

Profile of the City of La Mirada

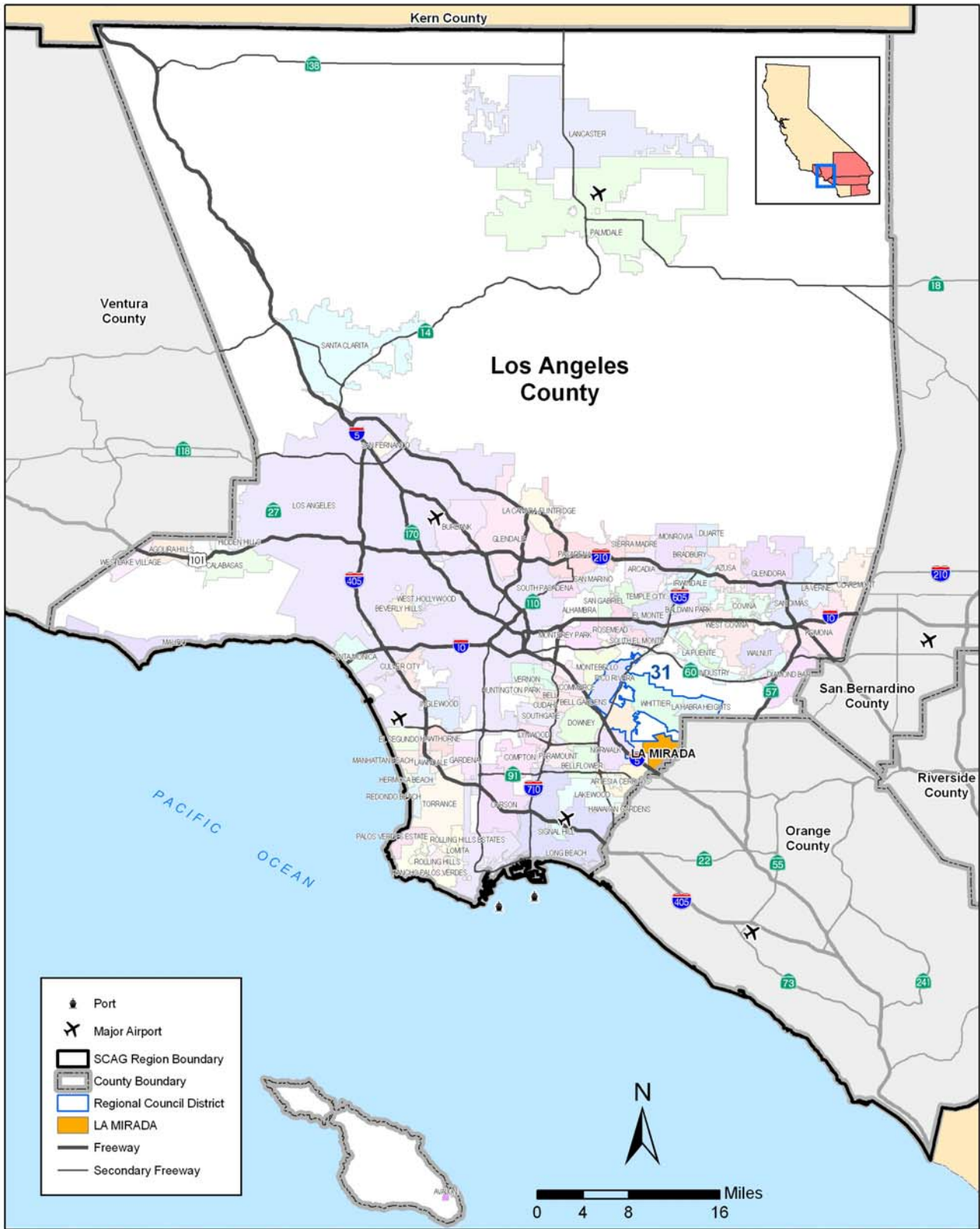
Southern California Association of Governments' (SCAG) Regional Council includes 67 Districts which represent 189 cities in the SCAG region.

SCAG Regional Council District 31 includes five cities: La Habra Heights, La Mirada, Pico Rivera, Santa Fe Springs, and Whittier
Represented by: **Hon. Stan Carroll**

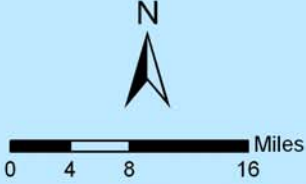


This project was funded by the Southern California Association of Governments and shared with the City of La Mirada. SCAG regularly provides local governments with services including planning data and information, technical assistance such as GIS training, and planning assistance such as analyses of visioning, infill, real estate investment, and fiscal impact.

SCAG wishes to recognize the City of La Mirada for volunteering to participate in a regionally funded demonstration project through the Compass Blueprint program. This partnership is a showcase for collaborative planning based on a shared vision on how to address the challenge of population, housing and employment growth and change.



- ⚓ Port
- ✈ Major Airport
- ▭ SCAG Region Boundary
- ▭ County Boundary
- ▭ Regional Council District
- ▭ LA MIRADA
- Freeway
- Secondary Freeway



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May 2009

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District 4
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District 6
District 7
District 8
District 9
District 10
District 11
District 12
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District 15
District 16
District 17
District 18
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District 20
District 21
District 22
District 23
District 24
District 25

MAY 2009 - REGIONAL COUNCIL ROSTER – PAGE 2

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Hon. Gil Coerper, Huntington Beach	District 64
Hon. Ginger Coleman, Apple Valley	District 65
Hon. Melanie Fesmire, Indio	District 66
Hon. Nury Martinez, San Fernando	District 67
Hon. Mark Calac, Pechanga Band of Luiseno Indians	Tribal Govt. Rep

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I. Introduction

The purpose of this report is to offer the City of La Mirada with updated information and to assist in their planning activities. Information with respect to, for example, demographic, socio-economic and housing, is obtained from a myriad of sources. In addition, data related to education is also included. The report focuses on the major changes in the city since 2000 in comparison with that of Los Angeles County. The information presented and interpreted in this report shows current trends, and may be utilized by the City as part of the basis for making its future policies.

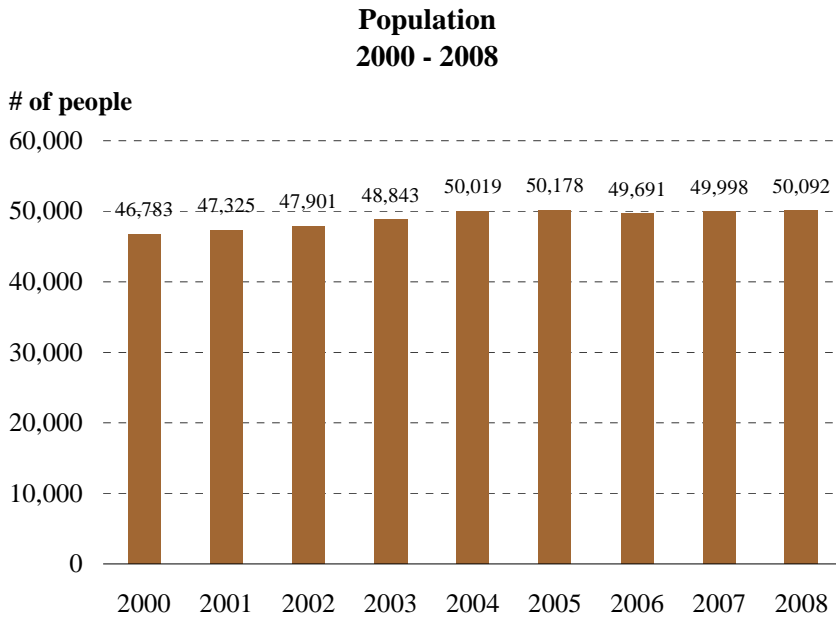
STATISTICAL DATA

<i>Category</i>	<i>La Mirada</i>	<i>Los Angeles County</i>	<i>La Mirada relative to Los Angeles County</i>	<i>SCAG Region</i>
Population (2008)	50,092	10,363,850	0.48%	18,636,934
Median Age (Yrs)	37	33.9	3.1	33.5
White (Non-Hispanic)	39.6%	28.9%	0.7%	35.30%
Asian (Non-Hispanic)	19.1%	12.8%	0.7%	11.30%
Black (Non-Hispanic)	2.0%	8.7%	0.1%	6.80%
American Indian	0.3%	0.3%	0.5%	0.30%
All Other Non-Hispanic	2.4%	2.0%	0.6%	2.30%
Hispanic	36.6%	47.3%	0.4%	43.90%
Number of Households (2008)	14,840	3,260,434	0.46%	5,849,833
Number of Housing Units (2008)	15,075	3,403,480	0.44%	6,224,661
Home Ownership Rate	82.0%	47.5%	0.8%	54.70%
Average Household Size (2008)	3.2	3.1	0.1	3.1
Median Family Income (2007) (\$)	84,081	56,930	27,151	61,901
Median Existing Home Price (2008) (\$)	403,000	399,000	4,000	382,300
Number of Jobs (2008)	19,390	4,456,896	0.44%	7,845,378

Source: Claritas, Inc. 2007, California Department of Finance, Data Quick Information Systems, SCAG.

