census Tract 5041.01 (West La Mirada) has been identified as an area with concentrated needs. Portions of West La Mirada are part of the Imperial Highway Corridor Specific Plan. The Imperial Highway corridor is one of the primary areas of the City with potential for economic growth. The corridor currently has a number of underutilized properties and is not currently maximizing its potential as a primary business and activity corridor. The Imperial Highway Specific Plan (IHSP) establishes a comprehensive strategy to attract additional commercial, office, and retail businesses and increase residential opportunities. Also, while Tract 5041.01 has a concentration of housing needs, the City has invested millions of dollars to make infrastructure and public improvements over the past decade. Today, virtually every street has been rehabilitated and slurry sealed in the last 10 years. Major storm drain repairs to eliminate street flooding; curb, sidewalk, and gutter improvements; and more than 100 additional street light additions have been completed. The City's strategy in locating mixed-income units here is to provide affordable housing opportunities for residents experiencing housing problems and continue to make quality of life improvements through private investment. Of the 642 RHNA units in Tract 5041.01, 37% are lower income. In addition, Frontier Park will be a key community gathering area for the dissemination of fair housing information and other City programming as part of the City's outreach plan in the next Cycle. A comprehensive AFFH plan is found in the Housing Plan (Table 2 in Housing Element).

La Mirada Park and North La Mirada have the third and fourth largest concentrations of RHNA units (11% and 9% of the total RHNA). These neighborhoods did not have any issues of concentration or disproportionate needs. In fact, they are expected to provide new housing opportunities in High Resource areas for about 168 lower income households and 94 moderate income households.

Table A-20 below summarizes information about the number of sites inventory units and AFFH variables by census tracts in the City. The following section provides a detailed discussion of how the AFFH variables relate to the sites inventory for each census tract/neighborhood.

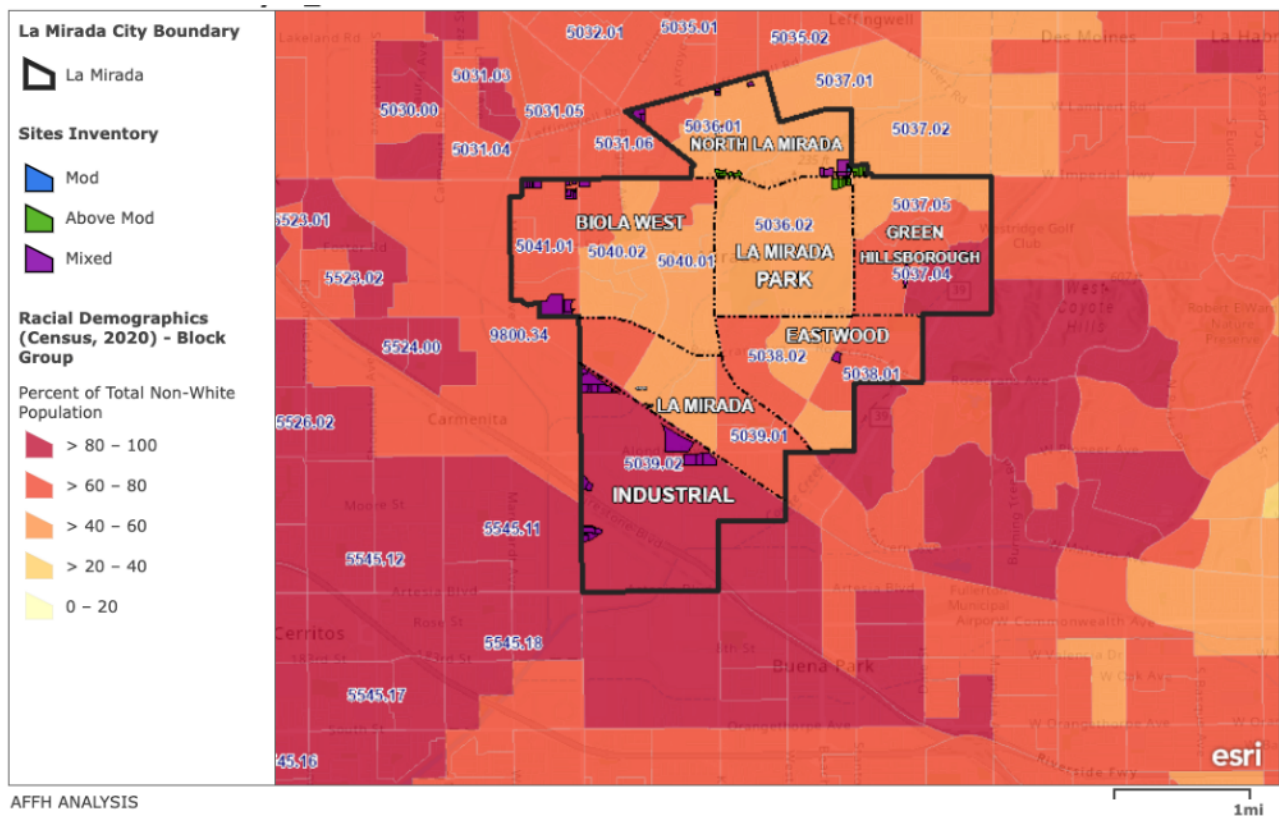
| Table A-20: Distribution of RHNA Units By Census Tract and AFFH Variable | | | | | | | | | | | | | |
|---|---------------------------------|-------------------------------|----------------------------|-----------------|-----------------------|-----------------------|--------------------|-----------------------|--------------------|----------------------------|--------------------|------------------------------|------------------------|
| Tract | # of Households in Tract | Total Capacity (Units) | Income Distribution | | | Non-White Pop. | LMI HH Pop. | TCAC Opp. Cat. | R/ECAP/RCAA | Cost burdened Owner | % Renter HH | Cost Burdened Renters | Over-crowded HH |
| | | | Lower | Moderate | Above Moderate | | | | | | | | |
| 5041.01 | 1,305 | 642 | 240 | 147 | 255 | 75.42 | 57.18 | Moderate | No | 43.20 | 39.46 | 59.80 | 7.05 |
| 5040.02 | 1,499 | 63 | 31 | 12 | 20 | 63.74 | 42.10 | High | No | 37.80 | 18.15 | 15.80 | 6.14 |
| 5039.02 | 1,502 | 1,343 | 574 | 295 | 474 | 93.63 | 33.08 | High | No | 36.60 | 16.05 | 51.50 | 3.13 |
| 5037.05 | 1,080 | 47 | 0 | 0 | 47 | 51.08 | 33.00 | High | No | 48.10 | 29.72 | 72.60 | 3.80 |
| 5037.04 | 1,952 | 36 | 18 | 7 | 11 | 71.73 | 29.57 | High | No | 41.30 | 27.20 | 69.50 | 0.00 |
| 5036.02 | 1,238 | 265 | 97 | 56 | 112 | 55.12 | 29.22 | High | No | 34.50 | 7.05 | 40.70 | 1.13 |
| 5036.01 | 1,209 | 199 | 71 | 38 | 90 | 57.89 | 38.84 | High | No | 30.00 | 19.11 | 73.20 | 2.23 |
| Total | – | 2,595 | 1,031 | 555 | 1,009 | – | – | – | – | – | – | – | – |