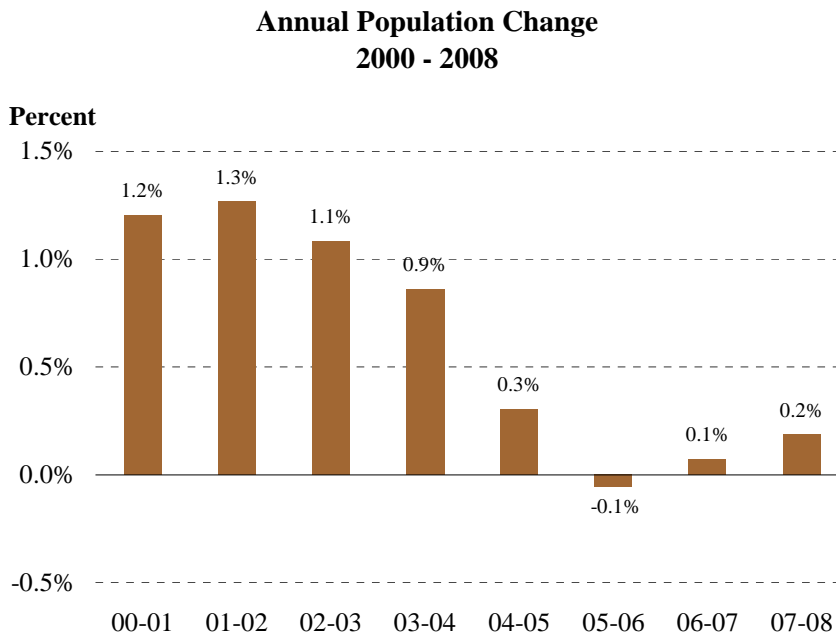
II. Population

Population Growth



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total population of the city increased by almost 3,300, reaching 50,092 in 2008.
- During this 8-year period, the city's population growth rate of 7 percent was below the Los Angeles County rate of 8.9 percent.

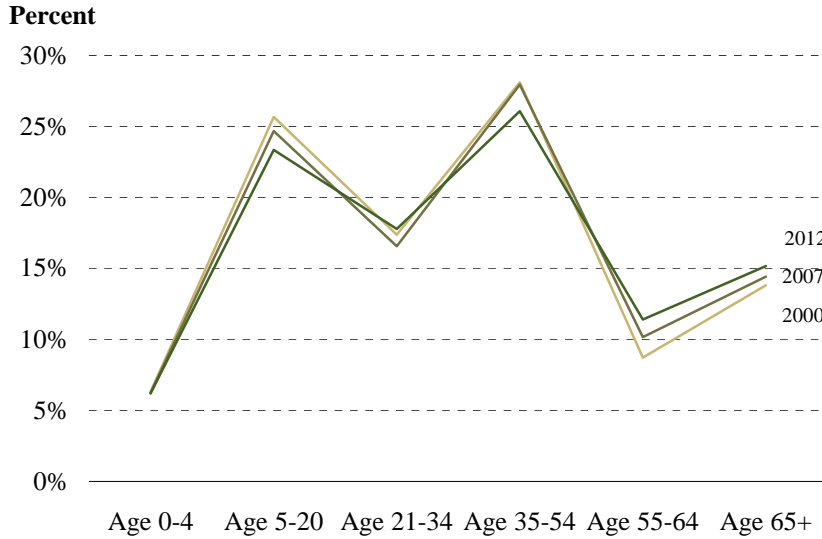


Source: California Department of Finance, E-5, May 2008

- After somewhat steady growth between 2000 and 2005, population declined by 0.1 percent between 2005 and 2006.
- From 2006 to 2007, the city resumed to a positive growth rate of approximately 0.1 percent and then 0.2 percent from 2007 to 2008.

Population by Age

**Population by Age
2000 - 2012**



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

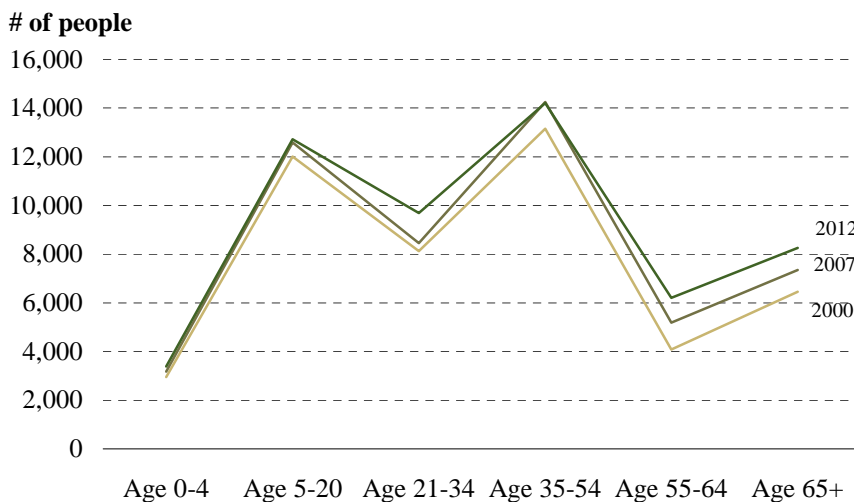
- Between 2000 and 2012, the population in La Mirada continues to be dominated by the middle-aged cohort (35 – 54 years old) and the school-age population (5 to 20 years old). Together, they are projected to account for 49 percent of the total population in 2012, decreasing from 54 percent in 2000.

- Between 2000 and 2012, the share of population aged between 55 and 64 is projected to increase from 9 percent to almost 11 percent, reflecting primarily the aging of the baby boomers.

- During this 12-year period, the share of the cohort between 21 – 34 years old is projected to increase from 17 percent to 18 percent.

- As to the population by age group, those aged 35 and older are projected to increase significantly. Specifically, between 2000 and 2012, the population aged 55 and over is projected to increase by more than 3,900.

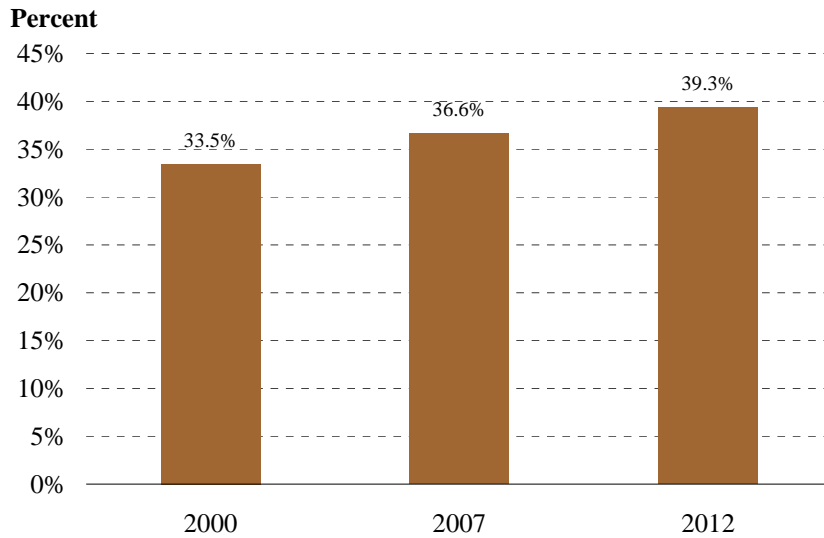
**Population by Age
2000 - 2012**



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

Population by Race/Ethnicity

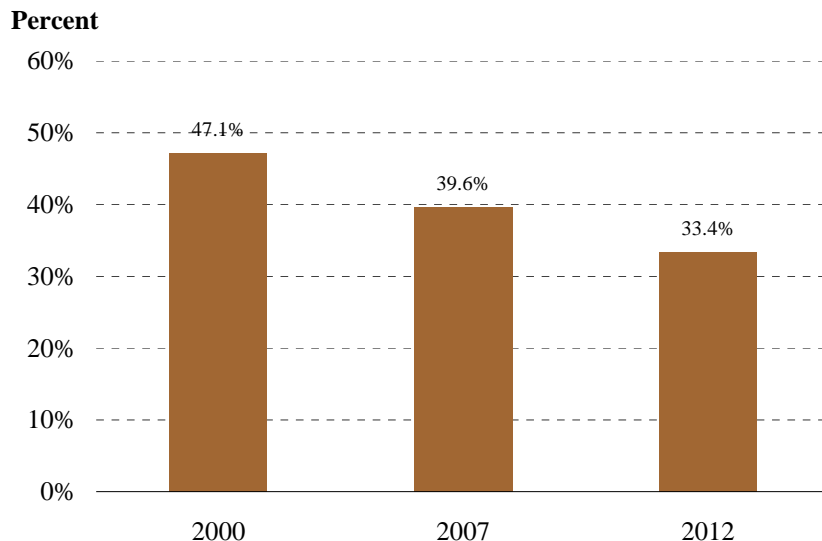
Hispanic or Latino of Any Race 2000 - 2012



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of Hispanic population in the city increased from 33.5 to 36.6 percent, significantly below the county share of 47 percent in 2007. The Hispanic population share is projected to further increase to 39 percent in 2012.

White (Non-Hispanic) 2000 - 2012

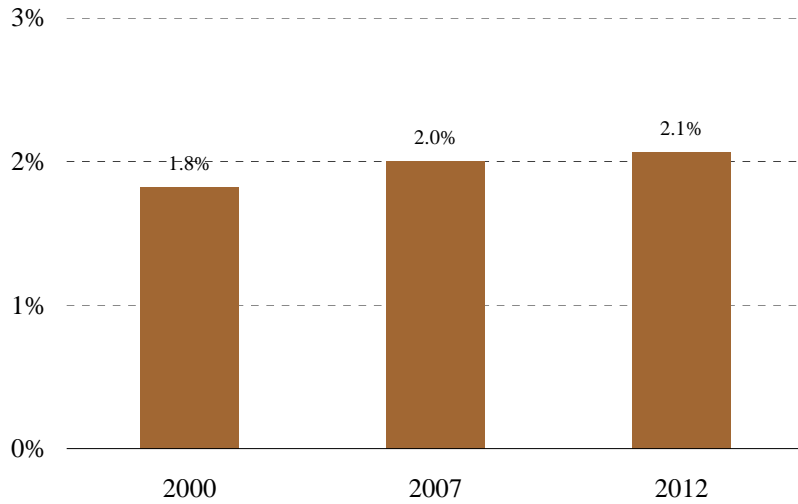


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Like most cities in Southern California, since 2000, the share of non-Hispanic White population has been declining, while the share of other ethnic groups (particularly Hispanic and Asian) has been increasing and is projected to continue to rise through 2012.

**Black (Non-Hispanic)
2000 - 2012**

Percent

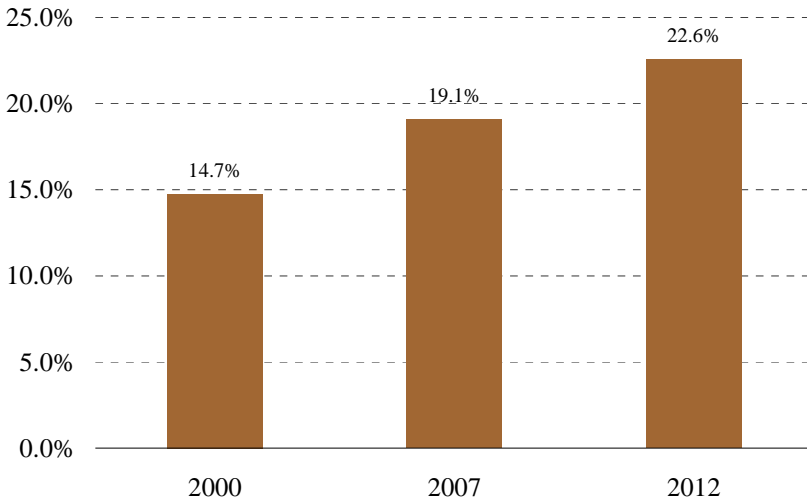


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of non-Hispanic Black population in the city increased very slightly from 1.8 to 2 percent, which was well below the county share of 8.7 percent in 2007.

**Asian (Non-Hispanic)
2000 - 2012**

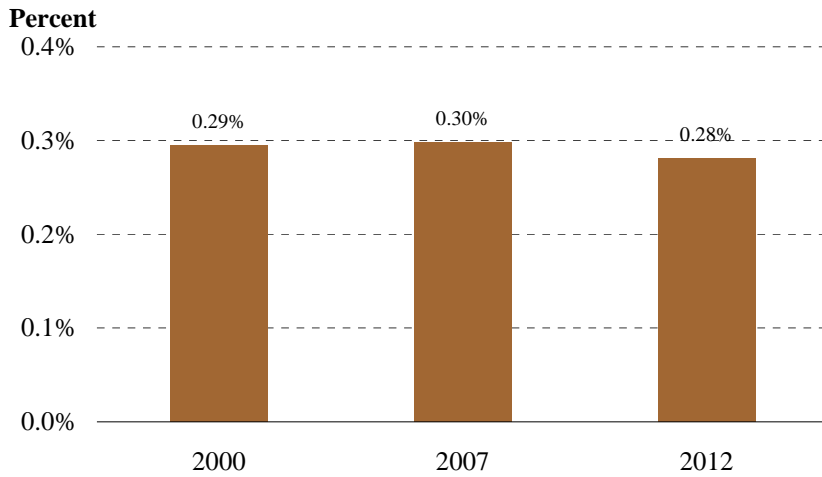
Percent



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- The share of the Asian population in the city increased from 14.7 percent in 2000 to 19.1 percent in 2007, above the county share of 12.8 percent. Asian population in the city is projected to further increase to over 22 percent in 2012.

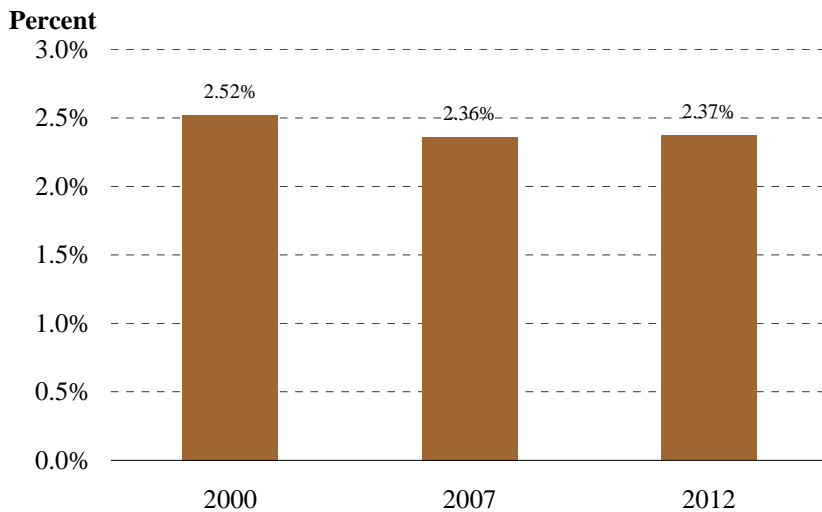
**American Indian (Non-Hispanic)
2000 - 2012**



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the share of the American Indian population in La Mirada is estimated to stay stable at around 0.3 percent.