A.7.1 Site Analysis by AFFH Characteristic

A.7.1.1 Minority Concentration

Approximately 52% of the City’s RHNA is located in sites with the highest concentration of minorities (80%-100%). This is due to the high concentration of units (1,343 units) in the rezone sites in the Industrial neighborhood. However, these units are mixed-income and will be accompanied by private investments to improve living conditions. Segregation conditions will not be exacerbated, because mixed-income opportunities will likely attract persons of all ethnic/racial backgrounds. Development in these areas is also likely to be accompanied by amenities and private investment to improve conditions. In addition, the high concentration of minorities in the Industrial neighborhood is skewed since there was only a population count of six persons in this block group, all of which were non-White.

Figure A-59: RHNA Distribution by Minority Concentration by Block Group (2020)



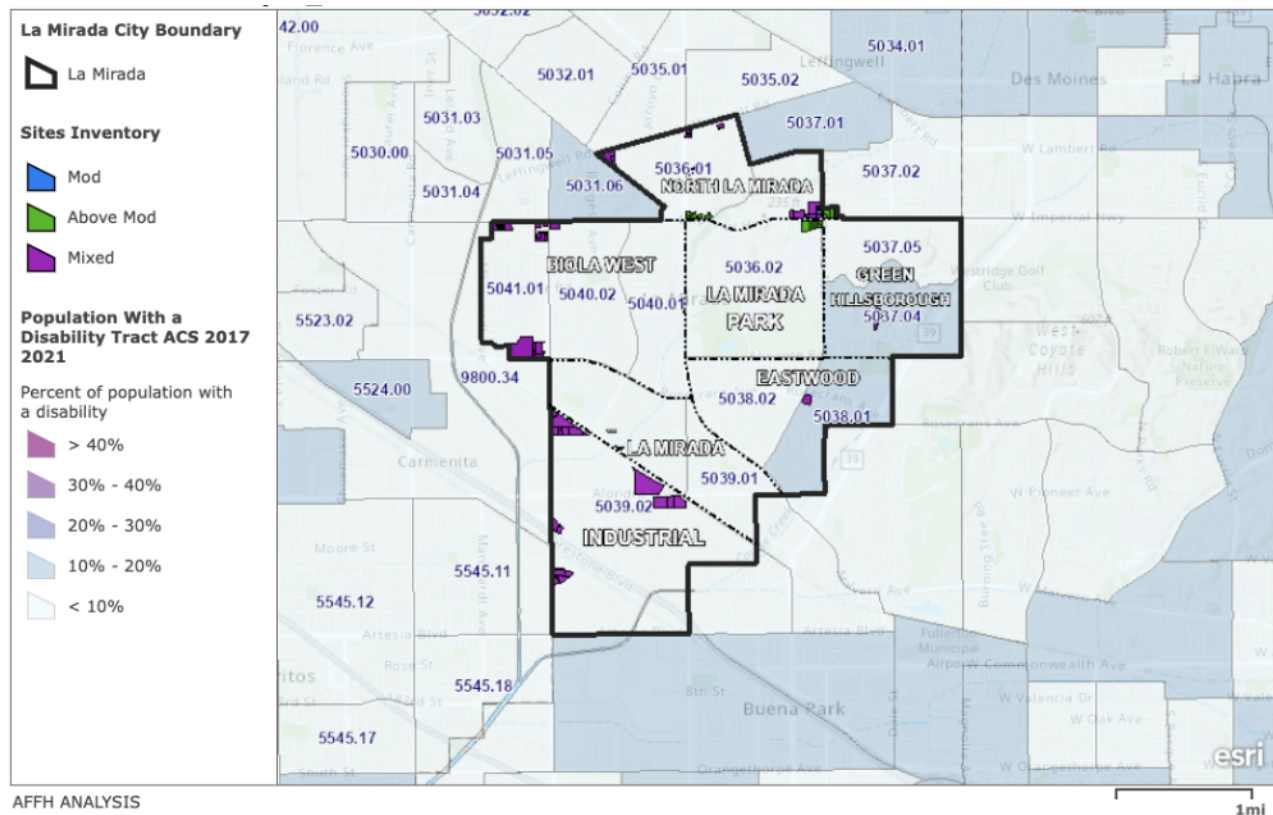
AFFH ANALYSIS

| % Minority Population | Lower | Moderate | AM | Total |
|-----------------------|-------|----------|-------|-------|
| 0-20 | 0.0% | 0.0% | 0.0% | 0.0% |
| 20-40 | 0.0% | 0.0% | 0.0% | 0.0% |
| 40-60 | 12.3% | 14.1% | 22.0% | 16.5% |
| 60-80 | 32.0% | 32.8% | 31.0% | 31.8% |
| 80-100 | 55.7% | 53.2% | 47.0% | 51.8% |
| Total | 1,031 | 555 | 1,009 | 2,595 |

A.7.1.2 Persons with Disabilities

In the majority of census tracts in the City, there are less than 10% of persons with a disability. Only Census Tract 5037.4 in Green Hillsborough and Census Tract 5038.01 in Eastwood have slightly higher concentrations of persons with disabilities. The high concentration of persons with disabilities in Green Hillsborough is likely due to the two senior living facilities. About 99% of RHNA units are distributed in tracts with lower concentrations of persons with disabilities.

Figure A-60: RHNA Distribution by Percent Population with a Disability by Tract (2017-2021)