**All Other (Non-Hispanic)
2000 - 2012**

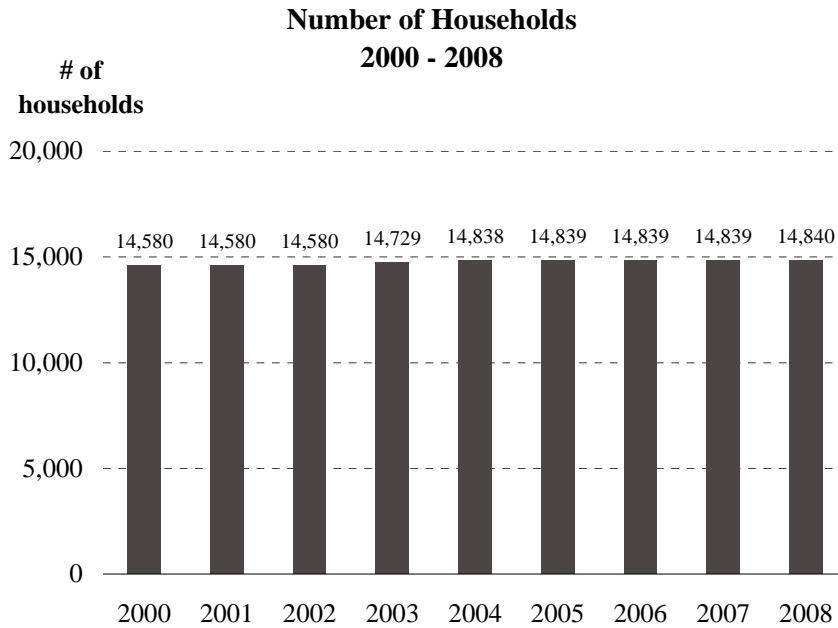


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- During the 12-year period, the share of all other non-Hispanic population group is also estimated to stay stable at around 2.4 percent.

III. Households

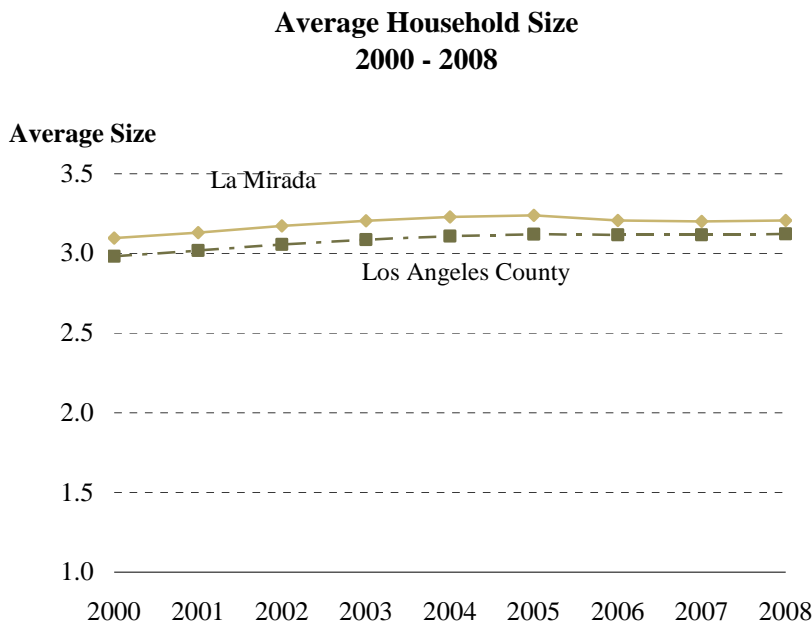
Number of Households



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total number of households in the city increased by over 250, or 1.8 percent, much lower than its population growth rate of 7 percent.
- During this 8-year period, the city's household growth rate of 1.8 percent was lower than the county rate of 4 percent.

Average Household Size

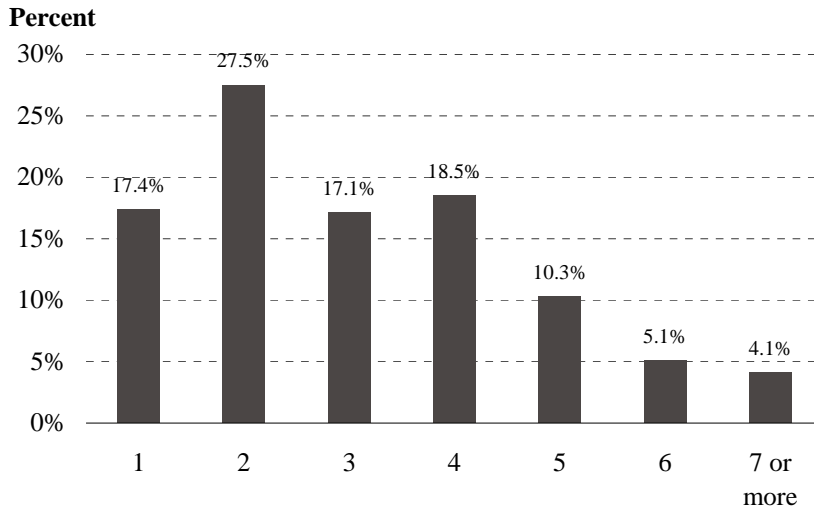


Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 3.2, higher than the county average of 3.1.
- Between 2000 and 2008, average household size increased slightly in the city and the county, but the difference between them remained constant.

Households by Size

**Households by Household Size
2007**

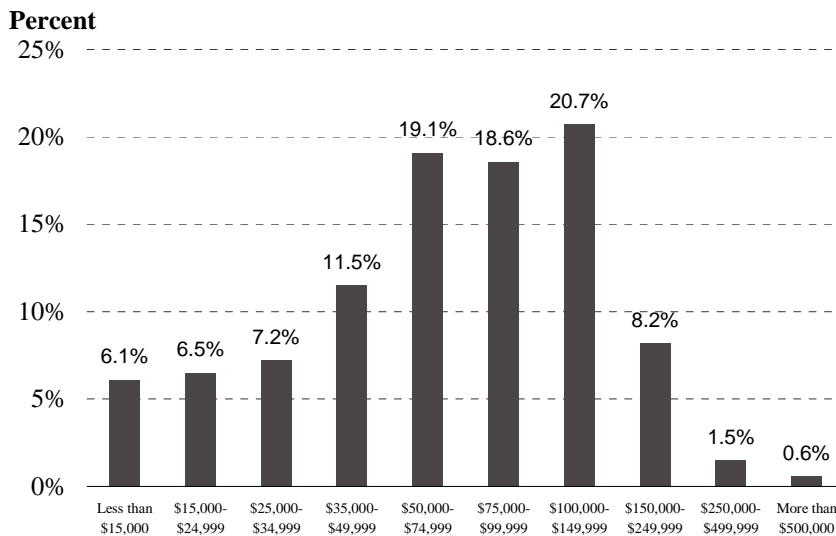


Source: Claritas, Inc., 2007

- Close to 62 percent of all La Mirada households had 3 people or fewer.
- About 17 percent of the households were single-person households, much lower than the county share of 26 percent.
- About 20 percent of all households in the city had at least 5 people.

Households by Income

**Households by Household Income
2007**



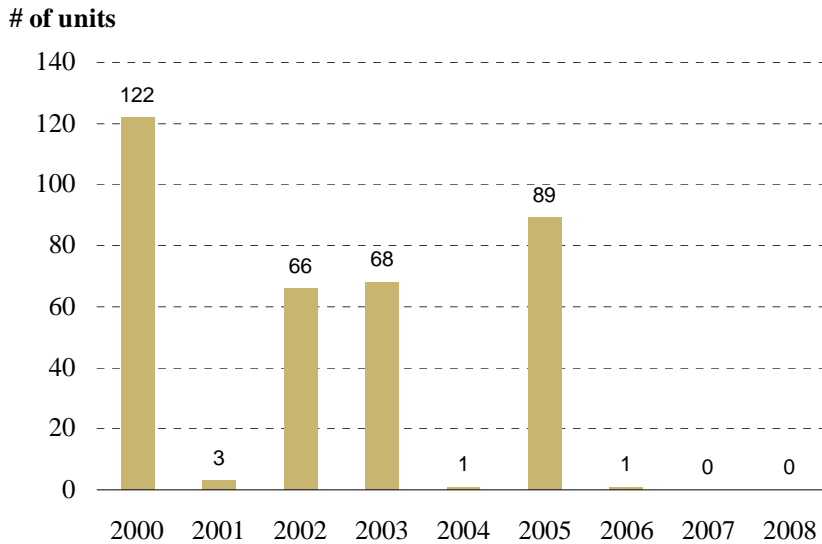
Source: Claritas, Inc., 2007

- In 2007, about 31 percent of households earned less than \$50,000.
- Almost 38 percent of the households earned between \$50,000 and \$100,000.

IV. Housing

Housing Production

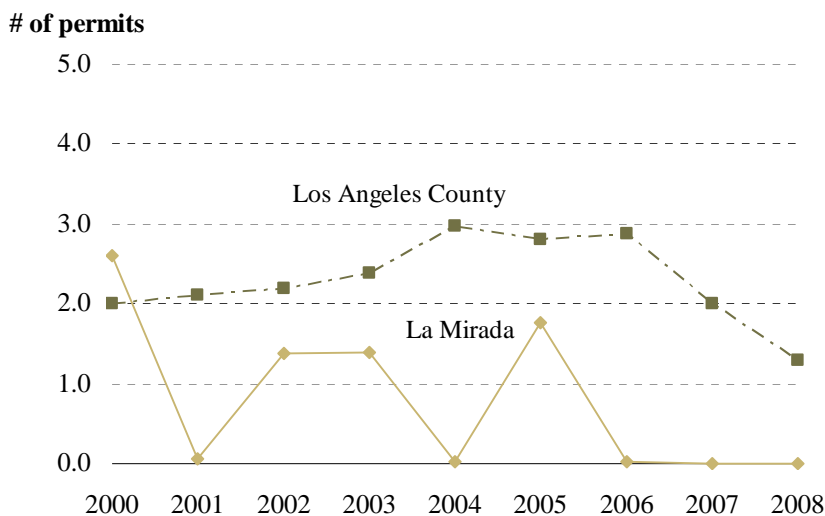
**Residential Permits Issued
2000 - 2008**



Source: Construction Industry Research Board, 2000-2008

- Between 2000 and 2008, 350 new residential permits were issued. However, none have been issued in the last two years.

**Permits Issued per 1,000 Residents
2000 - 2008**



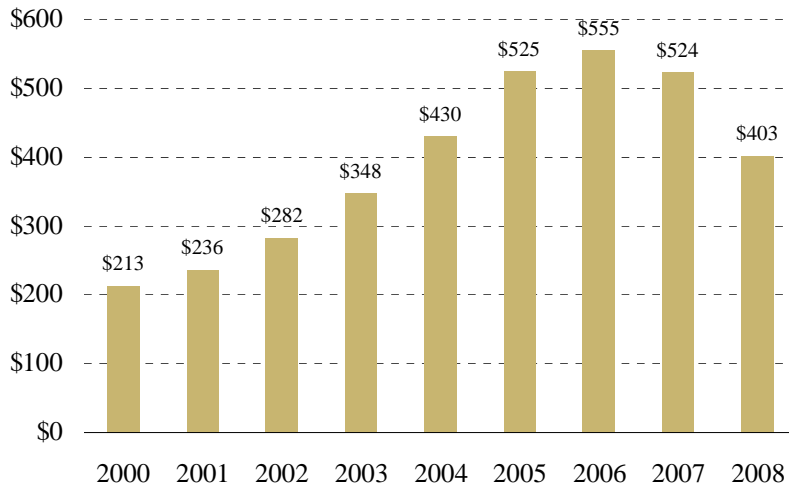
Source: Construction Industry Research Board, 2000-2008 and SCAG

- With the exception of 2000, the city generally had lower levels of housing units permitted per 1,000 residents when compared to the county as a whole.

Housing Values

**Median Home Price
2000 - 2008**

Thousands

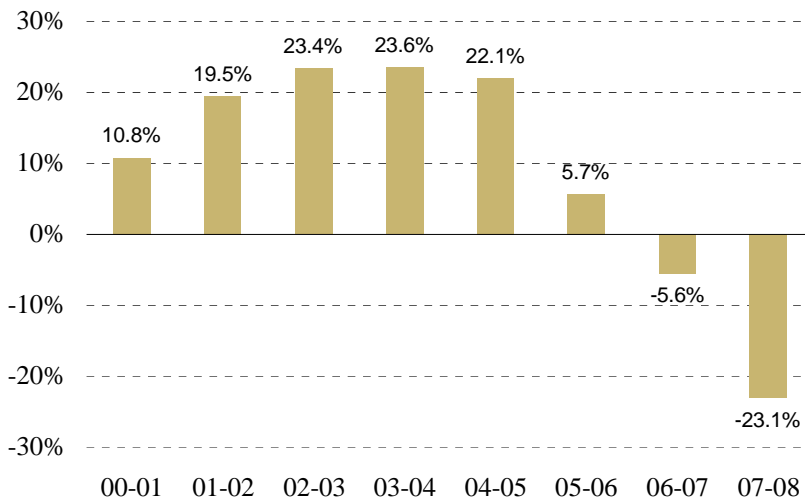


Source: Data Quick Information Systems, 2009

- Between 2000 and 2006, median home sale prices more than doubled, jumping from \$213,000 to almost \$555,000.
- Median home prices declined by \$31,000 between 2006 and 2007 and \$152,000 between 2007 and 2008.
- In 2008, the median home price in La Mirada was \$403,000, \$4,000 higher than that in Los Angeles County.

**Median Home Price Appreciation Rate
2000 - 2008**

Percent

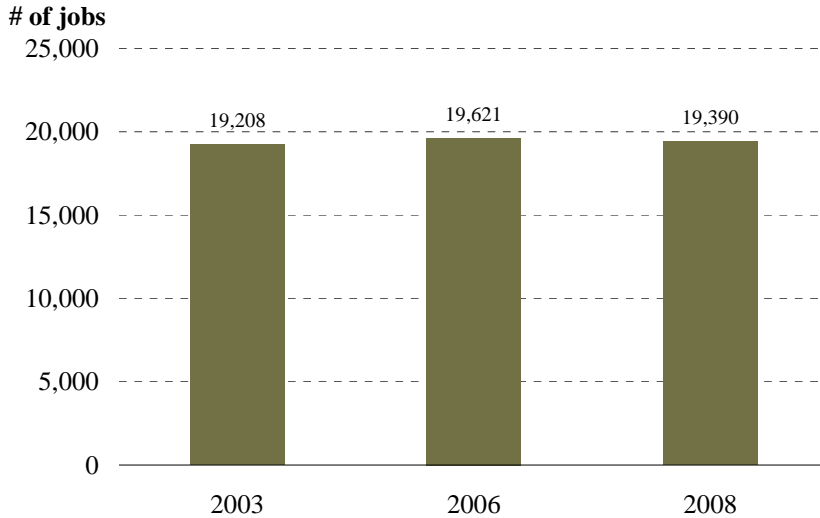


Source: Data Quick Information Systems, 2009

- After continual growth in median home prices between 2001 and 2003, annual home price appreciation rates reached their peak at 23.6 percent between 2003 and 2004.
- Annual median home price appreciation rates slowed between 2005 and 2006.
- Median home price dropped about 6 percent between 2006 and 2007 and then further declined by 23 percent between 2007 and 2008.

V. Employment

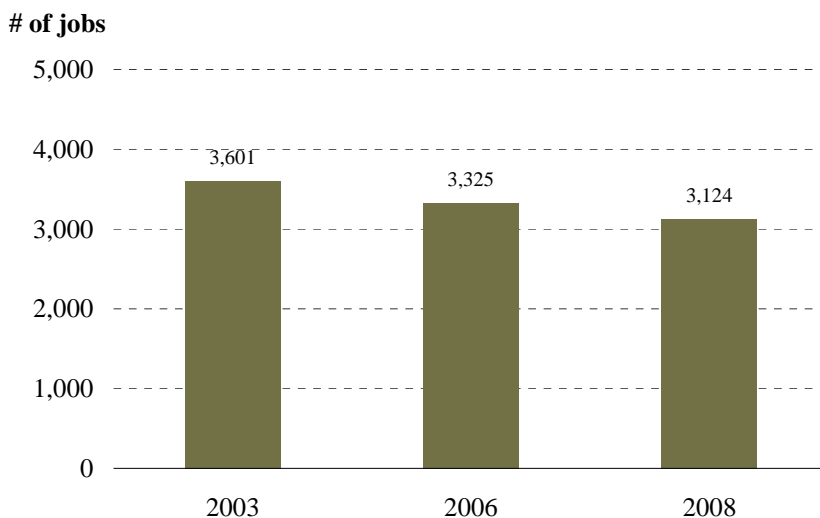
**Total Jobs
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- In 2008, total jobs in La Mirada reached 19,390, about 1 percent greater than its 2003 level. The job growth rate in the city was lower than the 2.4 percent growth rate in Los Angeles County.
- Total jobs in the city included wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.