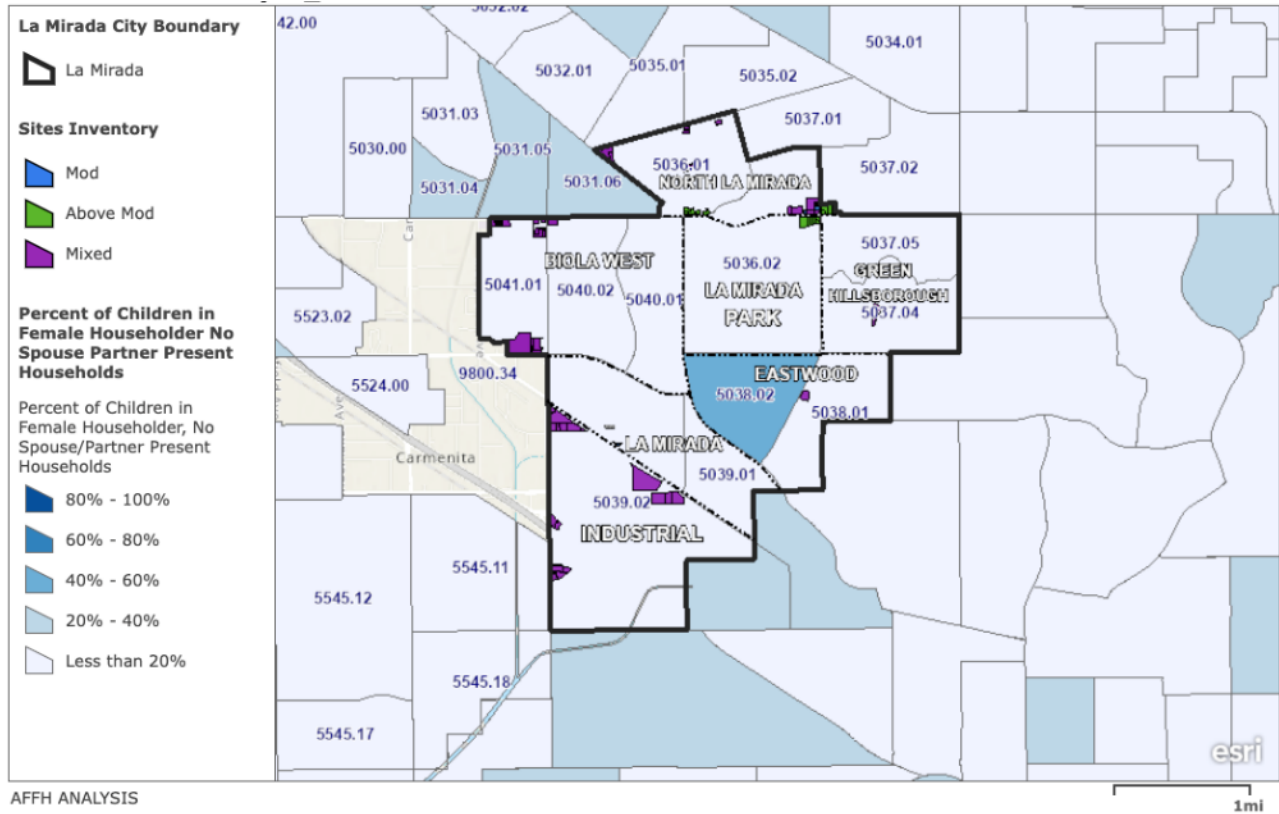


| % Population with a Disability | Lower | Moderate | AM | Total |
|--------------------------------|-------|----------|-------|-------|
| <10 | 98.3% | 98.7% | 98.9% | 98.6% |
| 10 to 20 | 1.7% | 1.3% | 1.1% | 1.4% |
| 20-30 | 0.0% | 0.0% | 0.0% | 0.0% |
| 30-40 | 0.0% | 0.0% | 0.0% | 0.0% |
| >40 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 1,031 | 555 | 1,009 | 2,595 |

A.7.1.3 Children in Female-Headed Households

Children in female-headed households are most concentrated in Tract 5038.02 (Eastwood) within the City. Because no units were distributed in this tract, conditions are not being exacerbated by the sites inventory.

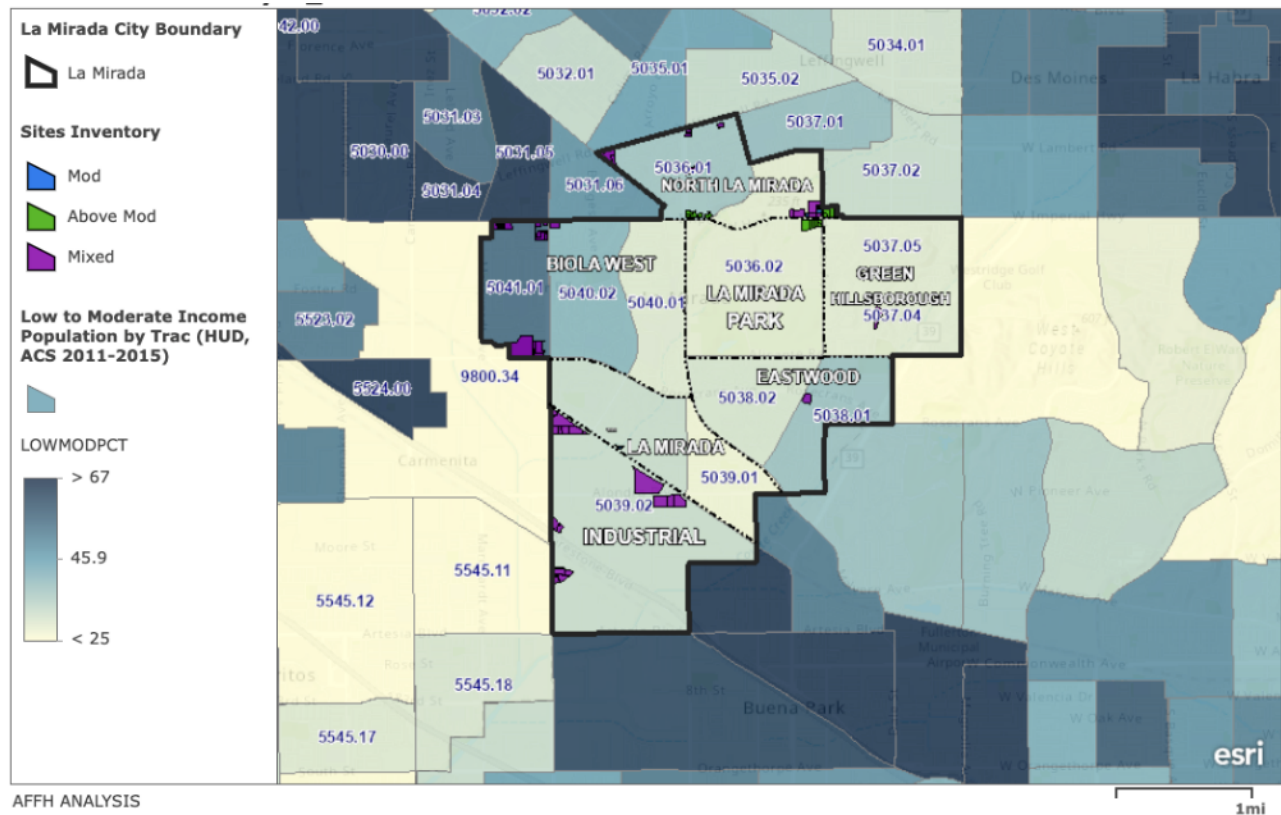
Figure A-61: RHNA Distribution by Percent Children in Female-Headed Households by Tract (2017-2021)



A.7.1.4 Low and Moderate (Lower) Income Households

Lower income households are primarily concentrated in West La Mirada (Census Tract 5041.01) in Biola West. The sites inventory includes 705 units in Biola West. This means 27% of RHNA units are in the tract with the highest concentration of lower income population. However, as stated above, the City is including a variety of meaningful actions as part of its Housing Plan to improve conditions within the tract as well as targeted activities like outreach and rental assistance to ameliorate conditions.