**Jobs in Manufacturing
2003, 2006 and 2008**

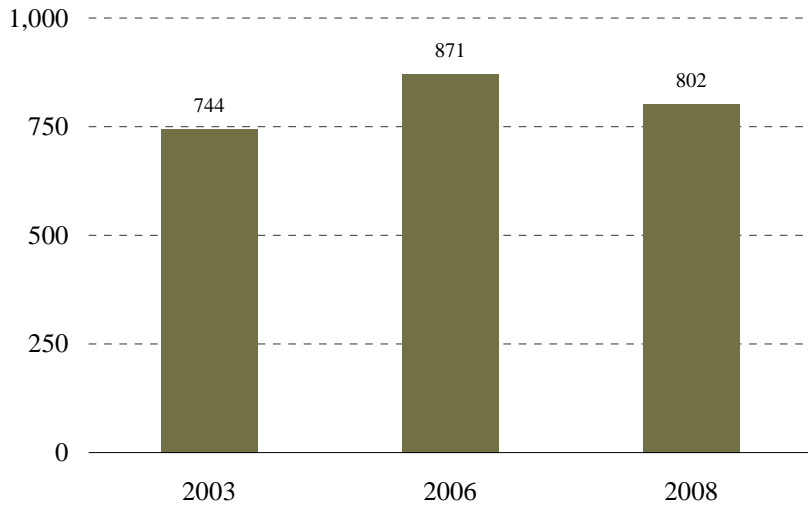


Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Between 2003 and 2006, the number of manufacturing jobs in La Mirada dropped 7.6 percent, about the same as the county as a whole during the same period.
- Between 2006 and 2008, the manufacturing jobs decreased by 201, or 6 percent.

**Jobs in Construction
2003, 2006 and 2008**

of jobs



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2003 and 2006, construction jobs in the city increased by 127, or 17 percent.
- Between 2006 and 2008, the construction jobs decreased by 69, or 7.9 percent.

**Jobs in Retail Trade
2003, 2006 and 2008**

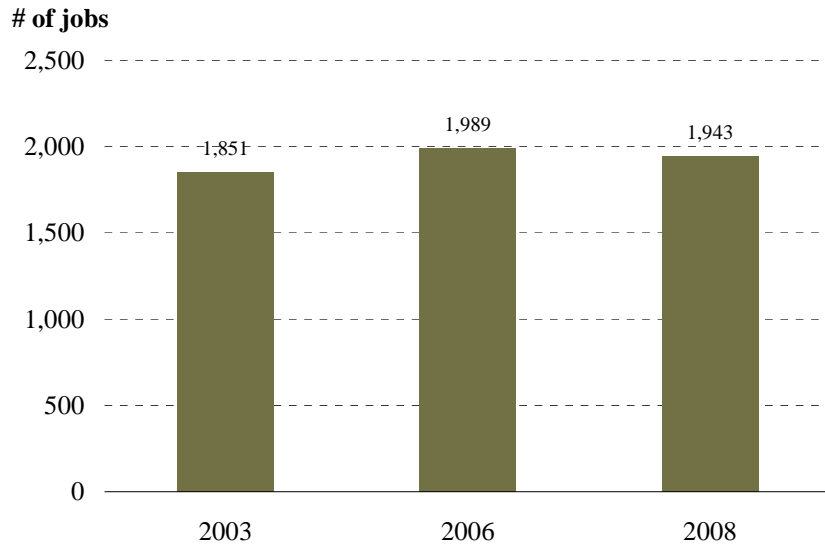
of jobs



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

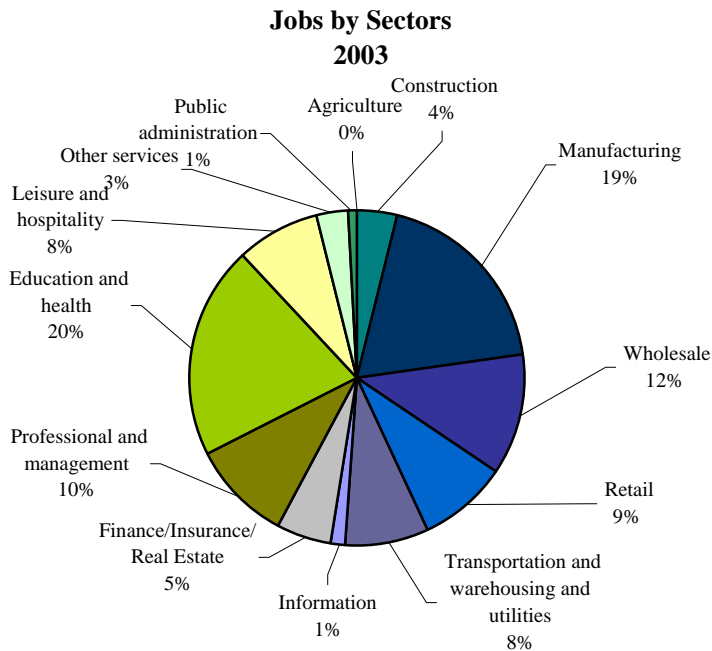
- Between 2003 and 2006, the number of retail trade jobs in the city increased from 1,671 to 1,771, or 6 percent.
- Between 2006 and 2008, the jobs in the retail trade sector declined slightly by 24, or 1.4 percent.

Jobs in Professional and Management 2003, 2006 and 2008



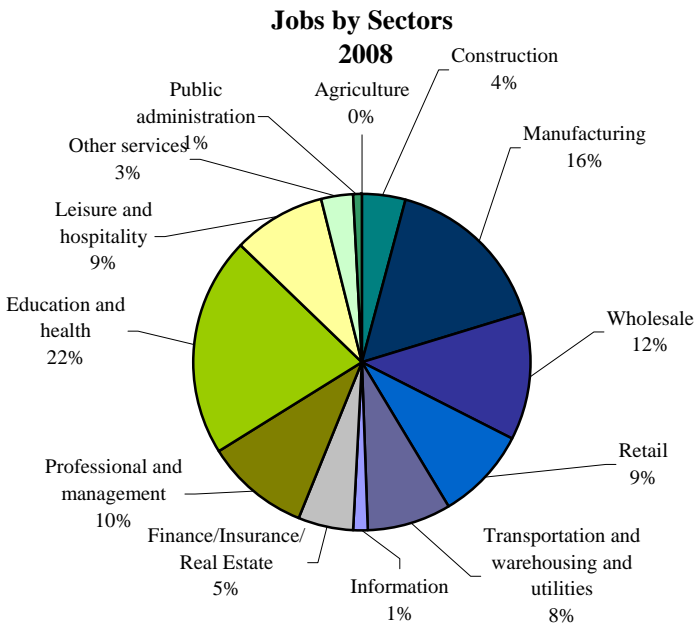
Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Jobs in the professional and management sector include those employed in professional and technical services, management of companies, and administration and support.
- Between 2003 and 2006, the number of professional and management jobs increased by 138.
- Between 2006 and 2008, the jobs in professional and management sector declined by 56, or 2.8 percent.



Source: California Employment Development Department, 2003 and SCAG

- Between 2003 and 2008, there were only slight changes in the share of jobs by sectors in the city. Specifically, during this period, the share of manufacturing jobs declined from 19 percent to 16 percent while the share of education and health jobs increased from 20 to 22 percent.

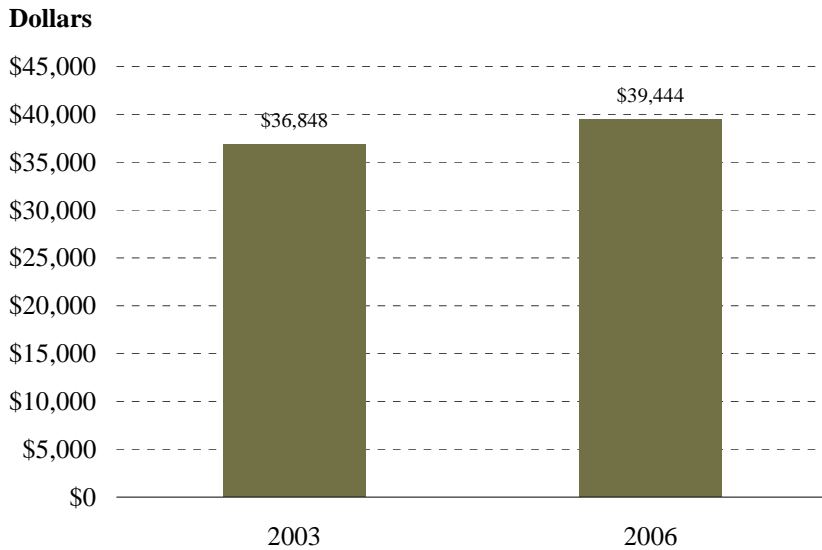


Source: California Employment Development Department, 2008 and SCAG

- In 2008, education and health sector remained the largest sector, accounting for 22 percent of total jobs in the city. This sector includes Accommodation and Food Services, Arts, Entertainment and Recreation.
- Other large sectors included Manufacturing (16 percent), Wholesale (12 percent) and Professional and Management (10 percent).

Average Salaries

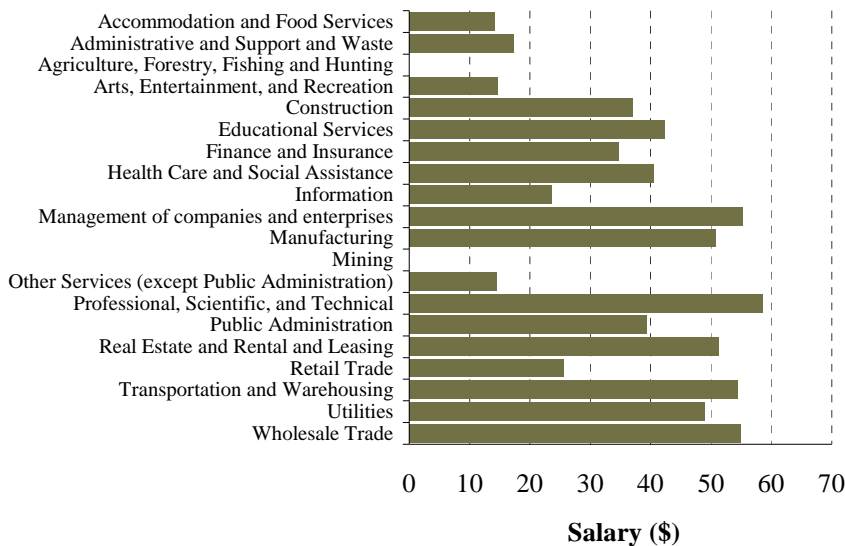
**Average Annual Salary per Job
2003 and 2006**



- Average salaries per job in the city increased from \$36,848 in 2003 to \$39,444 in 2006, a 7 percent increase, which was below the inflation rate of 13 percent during the same period for Southern California.

Source: California Employment Development Department, 2003 & 2006

**Average Annual Salary by Sector
2006 (in thousands)**



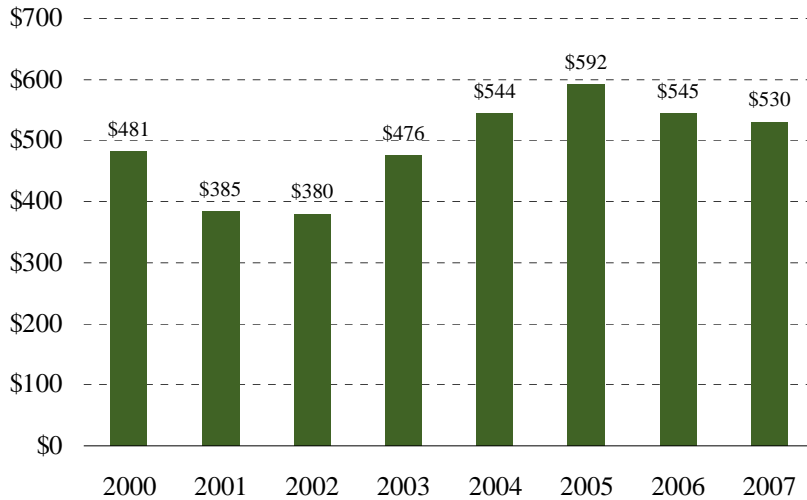
- In 2006, the sector providing the highest salary per job in La Mirada was professional, scientific, and technical (\$58,604).
- The Accommodation and Food Services sector provided the lowest annual salary per job (\$14,096).

Source: California Employment Development Department, ES-202, 2006

VI. Retail Sales

**Real Retail Sales
2000 - 2007 (in 2007 \$)**

Millions

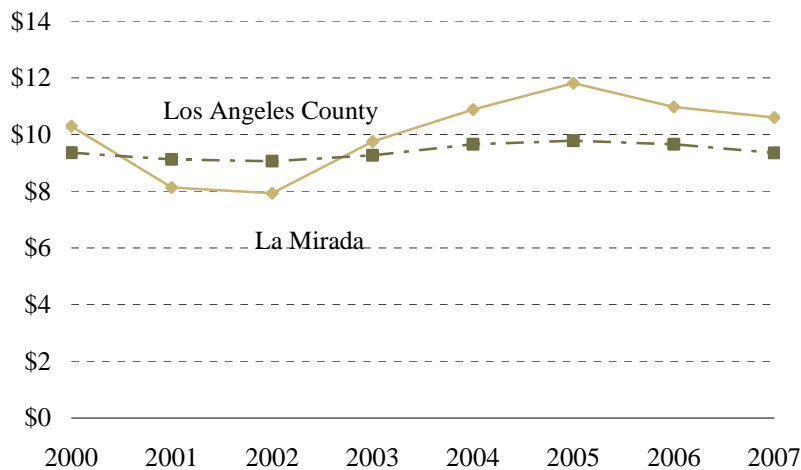


Source: California Board of Equalization, 2000-2007

- Real (inflation adjusted) retail sales increased by 10 percent between 2000 and 2007.
- Real retail sales declined from 2000 to 2002 and then increased for the first time by 13 percent between 2002 and 2003.
- After growth between 2003 and 2005, real retail sales declined by 7.9 percent in 2006 and 2.8 percent in 2007.

**Real Retail Sales per Person
2000 - 2007 (in 2007 \$)**

Thousands

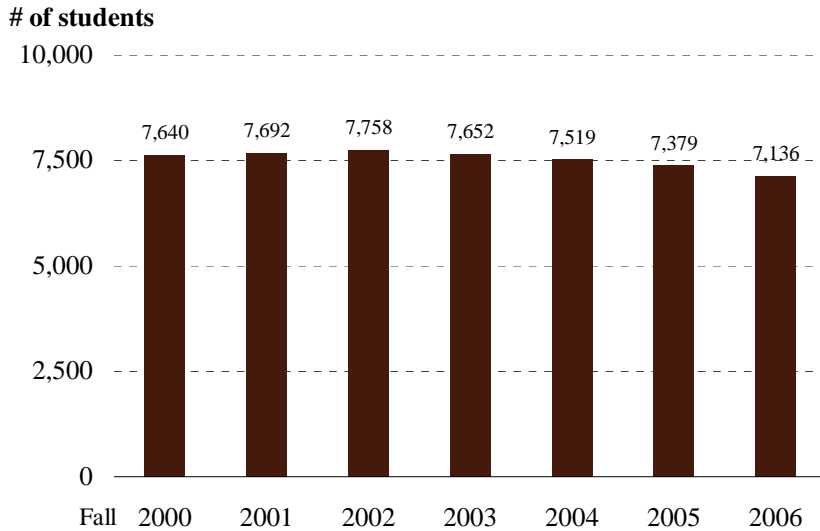


Source: California Board of Equalization, 2000-2007 and SCAG

- Between 2000 and 2007, real retail sales per person for the city increased from \$10,290 to \$10,600, a 3 percent increase compared to the county's growth rate of -0.1 percent.

VII. Education

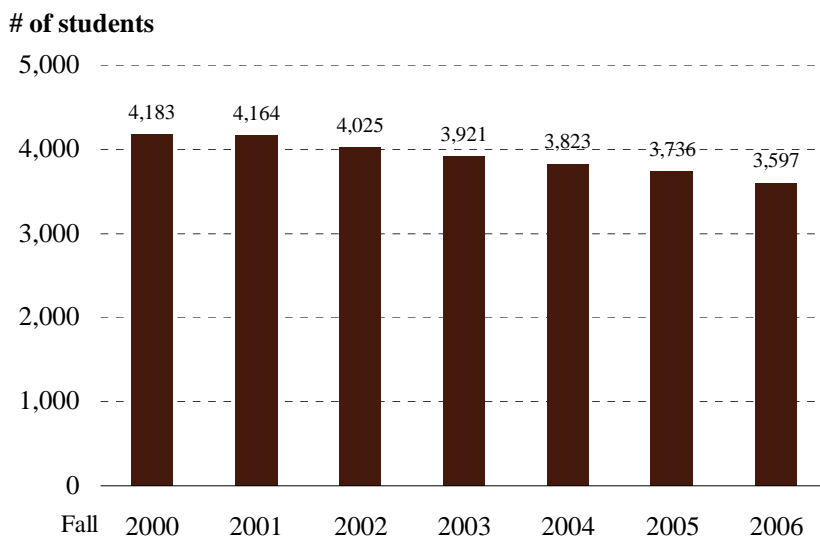
**K-12 Student Enrollment
2000 - 2006**



Source: National Center for Education Statistics, 2000-2006

- Between 2000 and 2003, total K-12 public school enrollment for schools within the city generally stayed stable at around 7,600.
- However, between 2003 and 2006, total K-12 public school enrollment declined by 6.7 percent.