Figure A-62: RHNA Distribution by Percent Lower Income Households by Tract (2011-2015)



| % Lower Income Population | Lower | Moderate | AM | Total |
|---------------------------|-------|----------|-------|-------|
| 0-20 | 0.0% | 0.0% | 0.0% | 0.0% |
| 20-40 | 73.7% | 71.4% | 72.7% | 72.8% |
| 40-60 | 26.3% | 28.6% | 27.3% | 27.2% |
| 60-80 | 0.0% | 0.0% | 0.0% | 0.0% |
| 80-100 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 1,031 | 555 | 1,009 | 2,595 |

A.7.5 Racially/Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence

There are no R/ECAPs or RCAAs in the City of La Mirada.

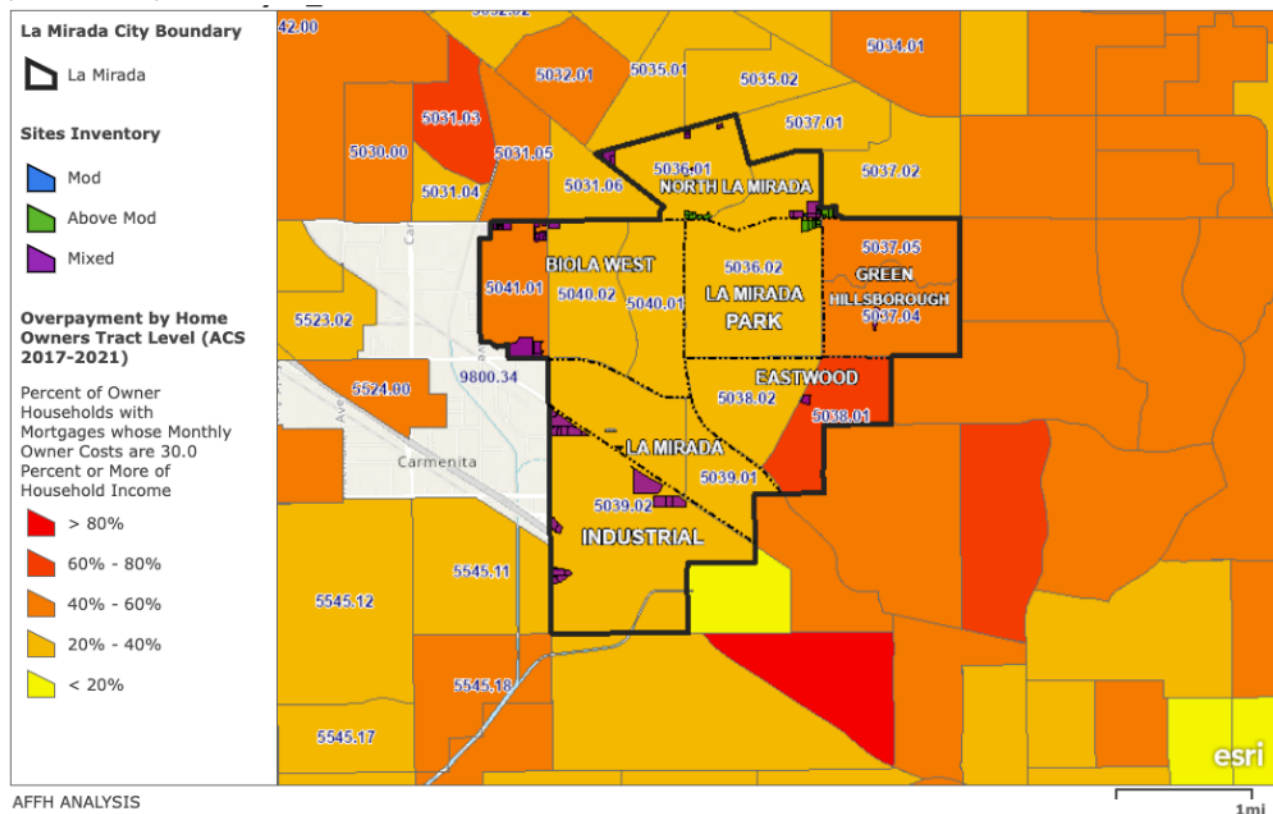
A.7.6 HCV Use

Housing Choice Voucher (HCV) use is exclusively concentrated in Green Hillsborough, a High Resource tract. Only 6% of the City’s RHNA units are located in Green Hillsborough, but due to density constraints (maximum allowable is below the default density for lower income households), the majority of units are adequate only to above moderate households. In addition, the City has identified the potential segregation forces occurring in Green Hillsborough between the new Census Tract 5037.05 (north) and Census Tract 5037.04 (south). The City has included actions to promote HCV mobility throughout the City while also providing rental assistance and more housing opportunities throughout the City.

A.7.8 Cost Burden

Eastwood has the highest concentration of cost-burdened homeowners. Zero RHNA units are located in Eastwood.⁸ While the sites inventory does not alleviate the cost burdens of homeowners in this census tract, it does create new housing opportunities throughout the City.

Figure A-64: RHNA Distribution by Percent Cost-Burdened Owner Households by Tract (2017-2021)



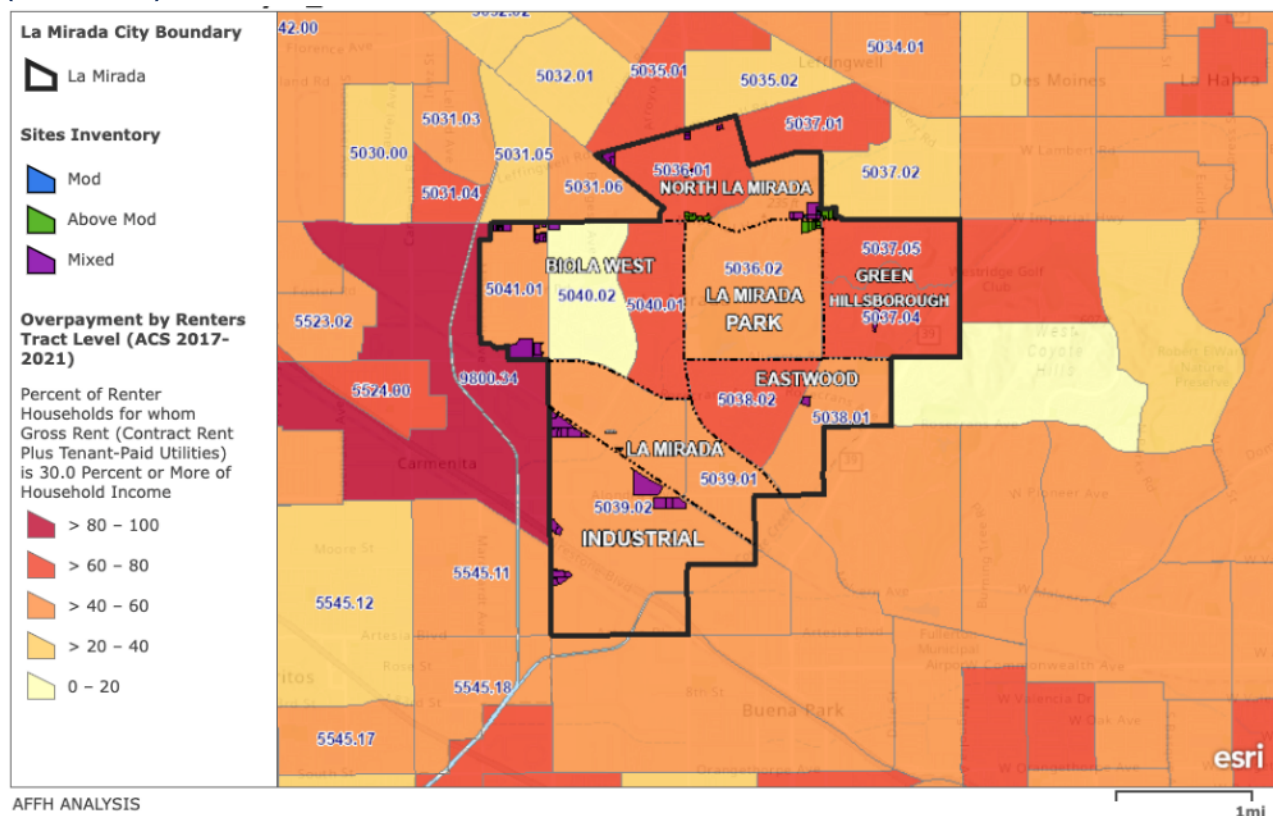
| % Cost Burdened Owner Households | Lower | Moderate | AM | Total |
|----------------------------------|-------|----------|-------|-------|
| <20 | 0.0% | 0.0% | 0.0% | 0.0% |
| 20-40 | 75.0% | 72.3% | 69.0% | 72.1% |
| 40-60 | 25.0% | 27.7% | 31.0% | 27.9% |
| 60-80 | 0.5% | 0.3% | 0.3% | 0.4% |
| >80 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 1,031 | 555 | 1,009 | 2,595 |

While cost-burdened homeowners are most concentrated in one tract (Eastwood), high cost-burdened renters are spread throughout the City. Only 10% of all RHNA units are located in areas with a concentration of cost-burdened renters. RHNA units are located in North La Mirada and Green Hillsborough tracts with the highest concentration of cost-burdened renters. RHNA units in these areas provide affordable housing opportunities for lower income households. In addition, the City is

⁸ There is a rezone site (FB7) located in Eastwood with a capacity for 10 units, However, the capacity in this site are not counted towards the City's RHNA obligations because Site FB7 does not meet the 16 unit minimum to be a shortfall site.

offering rental assistance and has planned targeted outreach in communities affected by housing problems to increase awareness of resources available.

Figure A-65: RHNA Distribution by Percent Cost-Burdened Renter Households by Tract (2017-2021)

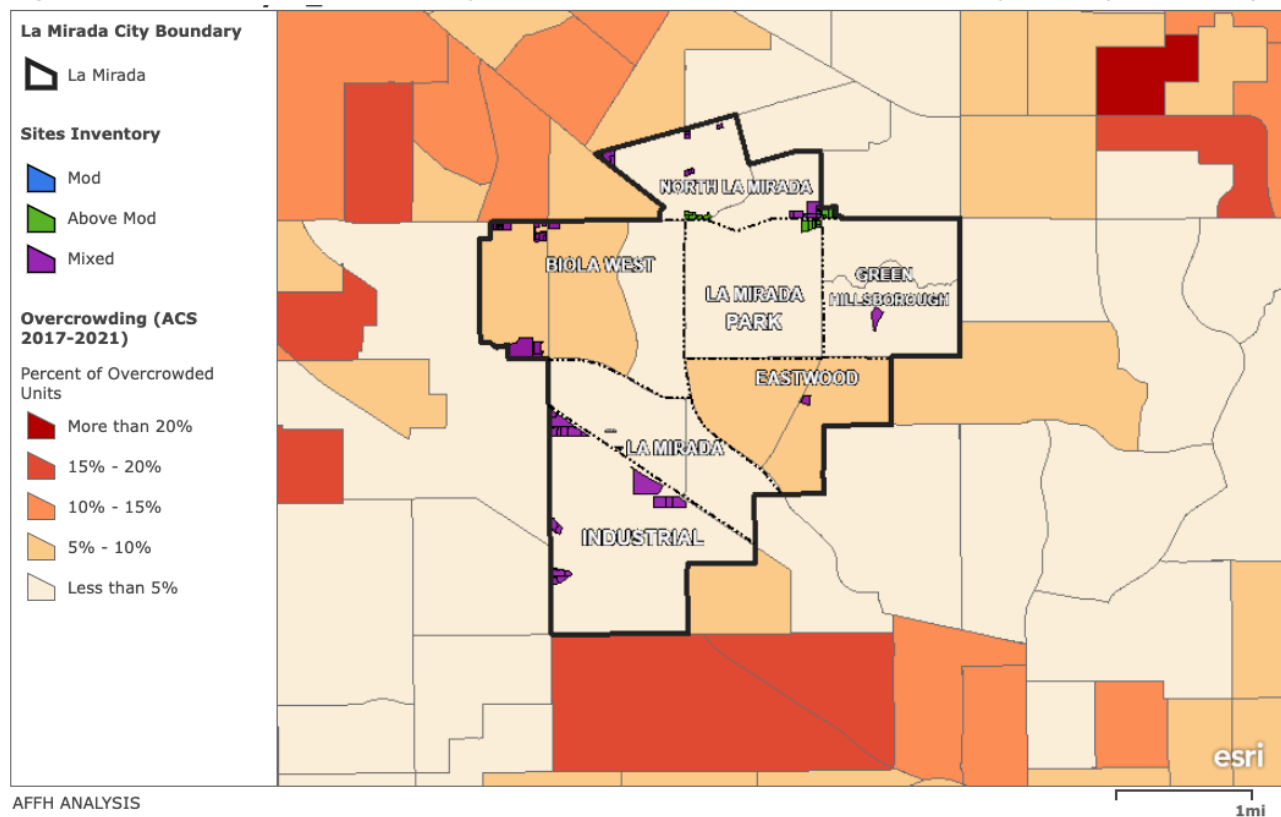


| % Cost-Burdened Renter Households | Lower | Moderate | AM | Total |
|-----------------------------------|-------|----------|-------|-------|
| <20 | 3.0% | 2.2% | 2.0% | 2.4% |
| 20-40 | 0.0% | 0.0% | 0.0% | 0.0% |
| 40-60 | 90.1% | 91.0% | 84.4% | 88.1% |
| 60-80 | 6.9% | 6.8% | 13.6% | 9.5% |
| >80 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 1,031 | 555 | 1,009 | 2,595 |

A.7.9 Overcrowding

Overcrowding conditions are most prevalent in Biola West and Eastwood. About 27% of the City’s RHNA units are located in these neighborhoods with the highest concentration of overcrowded households. These units make up about a third each of the City’s low, moderate, and above moderate income RHNA. Sites in areas with overcrowding can provide new housing opportunities for households affected by overcrowding. Programs such as the inclusionary housing ordinance will promote the availability of these units to lower income households.

Figure A-66: RHNA Distribution by Percent Overcrowded Households by Tract (2017-2021)



| % Overcrowded Households | Lower | Moderate | AM | Total |
|--------------------------|-------|----------|-------|-------|
| <20 | 73.7% | 71.4% | 72.7% | 72.8% |
| 20-40 | 26.3% | 28.6% | 27.3% | 27.2% |
| 40-60 | 0.0% | 0.0% | 0.0% | 0.0% |
| 60-80 | 0.0% | 0.0% | 0.0% | 0.0% |
| >80 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 1,031 | 555 | 1,009 | 2,595 |

A.8 Neighborhood Findings and Local Context

This section summarizes the findings by neighborhood and contextualizes findings with local knowledge.

A.8.1 Biola West (Census Tracts 5041.01, 5041.02, and 5040.01)

For the discussion of Biola West, it is important to differentiate between Census Tract 5041.01 in West La Mirada and Census Tract 5040.01. Both of these tracts were identified as having disproportionate housing needs and segregation issues, though they did not always overlap in the issues they had. This is due to the different historical and use conditions in each tract.

Foster Park Neighborhood/West La Mirada

Census Tract 5040.01, also known as the Foster Park Neighborhood, was annexed in 1978 and included nearly 1,100 parcels totaling approximately 250 acres with more than 1,300 residential units on La Mirada's western boundary. The City received an annexation request from residents of the Foster Park area in June 1975. The City Council was concerned with annexation because an estimated \$1 million in improvements was necessary on one of the area's main roads. Reservations were also expressed concerning the run-down condition of some of the properties in the area, as well as gang activity. In July 1976, the City Council voted 3-2 to support Foster Park's annexation. A special election was called in November 1977, and the residents of Foster Park voted by a 5-1 margin in favor of annexation. A referendum was then held as part of the March 1978 municipal election to determine how the rest of La Mirada felt about the matter. Voters in La Mirada approved the Foster Park annexation by a vote of 2,681 to 2,404.

Most properties in the area are single-family homes, though seven apartment buildings are located on the northern edge of the neighborhood just south of a shopping center. Located nearby is the Lake Park mobile home community, which comprises 160 mobile home units. La Mirada Vistas, a 75-unit subsidized apartment housing community for seniors age 62 and older is also located in the neighborhood.

On July 1, 2003, much of the Foster Park neighborhood was included in a Redevelopment Project Area by the City. The purpose of this action was to provide redevelopment funding to assist property owners with making home improvements and to update the infrastructure in the neighborhood. A Slum/Blight Conditions Survey was most recently completed in the neighborhood in January 2014, which is a requirement to use Federal Department of Housing and Urban Development funding through the Community Development Block Grant (CDBG) program. Code enforcement and housing rehabilitation programs are provided in the Foster Park neighborhood with CDBG funding.

Following inclusion of the neighborhood in the Redevelopment Project Area, the City provided more than \$3 million in assistance to residents through various home improvement programs. These included grants and loans. More than a quarter of the homes in the neighborhood received funding to replace roofs, correct plumbing and electrical issues, repair windows and doors, and fix stucco and paint. The City also completed comprehensive neighborhood infrastructure improvements in phases over a several year period beginning in 2009. The improvements included street reconstruction/resurfacing to improve the roadway surface condition and address drainage issues, placement of new storm drain systems and catch basins, installation of additional streetlights, replacement of damaged curb, gutter, and sidewalks, planting new parkway trees, and installation of new curb access ramps in compliance with the Americans with Disabilities Act. The improvements totaled some \$12.5 million with the last capital improvement project phase completed in 2015.

The AFFH analysis in this report found that West La Mirada continues to experience substandard conditions such as lacking complete facilities and overcrowding. Demographics in this area show a concentration of renters, lower income households, and persons living in poverty. West La Mirada is

considered to have moderate resources; the only tract not considered to be High Resource in the City. Though close to jobs, it has the highest unemployment rates in the City. West La Mirada was also found to have moderate education outcomes, most likely affected by poverty indicators in those scores. Additionally, West La Mirada was identified as having the highest park access need by the County's Comprehensive Park and Recreation Needs Assessment. Households in this tract did not have the highest concentrations of cost-burdened households; still, between 40% and 60% of households in the tract experience cost burdens. These characteristics, combined with the location of RHNA sites within the Imperial Highway Specific District (Area 1), make residents and businesses vulnerable to displacement.

A.8.2 Tract 5041.01 (Biola University Neighborhood)

Biola University, a private, nondenominational, evangelical Christian university, is located within Tract 5040.01. In the Fall of 2021, Biola University had a total enrollment of 5,555 with 59% of the students living in college-owned, -operated or -affiliated housing and 41% of students living off campus. Most of the student housing is located in Tract 5041.01 with the exception of La Mirada apartments located in Tract 5040.02. The trends of high poverty, low employment rates, and high concentration of incomplete facilities could be attributed to the student population in this tract. In addition, this tract is predominantly White, and Biola's student body is predominantly White (41%). Asian and Hispanic students make up 17% of the student body each.⁹ This tract has High resources.

A.8.3 North La Mirada (Census Tract 5036.01)

North La Mirada is considered to be High Resource. It does not appear to have any particular segregation or integration issues or disproportionate needs. Residents in the northern parts of the tract have access to High Quality Transit. The only problem identified in North La Mirada is a high concentration of cost-burdened renters.

Tract 5038.02 (La Mirada Park and Eastwood)

About 50% of Tract 5036.02 in La Mirada Park is covered by park areas or school facilities. Tract 5036.02 in La Mirada Park did not have any issues of segregation or disproportionate needs or access to opportunities. However, Census Tract 5038.02 is shared by La Mirada Park and Eastwood neighborhoods and has disproportionate housing needs. Housing issues in Tract 5038.02 were mostly regarding housing conditions and costs; it has a high concentration of cost-burdened renters as well as high overcrowding rates and incomplete facilities relative to the rest of the City. About 98% of housing units are over 30 years old, and 55% are over 50 years old.

A.8.4 Eastwood (5038.01)

Eastwood is mostly zoned for single-family residences. It has a moderate population density relative to the rest of the City and was classified as High Resource. About 61% of owner households in Tract 5038.01 are cost burdened, the highest concentration in the City. This tract also has some overcrowding issues.

A.8.5 South La Mirada (Tract 5039.01)

South La Mirada is one of the oldest neighborhoods in the City. From the late 1800s to 1950, the area was primarily ranch land. Agricultural uses dominated the landscape. The Windermere Ranch produced grapefruits, lemons, and olives on 2,378 acres, which is just under half of La Mirada's current size.

9 <https://www.collegefactual.com/colleges/biola-university/student-life/diversity/chart-ethnic-diversity.html>

Beginning in 1951, 2,218 acres of the former Windermere Ranch property were sold to home developers. By August 1956, 13 tracts comprising thousands of single-family homes had been built and mostly sold. They were typical in style to other areas in Southern California that experienced tremendous growth following the end of World War II. These neighborhoods were technically located in unincorporated Los Angeles County, as the City of La Mirada did not incorporate until 1960.

Tract 5039.01 in South La Mirada did not have any disproportionate housing needs or access to opportunities nor segregation issues. Census Tract 5039.02 is also part of South La Mirada, but most of its area is within the Industrial neighborhood so it will be discussed as part of the Industrial neighborhood below.

A.8.6 Industrial Neighborhood (Tract 5039.02)

Census Tract 5039.02 is one of the largest tracts in the City, but it is mostly zoned for industrial, manufacturing, and office uses and as a result, has the lowest population density in the City. The tract does not have any issues with the concentration of poverty or segregation. It also does not have disproportionate needs.

As shown in Section A.7, sites are distributed throughout the City though they are concentrated in the Industrial neighborhood due to the large parcel size and high capacity in these sites. About 50% of the RHNA units are located in the Industrial neighborhood, making up about 55% of the City's lower income RHNA sites, 53% of the moderate-income sites, and 47% of the above moderate-income sites. Due to the City's land constraints, the City had to identify sites to rezone to allow residential and looked to underused/underperforming sites in its industrial areas for sites to rezone to allow residential redevelopment. With the allocation of housing units in this area, making a suitable living environment will be important. However, these sites were selected because they already have qualities that make them suitable for residential uses.

These sites are close to transit and other services, and many have sidewalks, bike lanes, and streetlights, and are generally near schools, parks, and shopping centers similar to other La Mirada neighborhoods. Place-based strategies, including the development of parkettes, will assist in making these areas even more suitable for residential use. Parks are located within 0.75 miles of the northernmost proposed sites, and elementary schools are within 2 miles and as close as 0.60 miles. In recent years, the City has made major infrastructure improvements in its industrial area. All at-grade major rail crossings have been separated on Valley View Avenue and Alondra Boulevard, where Union Pacific and BNSF Railway operate rail lines, eliminating the risk of collisions among trains with motorists, bicyclists, and pedestrians. The grade separations also generally eliminate the need for train horns, which are a disturbance to residents. Construction of another grade separation project is in process in the neighboring City of Santa Fe Springs, and this project will benefit La Mirada neighborhoods and travelers. Additionally, the Valley View Avenue bridge spanning Interstate 5 was completely rebuilt within the past 2 years as part of a Caltrans project and provides safe passage for pedestrians, bicyclists, and motorists to easily access La Mirada north and south of Interstate 5. Further, bicycle lanes were recently added along Alondra Boulevard following a slurry seal surface application on the street.

In the Sixth Planning Cycle, the City will continue complete streets improvements along Valley View Avenue in the Industrial neighborhood. A major intersection improvement at Valley View Avenue and Alondra Boulevard will add a left turn lane and a dedicated right turn lane. The necessary right-of-way has already been acquired and the work is expected to begin in 2024. A continuous bike lane will be provided along Valley View Avenue from Firestone Boulevard to Imperial Highway following a planned slurry project, thereby completing a missing segment from Alondra Boulevard to Rosecrans Avenue. The City will also rehabilitate at-grade rail spurs that serve existing businesses within the Industrial neighborhood, to ensure motorist safety. The City will also work with businesses to add sidewalks along street frontage, as those properties undergo improvements. Sites in the

industrial area are all rezone sites and are intended to promote new housing opportunities in High Resource areas for all residents. The AFFH meaningful actions matrix in the Housing Plan details the City's plan to improve conditions in the Industrial neighborhood and enhance housing opportunities in High Resource areas.

A.8.7 Green Hillsborough (Tract 5037.04 and 5037.05)

Much of the land located east of Santa Gertrudes Avenue and west of Orange County was annexed into La Mirada between 1972 and 1974. This area was largely uninhabited prior to annexation and was previously owned by Standard Oil, then Chevron Oil Company. Oil drilling operations occurred in parts of the area up until the 1980s, though some neighborhoods were already built by the late 1970s. Four new housing tracts were approved by the City in 1987 in "Hillsborough," which promised to be among the Southland's most attractive, new master-planned communities according to an area newsletter. Hillsborough Drive is the main thoroughfare connecting Alicante Road to Beach Boulevard through this area. Some 800 homes on a 150-acre site were planned and completed by the early 1990s. The final neighborhood developed in the easternmost area of La Mirada, known as Hawks Pointe, was completed in 2003. This development included 132 single-family homes on 53 acres.

The Hillsborough area includes several gated communities and homeowners' associations. The homes in the area feature greenbelts and other attractive common maintenance areas, parkways with sidewalks, and numerous parks, trees, and open space. Many have neighborhood clubhouses and swimming pools. The homes in Hillsborough are among the newest and most highly valued in La Mirada. The infrastructure and homes are well-maintained and feature modern designs.

Hillsborough and other areas east of Santa Gertrudes Avenue include a number of affordable senior housing communities. These include Somerset Glen (161 units), Breezewood Village (122 units), and Vista Alicante (100 units). Affordable homeownership assistance programs were provided to 37 residents of The Glen at Hillsborough, a community of attached townhomes.

Hillsborough is home to many families of Asian descent. The area has an especially strong Korean-speaking presence and, along with portions of nearby Fullerton, La Habra, and Buena Park, comprises one of the highest concentrations of Koreans in the United States. La Mirada and many neighboring Orange County communities feature Korean restaurants, shops, and other businesses. Local news articles indicate that many Korean families relocated to the area following the civil unrest that occurred in Los Angeles during 1992. This year coincides with the time that many of the neighborhoods in Hillsborough were nearing completion.

As a result, Green Hillsborough has unique characteristics related to AFFH. Green Hillsborough did not appear to have the high concentration of lower income households usually associated with a high concentration of Housing Choice Voucher (HCV) use or a concentration of renter households at the tract level. In fact, Green Hillsborough had the highest per capita median income in La Mirada and, as explained above, this area includes many gated communities. Green Hillsborough is a great example of increasing housing opportunities for lower income households in High Resource areas. Of note is that while most of the analysis available at the time of writing this Housing Element identified Green Hillsborough as a single tract (5037.03), this tract was split into two tracts (North and South) based on the 2020 Census. Data visualization available at a census block group level or that used the new Census boundaries showed that there is marked difference between north and south Green Hillsborough. The northern part is predominantly White, while South Green Hillsborough has a higher concentration of minorities and persons with disabilities and has two of the three senior living facilities in the City. Preserving affordable housing opportunities will be important in this neighborhood as well as ensuring that the neighborhood does not become increasingly segregated.

A.9 Issues and Identification and Prioritization of Contributing Factors

AB 686 requires identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). *Fair housing contributing factor* (or contributing factor) means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to City’s meaningful actions. A comprehensive list of meaningful actions is found in Section 4 of the City’s Housing Element (Program 16). Table A-21 below highlights five key issues identified, as well as the contributing factors for each issue. The table also provides a rationale for the prioritization of the contributing factors.

| Table A-21: Issues and Identification and Prioritization of Contributing Factors | | | |
|--|---|---|---|
| Issue | Contributing Factor | Priority | Program with AFFH Meaningful Actions |
| #1 Limited Fair Housing Outreach Capacity and Resources | | | |
| The City’s fair housing outreach services are contracted and delivered in a Countywide manner. There are no dedicated outreach and educational workshops in the City of La Mirada or targeted outreach efforts to communities such as West La Mirada/Foster Park neighborhood, where there is a concentration of poverty and minorities experiencing housing problems such as substandard conditions. In addition, fair housing information and resources are not readily available on the City’s website. Fair housing resources and contacts are also not readily visible in the City’s website. Given the trends of fair housing complaints being heavily related to landlord/tenant information and notices, it is important to focus efforts in areas with a high concentration of renters, keeping in mind their special needs like linguistic isolation and accommodations. In addition, because the City expects an increase in accessory dwelling units (ADUs), it is important to educate these potential new landlords of their fair housing rights responsibilities. | Lack of fair housing programming Lack of targeted outreach Lack of a marketing/outreach program Language barriers for non-English speaking community members Lack of awareness of available resources | High Resources to educate, investigate, and enforce fair housing complaints are key to ensuring fair housing protections are accessible and effective for protected classes. In addition, proactive interventions to fair housing issues prevent displacement. | 8, 16, Housing Element Update Outreach and Education Plan |

| Table A-21: Issues and Identification and Prioritization of Contributing Factors | | | |
|--|---|---|--|
| Issue | Contributing Factor | Priority | Program with AFFH Meaningful Actions |
| #2 Disproportionate Housing Needs and Access to Opportunities in Segregated Communities with a Concentration of Lower income Households and minorities | | | |
| West La Mirada (Tract 5041.01) has a concentration of lower income households and minorities, and about 24% of households are linguistically isolated. This is the only tract in the City considered to be Moderate Resource (all other tracts are High Resource) and mostly faces economic challenges such as low employment rates and lowest per capita income levels. West La Mirada has the highest park needs in the City and among the lowest transportation connectivity in the City. West La Mirada, a designated Slum/Blight area, has the highest concentration of substandard housing and infrastructure needs in the City. West La Mirada has one of the highest concentrations of owner burdened households and overcrowding in the City. | <p>Lack of private investments in specific neighborhoods</p> <p>Lack of public investments in specific neighborhoods</p> <p>Lack of jobs and/or workforce development</p> <p>Lack of affordable housing</p> <p>Language barriers for non-English speaking community members</p> | <p>High</p> <p>Reinvestment in communities helps spark recovery and provide opportunities for existing residents.</p> | 1,2,3,4,6,13, funding for Housing and CIP projects |
| #3 Concentration of HCV Use and Senior Housing in a Single Census Tract Experiencing Possible Segregation | | | |
| Green Hillsborough is a unique community from an AFFH standpoint. It has one of the highest per capita incomes in the City as well as highest home values, characterized by gated communities and well-maintained properties. At the same time, all HCV use is concentrated in this neighborhood, and three of the City's four subsidized developments are located here. In addition, Green Hills has one of the highest concentrations of renters in the City, minorities (predominantly Asian), cost-burdened renters, and one of the highest linguistic isolation rates in the City. | <p>Lack of affordable housing</p> <p>Language barriers for non-English speaking community members</p> | <p>Medium</p> <p>While having subsidized housing and HCV users in a High Resource area is a good strategy to increase access to opportunities and resources, the overconcentration in a single tract is not optimal, especially considering that all other tracts in the City also have high resources. Also, the neighborhood was recently divided into two tracts that have a different demographic composition, which may lead to segregation.</p> | 10, 11, 15, 16, HCV Mobility, Housing Element Update Outreach and Education Plan |

| Table A-21: Issues and Identification and Prioritization of Contributing Factors | | | |
|--|---|--|---|
| Issue | Contributing Factor | Priority | Program with AFFH Meaningful Actions |
| #4 Displacement Risk due to the Location of Areas Targeted for Reinvestment | | | |
| The City has identified a large portion of its RHNA in the Industrial neighborhood (Tract 5039.02). There are no existing residential uses in this neighborhood and though close to transit and considered High Resource, new residential neighborhoods will need to be accompanied by improvements to provide a high quality of life for its residents. | Lack of available land for housing Lack of affordable housing Lack of private investments in specific neighborhoods Lack of public investments in specific neighborhoods | High The City’s policy to incentivize redevelopment in West La Mirada may increase displacement forces in the neighborhood. The City needs to implement actions to reduce displacement risk. | 10, 13,14, 16, and business assistance |
| # 5 New Housing Opportunities in Areas with Industrial Areas with Low Environmental Quality and without Residential Development | | | |
| The City has identified a large portion of its RHNA in the Industrial neighborhood (Tract 5039.02). There are no existing residential uses in this neighborhood though close to transit and considered High Resource. | Lack of available land for housing Lack of affordable housing Lack of private investments in specific neighborhoods Land use and zoning regulations Proximity to highways | High Because the City is mostly developed, there is limited land available for housing. The City found suitable sites for development that need to be rezoned to accommodate RHNA shortfalls. These areas have not been developed for residential use, and new residential neighborhoods will need to be accompanied by improvements to provide a high quality of life for its residents. | 5,16 |