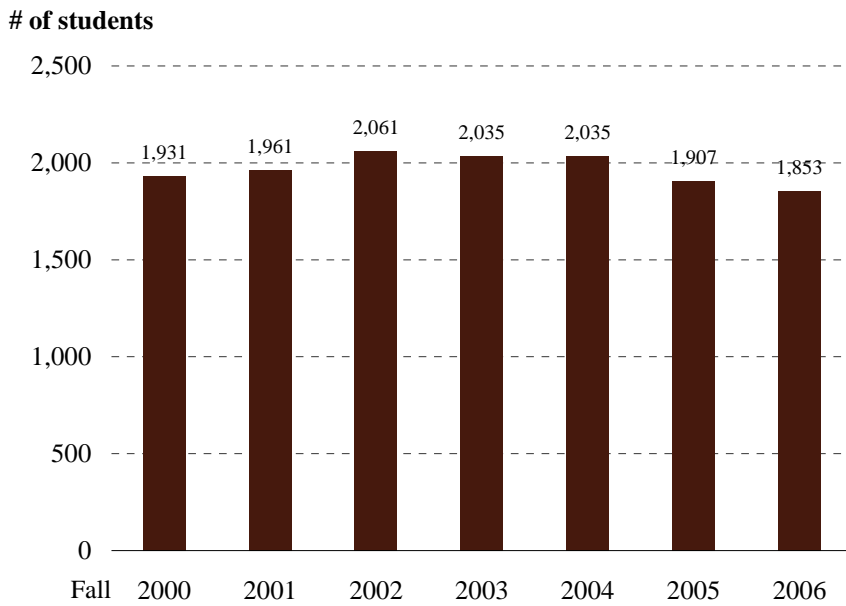
**K-6 Student Enrollment
2000 - 2006**



Source: National Center for Education Statistics, 2000-2006

- Total number of public elementary school enrollment in the city declined steadily by 14 percent between 2000 and 2006.

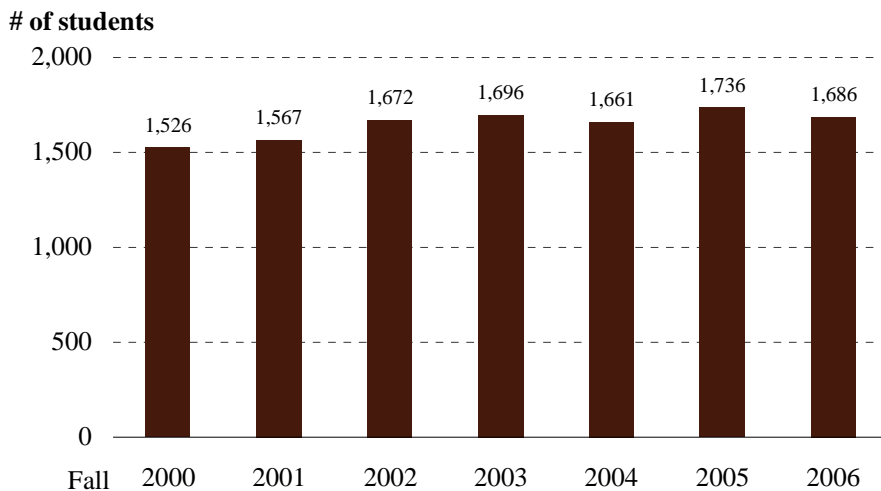
Grades 7-9 Student Enrollment 2000 - 2006



Source: National Center for Education Statistics, 2000-2006

- Between 2000 and 2004, total public school enrollment for grades 7-9 increased by over 104 students, and then declined by about 182 from 2004 to 2006.

Grades 10-12 Student Enrollment 2000 - 2006



Source: National Center for Education Statistics, 2000-2006

- Between 2000 and 2006, total public school enrollment for grades 10-12 increased by approximately 160, about 10.5 percent.

VIII. References

California Department of Finance, Demographic Research Unit

California Employment Development Department, Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

Claritas, Inc.

Data Quick Information Systems

National Center for Education Statistics

U.S. Census Bureau

IX. Methodology

Explanation of City Relative to County

In the table on page 1 of this report, the reference of City "Relative to County" for absolute numbers indicates the difference between the city number and the county number. For example, the Median Age of City A being 30 and the Median Age of County B being 35 would show a relative difference of 5. For data that is a percentage, the relative difference is based on the city as a percentage of the county total.

Population

The population for each jurisdiction was based on California Department of Finance data. These are the official state population and housing estimates. The 2000 figure was based on U.S. Census figures for April 1, 2000 while subsequent years represent the city's population as of January 1 of each year.

Graphs for population based on age and race were tabulated using Census 2000 data and Claritas, Inc.

Households

The number of households for each jurisdiction was based on California Department of Finance data. The 2000 figure was based on U.S. Census figures for April 1, 2000 while subsequent years represent the city's households as of January 1 of each year.

Households by size were calculated based on Claritas, Inc. data.

Housing

Residential permits issued were obtained using Construction Industry Research Board data, which are collected by Counties from self-reporting of individual cities. The number of permits issued is reflective of all types of residential permit activity, including, but not limited to new units, replacement units due to demolition, and additions.

The median home price was calculated based on total home sales in the city, including single family units and condominiums. The median price does not reflect the entire universe of housing in the jurisdictions, only those that sold within the calendar year.

The data was compiled from Data Quick Information Systems.

Employment

Employment data is based on the California Employment Development Department (EDD) county totals and is adjusted by SCAG. SCAG adjusts the data by adding self-employed to the EDD wage and salary county totals. Due to EDD methodology, employment data is based on the location of a company's payroll and not necessarily the location of physical offices.

Retail Sales

Retail sales data is obtained from the California Board of Equalization, which does not publish individual point-of-sale data. All data is adjusted for inflation.

Education

Student enrollment data is based on public schools that are physically located within city boundaries. Data is obtained from the National Center for Education Statistics.

Choice of Data Sources

The following factors were considered in choosing the data sources used for this report:

- Available for all jurisdictions in the SCAG region
- The most recognized source on the subject
- Data sources are in the public domain
- Data available on an annual basis

The same data sources are used for all jurisdictional profiles (except where noted) to maintain overall reporting consistency. The jurisdiction is not constrained from using other data sources for their planning activities.

The preparation of this report has been financed in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the Metropolitan Planning Program, Section 104(f) of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation. Additional assistance was provided by the California Department of Transportation.

X. Acknowledgements

SCAG Management

Hasan Ikhata, Executive Director
Huasha Liu, Director, Planning Methods, Assessment & Compliance
Ping Chang, Deputy Director, Planning Methods, Assessment & Compliance
Rich Macias, Director, Regional & Comprehensive Planning
Sylvia Patsaouras, Deputy Director, Regional & Comprehensive Planning
Joann Africa, Acting Chief Counsel
Debbie Dillon, Director, Administrative Services & Human Resources
Wayne Moore, Chief Financial Officer
Sharon Neely, Director, Legislation
Brian Williams, Director, Government, Public & Regional Affairs

Project Managers

Ma'Ayn Johnson, Associate Regional Planner, Planning Methods, Assessment & Compliance
Javier Minjares, Senior Regional Planner, Planning Methods, Assessment & Compliance

Maps

Ping Wang, Senior GIS Analyst

Authors

Christine Fernandez, Assistant Regional Planner
Matt Horton, Regional Planner
Mike Jones, Associate Regional Planner
Ryan Kuo, Associate Regional Planner
Bernard Lee, Regional Planner
Rongsheng Luo, Regional Planner Specialist
Javier Minjares, Senior Regional Planner
Jessica Meaney, Associate Regional Planner
Alan Thompson, Senior Regional Planner
Kurt Walker, Regional Planner Specialist
Ming Yin, Associate Regional Planner

Reproduction

Pat Camacho, Office Services Specialist
Catherine Rachal, Office Services Specialist

Assistance from the following SCAG staff members is also recognized:

Joseph Carreras, Program Manager
Simon Choi, Senior Regional Planner Specialist
Hsi-hwa Hu, Transportation Modeler IV
Jacob Lieb, Manager
Frank Wen, Manager
Ying Zhou, Regional Planner Specialist

Notes: