

CITY OF LA VERNE

2021-2029

HOUSING ELEMENT

Public Draft
December 2021

CITY OF LA VERNE
GENERAL PLAN UPDATE



This page intentionally left blank.

Public Draft

Prepared For:

Eric Scherer, AICP
Director
Community Development
City of La Verne
3660 D Street
La Verne, CA 91750
P: (909) 596-8706
eric@cityoflaverne.org
www.cityoflaverne.org

**CITY OF LA VERNE
2021-2029
HOUSING ELEMENT**

Public Draft
December 2021

Prepared By:

De Novo Planning Group
Contact: Amanda Tropiano, Principal
180 E Main Street Suite 108
Tustin, CA 92780
info@denovoplanning.com
<https://denovoplanning.com/>

Public Draft



CITY OF LA VERNE
GENERAL PLAN UPDATE

This page intentionally left blank.

Public Draft

2021-2029 Housing Element Organization

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise La Verne.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of La Verne's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level.

Appendix B: Public Engagement Summary

As part of the Housing Element Update process, the City hosted numerous multilingual opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

This page intentionally left blank.

Public Draft

Public Draft

**PART 1:
HOUSING PLAN**

Public Draft
December 2021



CITY OF LA VERNE
GENERAL PLAN UPDATE

This page intentionally left blank.

Public Draft

Table of Contents

1. HOUSING PLAN INTRODUCTION	3
2. GOALS AND POLICIES	3
PRESERVE AND IMPROVE EXISTING HOUSING AND NEIGHBORHOODS	3
PROVIDE A VARIETY OF HOUSING TYPES	4
MINIMIZE THE IMPACTS OF CONSTRAINTS	5
IDENTIFY ADEQUATE SITES TO ACHIEVE HOUSING VARIETY	5
PROMOTE EQUAL HOUSING OPPORTUNITY FOR ALL RESIDENTS	6
3. HOUSING PROGRAMS	8
PRESERVE AND IMPROVE EXISTING HOUSING AND NEIGHBORHOODS PROGRAMS	8
PROVIDE A VARIETY OF HOUSING TYPES PROGRAMS	11
MINIMIZE THE IMPACTS OF GOVERNMENTAL CONSTRAINTS PROGRAMS	15
IDENTIFY ADEQUATE SITES TO ACHIEVE HOUSING VARIETY PROGRAMS	19
PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS	21
4. QUANTIFIED OBJECTIVES	24

Public Draft

This page intentionally left blank.

Public Draft

1. Housing Plan Introduction

The Background Report of the Housing Element establishes the housing needs, opportunities, and constraints in the City of La Verne. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address La Verne's identified housing needs.

2. Goals and Policies

The following goals and policies focus on the maintenance and provision of a variety of housing in terms of type, affordability, and style. The Housing Plan sets forth goals and policies to address the following issue areas:

- 1) Housing and Neighborhood Conservation;
- 2) Adequate sites to achieve a diversity of housing;
- 3) Opportunities for affordable housing;
- 4) Removal of governmental constraints, as necessary; and
- 5) Promotion of equal housing opportunities.

Preserve and Improve Existing Housing and Neighborhoods

Continued maintenance and preservation of the existing housing stock in La Verne is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Goal 1: A City that preserves and improves its existing housing stock and neighborhoods.

Policy 1.1: Continue to promote, maintain, and enhance the character and identity of the City's residential neighborhoods through adequate code enforcement.

Policy 1.2: Promote increased awareness among property owners and residents of the importance of property maintenance.

Policy 1.3: Support the rehabilitation and preservation of existing housing stock for all income levels.

Policy 1.4: Provide specialized assistance on the repair and maintenance of mobile homes.

Policy 1.5: Continue to monitor affordable housing developments, and work to preserve existing affordable housing in the City that is considered at-risk of converting to market-level rents.

Policy 1.6: Support the efforts of private and public entities in maintaining the affordability of units through implementation of energy conservation and weatherization programs.

Provide a Variety of Housing Types

La Verne strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City, including mobile homes, apartments, and small homes. The intent of this goal is to assist in the provision of adequate housing to meet the needs of the community, including the needs of both renter and owner households.

Goal 2: **A community with a variety of housing options for people of different economic segments and needs.**

Policy 2.1: Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet La Verne's fair share of extremely low-, very low-, low- and moderate- income housing by promoting the City's program of density bonuses and incentives.

Policy 2.2: Support innovative public, private and non-profit efforts toward the development of affordable and special needs housing.

Policy 2.3: Continue to retain existing mobile home parks in La Verne.

Policy 2.4: Provide homeownership assistance to low- and moderate-income households.

Policy 2.5: Continue to provide development incentives, when possible, to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve affordable housing.

Policy 2.6: Facilitate development of senior and low-income housing through use of financial and/or regulatory incentives.

Policy 2.7: Continue to participate in State and federally sponsored programs designed to maintain housing affordability, including the Section 8 rental assistance program.

Minimize the Impacts of Constraints

Market, environmental, and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate-income households due to their limited resources for absorbing the costs. The City is committed to removing constraints to facilitate efficient entitlement and building permit processing.

Goal 3: A City with minimized constraints to the maintenance, improvement, and development of housing.

Policy 3.1: Periodically review and revise the City’s development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.2: When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing.

Policy 3.3: Continue the provision of incentives, including the density bonus incentive program, which encourages developers to include affordable units in their projects.

Policy 3.4: Identify funding to be used to lower land costs of proposed projects, to ensure that affordable units are incorporated within the development.

Policy 3.5: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Policy 3.6: Regularly identify and evaluate the impact of nongovernmental constraints on housing development and implement programs to reduce negative impacts.

Identify Adequate Sites to Achieve Housing Variety

Meeting the housing needs of all residents of the community requires the identification of adequate sites to accommodate a variety of housing types. By continuing to maintain an inventory of potential sites, the City will assure that adequate residentially-zoned and mixed-use sites are available to accommodate the 2021-2029 RHNA allocation.

Goal 4: A community with a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of La Verne.

Policy 4.1: Allow for a range of residential development types in La Verne, including low density single-family homes, moderate density townhouses, higher density multi-family units, mobile homes, and mixed-use developments with residential

components to address the City's share of regional housing needs at all income levels.

Policy 4.2: Maintain zoning regulations that permit by-right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Policy 4.3: Encourage higher density and mixed-use projects in the form of transit-oriented development around the future Metro L Line (Gold) station site.

Policy 4.4: Encourage housing affordable to lower-income households be developed in areas near transit, goods, services, jobs, recreation facilities, with a special focus on areas with moderate- to high-levels of opportunity.

Policy 4.5: Encourage residential development that provides a range of housing types in terms of cost, density, unit size, configuration, and type, and presents the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

Policy 4.6: Encourage residential development that provides a range of housing types in terms of cost, density, unit size, configuration, and type, and presents the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

Policy 4.7: Actively promote the City's density bonus provisions, especially for projects in the Old Town La Verne Specific Plan area.

Policy 4.8: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.

Promote Equal Housing Opportunity for All Residents

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents regardless of age, race, religion, family status, or physical disability.

Goal 5: **A City that affirmatively furthers fair housing and provides equal housing opportunities for all residents.**

Policy 5.1: Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry,

national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

- Policy 5.2:** Cooperate with the Fair Housing Foundation in the enforcement of fair housing laws and in the review of violations of applicable Federal and State fair housing laws.
- Policy 5.3:** Assess the social service needs of the community and provide a wide variety of social service programs to City residents.
- Policy 5.4:** Encourage housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and persons experiencing homelessness.
- Policy 5.5:** Support the efforts of local organizations who assist and provide services to extremely low-income households and persons experiencing homelessness.
- Policy 5.6:** Encourage the equitable spatial distribution of affordable housing throughout the City, particularly where adequate support facilities exist (i.e. alternative transportation, jobs, etc.).
- Policy 5.7:** Educate the public on lower-income and special needs housing through existing annual reports or other forms of media.
- Policy 5.8:** Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- Policy 5.9:** Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

3. Housing Programs

This section describes the programs that will implement Housing Element goals and policies. The housing programs define the specific actions the City will undertake in order to achieve the goals for the current planning period. Pursuant to State law, the programs address the following issue areas:

1. Conserve and improve the existing housing stock;
2. Develop housing;
3. Minimize the impact of constraints on housing production; and
4. Assure equal housing opportunity for all residents.

Preserve and Improve Existing Housing and Neighborhoods Programs

1. Housing Rehabilitation

The City of La Verne is committed to providing opportunities for the rehabilitation of housing within the City. The City will continue with developing a housing rehabilitation program. Funding for the housing rehabilitation program is expected to be allocated from the City's American Rescue Plan Act (ARPA) funding. Future funding may draw upon other sources, such as Community Development Block Grant funds, as feasible. Upon the program's establishment, the City will provide information about the program at City Hall, on the City's website, and in other public places to increase awareness and solicit applications. The City anticipates assisting 12-15 dwelling units per year for the first four years and 5 units per year for the second half of the planning period.

Responsible Agency:	Community Development Department
Financing:	American Rescue Plan Act (ARPA); CDBG
Program Objectives:	74 units assisted (54 units between 2021-2025 and 20 units between 2025-2029 units)
Schedule:	Establishment of a housing rehabilitation program by July 2022; ongoing implementation and reporting during the planning period

2. Code Enforcement

The City will continue to implement a proactive code enforcement program through the La Verne Police Department. Code Enforcement will work closely with the Community Development Department to implement the City’s housing programs to preserve and improve La Verne’s existing neighborhoods. To address non-permitted second units and illegal conversions, the City will continue to survey aging neighborhoods and target areas that are in need of assistance and develop strategies to efficiently help these areas. The City will provide information on the new Housing Rehabilitation program (see Program 1) and the City’s zoning and building requirements at City Hall and the City’s website. The City will also prepare and distribute a “Good Neighbor Guide” in English and Spanish to promote the personal and community benefits associated with home maintenance.

Responsible Agency: La Verne Police Department, Community Development Department

Financing: General Fund

Program Objectives: Prepare and distribute a Good Neighbor Guide in English and Spanish

Schedule: Distribution of the Good Neighbor Guide by December 2023; Ongoing implementation and reporting during the planning period

3. Historic Resources

Many of the City of La Verne’s homes date back to the turn of the 20th century and represent an important part of the City’s history. The City will continue to designate historic neighborhoods for assistance through the existing housing rehabilitation programs. City staff will also continue to assist property owners of historic homes to repair and renovate their property in a historically and architecturally appropriate manner.

The City will continue to encourage use of Mills Acts contracts by owners of historic or culturally significant structures. Participation can result in a reduction of property taxes for the property owner.

Responsible Agency: Community Development Department

Financing: General Fund

Program Objectives: Assist 24 property owners (3 per year) of historic homes to repair or renovate their property appropriately

Schedule: Ongoing implementation and reporting during the planning period

4. Non-Permitted Accessory Dwelling Units/Second Units

In some of the City's neighborhoods there are accessory dwelling units (ADUs), also referred to as second units, that have been constructed, however many do not comply with planning and building requirements. In order to preserve La Verne's existing residential neighborhoods and the City's quality-of-life, the City will encourage residents to bring existing illegal units into compliance with City zoning and building codes. The City will work with the Code Enforcement and Police Department to identify non-permitted ADUs or conversions. The City will conduct proactive outreach and educations programs in conjunction with Code Enforcement to encourage homeowners with non-permitted ADUs to voluntarily work with the Building Inspector and Planning Department to bring their units into compliance with the California Building Code and La Verne Municipal Code.

Responsible Agency:	Community Development Department, Code Enforcement, and Police Department
Financing:	General Fund
Program Objectives:	Work with homeowners to bring 16 illegal ADUs and/or conversions into compliance with the California Building Code and La Verne Municipal Code
Schedule:	Ongoing implementation and reporting during the planning period

5. Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years preceding the application, residential uses restricted with rents affordable to low- or very low-income households or residential uses occupied by low- or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Section 65915(c)(3).

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs
Schedule:	Ongoing implementation and annual monitoring and reporting throughout the planning period

Provide a Variety of Housing Types Programs

6. Section 8 Certificate/Voucher Rental Assistance Program

Continue to cooperate with the Los Angeles Community Development Commission (LACDC) Section 8 Certificate/Voucher Rental Assistance Program. The program provides rent payment subsidies from the Department of Housing and Community Development (HUD) to very low-income households in privately owned units. The City will continue to refer residents to the County program and provide information at City Hall, the City's website, and other public places to increase awareness and solicit applications.

Responsible Agency:	Community Development Department, Los Angeles County Community Development Commission (LACDC)
Financing:	General Fund, HUD
Program Objectives:	Refer all interested residents to the County program
Schedule:	Ongoing implementation and reporting during the planning period

7. Manufactured Housing

Continue to encourage the use of manufactured housing as an affordable housing alternative. The City will work with developers and manufacturers of pre-fabricated manufactured housing to explore different housing types and develop informational brochures to be used as an outreach and educational tool on opportunities for development of manufactured housing in La Verne.

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	Meet biennially with a developer and/or manufacturer of pre-fabricated manufactured housing to receive input on how the City can promote this housing type as an option to produce more affordable units in La Verne
Schedule:	Biennially; Ongoing implementation and reporting during the planning period

8. Monitor City-Owned Mobile Home Parks

The City will continue to maintain and monitor the City-owned mobile home parks to preserve a large number of affordable units in La Verne. The City will continue to implement Ordinance 1084 which requires a relocation impact report. In coordination with the City’s new rehabilitation program (Program 1), the City will continue to work with mobile home park tenants to address rehabilitation needs in the mobile homes parks.

- Responsible Agency:** Housing Authority
- Financing:** American Rescue Plan Act (ARPA); Housing Authority Funds
- Program Objectives:** Preserve City-owned mobile home parks
- Schedule:** Ongoing implementation and reporting during the planning period

9. Los Angeles County Partnership

As a means of further leveraging housing assistance, the City will continue to cooperate with the Los Angeles County Community Development Commission (CDC) and Los Angeles County Housing Authority to promote resident awareness and application for County run housing assistance programs. These programs include the:

- First Home Mortgage Program;
- Mortgage Credit Certificate Program (MCC); and

Home Ownership Program (HOP)The County offers a variety of housing assistance programs that can supplement the City’s current housing programs. As the City has little control over how the County’s programs are administered, the City will be responsible for providing program information on the City’s website and at City Hall.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Distribution of program information online and at City Hall
- Schedule:** Ongoing implementation and reporting during the planning period

10. Partnerships with Housing Organizations and Service Providers

As a means of further leveraging housing assistance for lower income households, the City will continue encouraging partnerships with local organizations and other government agencies that offer housing-related services, such as the development of affordable housing and homeless prevention services. These organizations and agencies will include, but not be limited, to the following:

- Habitat for Humanity;
- The House of Ruth;
- The David and Margaret Home;
- Tri-City Mental Health Center;
- San Gabriel Valley Council of Governments “Study of Homelessness and Homeless Services in the San Gabriel Valley;” and
- Los Angeles County’s Cold/Wet Weather Emergency Shelter Program for the Homeless.

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	Host a biennial focus group meeting with housing organizations and service providers to discuss how to improve housing-related services in La Verne
Schedule:	Biennially; Ongoing implementation and reporting during the planning period

11. Housing for Extremely Low-Income Households

Extremely low-income households and households with special needs have limited housing options in La Verne. Housing types appropriate for these groups include: emergency shelters, transitional and supportive housing, and single-room occupancy (SRO) units. The City will continue to encourage development of housing for extremely low-income households through a variety of activities, such as outreaching to housing developers, providing financial or in-kind technical assistance, when available, providing expedited processing, identifying grant and funding opportunities, and offering additional incentives beyond the density bonus provisions.

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	Development of 16 units affordable to extremely low-income households
Schedule:	Ongoing implementation and reporting during the planning period

12. Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. La Verne will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. As housing is developed or identified, La Verne will work with the San Gabriel/Pomona Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. The City will provide information at City Hall and on the City's website.

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	Annual meeting with developers of supportive housing
Schedule:	Annually; Ongoing implementation and reporting during the planning period

13. Monitor and Preserve Affordable Housing

The City will inventory and gather information to establish an early warning system for publicly assisted housing units that have the potential to convert to market rate. This will include an annual review of the conversion status of all subsidized housing in the City. The City will develop and maintain an AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. The database will indicate the expiration date of any covenant and any requirements governing reimbursement. When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will continue to monitor at-risk developments throughout the planning period and pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

The City has identified Canyon Terrace, which provides 140 affordable senior units, at high-risk of conversion to market rate units during the planning period. The earliest date of conversion is 2022. The City has also identified Vintage Grove Senior Apartments, which provides 109 affordable senior units, at moderate-risk of conversion to market rate units during the planning period. The earliest date of conversion is 2028. The City will proactively reach-out to the owners of both properties to discuss plans for the property and identify strategies to preserve the affordability restrictions.

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	Preservation of existing deed-restricted affordable units
Schedule:	Ongoing implementation and reporting during the planning period

Minimize the Impacts of Governmental Constraints Programs

14. Remove Government Constraints

On a regular basis, City staff will review the development standards and design review findings in the Zoning Code to identify standards and requirements that may constrain the development of affordable housing in La Verne. Specifically, staff will review requirements such as the minimum unit size, setbacks, parking requirements, height restrictions, etc. to ensure that they are necessary and pertinent.

This City is committed to address any constraints identified in **Section 4, Constraints**, during the update process. In the interim, staff will on a case-by-case basis identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing in the City. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards.

The City will complete the following updates by October 1, 2024:

1. Low barrier navigation centers: The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
2. Agricultural worker housing: The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
3. Streamlined and ministerial review for eligible affordable housing projects: The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”
4. Emergency shelter parking: The Zoning Code will be updated to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

Responsible Agency: Community Development Department
Financing: General Fund
Program Objectives: Updated Zoning Code in Compliance with State Housing Law
Schedule: Complete required updates to the Zoning Code to comply with State Housing Law by October 1, 2024; Ongoing review and updates to the Zoning Code as needed during the planning period to comply with State Housing Law and reduce government constraints

15. Mobile Home Rent Control

Continue to enforce the Mobile Home Rent Control Ordinance to ensure affordability of housing in mobile home parks and to keep rent increases at reasonable levels. Per the ordinance, increases in rent will be no greater than the U.S. Department of Labor Consumer Price Index. The City will provide information about the ordinance at City Hall, on the City's website, and in other public places to increase awareness.

Responsible Agency: City of La Verne - Administration
Financing: General Fund
Program Objectives: Enforcement of the City's Mobile Home Rent Control Ordinance and Ordinance 1082
Schedule: Ongoing implementation and reporting during the planning period

16. Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors and low- and moderate-income households throughout the entire community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) in accordance with State law. The City of La Verne will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State law. The City will also continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met.

Responsible Agency: Community Development Department
Financing: General Fund
Program Objectives: Survey and evaluate potential methods to encourage ADU development throughout the community and adopt appropriate procedures, policies, and regulatory provisions. Monitor State law for future updates to ADU regulations and update the City's Zoning Code to be consistent with future updates as needed. Continue educating the community on the opportunity to develop ADUs and promote the development of ADUs affordable to lower-income households. Continue to provide information about ADUs on the City's website and on public counters
Schedule: Ongoing implementation and reporting during the planning period

17. Condominium Conversion Ordinance

The City of La Verne recognizes the importance of preserving La Verne’s affordable rental housing stock and discouraging conversions that would decrease the number of affordable units in the City. The City will continue to enforce the Condominium Conversion Ordinance and provide information at City Hall and the City’s website. The Community Development staff will subsequently review, monitor, and evaluate La Verne’s Condominium Conversion Ordinance annually. The City will update its Condominium Conversion Ordinance to comply with State law and will update it as necessary in accordance with regulations.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Implementation of a Condominium Conversion Ordinance consistent with State law
- Schedule:** Ordinance update by October 1, 2022; Ongoing implementation and reporting during the planning period

18. Lot Consolidation

A number of infill parcels especially those that are identified as opportunity sites within the Old Town La Verne Specific Plan area are smaller and would benefit from lot consolidation. Individually, some of these smaller lots may not support the development densities that would facilitate mixed-use development. Through the joining (or consolidation) of multiple parcels, more efficient development will be possible. During the 2014-2021 planning period, The Landing project consisting of 38 units within the Old Town La Verne Specific Plan district consolidated several lots to creating a two-story multi-family project with underground parking. The City continues to see interest from property owners and developers to pursue lot consolidation to produce larger development opportunities.

The City will continue to provide technical assistance to property owners and developers in support of lot consolidation including identifying opportunities for potential consolidation and providing available funding and incentives to encourage consolidation of parcels as appropriate. For example, the Community Development Department will utilize development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, deferral or lowering of development fees to encourage densities, residential uses and lot consolidation, and to promote more intense residential development in the Old Town La Verne Specific Plan area. Information on these financial and regulatory incentives will be made available on the City’s website and at City Hall.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Provide funding and/or incentives to support at least one lot consolidation project per year
- Schedule:** Ongoing implementation and reporting during the planning period

19. Density Bonus Program

To facilitate development, the City offers developers the opportunity of a Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low-income households; or (2) at least 5 percent reserved for very low-income households; or (3) units reserved for senior households. The units must remain affordable for at least 30 years if the density bonus is granted. The City will provide information on the Density Bonus Program at City Hall, the City’s website and other public spaces to increase awareness.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Promote the development of at least two projects per year that utilize the City’s Density Bonus provisions
- Schedule:** Ongoing implementation and reporting during the planning period

20. Water and Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of La Verne is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and input.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Work with water and sewer providers to share information on residential development projects
- Schedule:** Ongoing implementation and reporting during the planning period

Identify Adequate Sites to Achieve Housing Variety Programs

21. Adequate Sites to Accommodate the RHNA

The City of La Verne received a RHNA of 1,346 units for the 2021-2029 RHNA period. After credits for constructed units (12) and approved units (173) are taken into consideration, the City of La Verne has a remaining 2021-2029 RHNA of 1,161 units, including 408 extremely/very low-income, 234 low-income, 210 moderate income, and 309 above moderate-income units. The City of La Verne's 6th Cycle residential capacity falls into three categories:

1. Proposed projects (25 units);
2. Accessory dwelling units (92 units); and
3. Old Town La Verne Specific Plan Sites (1,258 units).

The City has demonstrated the ability to exceed its RHNA by 215 units, a 16% overall surplus. These sites can accommodate the remaining RHNA for all income levels through year 2029. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Responsible Agency:	Community Development Department
Financing:	General Fund
Program Objectives:	Maintain adequate sites to meet the City's remaining RHNA for all income levels throughout the planning period
Schedule:	Ongoing implementation and reporting during the planning period

22. Residential Development Monitoring (No Net Loss)

To ensure adequate sites are available throughout the planning period to meet the City's RHNA at all income levels, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will monitor the depletion of residential acreage, and review proposed General Plan amendments, Zone Changes, Specific Plan Amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. To ensure sufficient residential development capacity is maintained to accommodate the City's RHNA allocation, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the Housing Element Site Inventory.

Should an approval of development result in a reduction of residential development capacity below the capacity needed to accommodate the remaining need for lower-income, moderate-income, or above-moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate site requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Responsible Agency:	Planning Department
Financing:	General fund
Program Objectives:	Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA.
Schedule:	Ongoing implementation and annual monitoring and reporting

throughout the planning period

23. Emergency Shelters

The City of La Verne will continue to allow emergency shelters by-right within the Arrow Corridor Specific Plan (SP814-12) Industrial zones. This area was selected due to multiple opportunities for industrial and commercial building conversion to emergency shelter uses and vacant sites for the development of new emergency shelters. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Allow emergency shelters in accordance with the Zoning Code
- Schedule:** Ongoing implementation and annual monitoring and reporting throughout the planning period

24. Transitional and Supportive Housing

The City will continue to implement the Zoning Code to allow transitional and supportive housing in accordance with State law. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

- Responsible Agency:** Community Development Department
- Financing:** General Fund
- Program Objectives:** Allow transitional and supportive housing in accordance with State law; update the Zoning Code if necessary
- Schedule:** Ongoing implementation and annual monitoring and reporting throughout the planning period

Promote Equal Housing Opportunities for All Residents

25. Fair Housing Program

With assistance from outside fair housing agencies, such as the Fair Housing Foundation, the City will continue to offer fair housing services to residents and property owners. The Fair Housing Foundation works to ensure that housing consumers are given an equal opportunity to rent, lease, or purchase housing of their choice without regard to race, national origin, religion, disability, sex, familial status, age, sexual orientation, marital status or other arbitrary reasons. Services include, but are not limited to, investigations of discrimination complaints, landlord tenant services, and fair housing information and education. Persons served under this program are primarily from low- and very low-income households. The City will continue to provide informational and educational materials on fair housing services for property owners, apartment managers and tenants at City Hall and the City's website. The City will also continue to monitor and respond, as appropriate, to complaints of discrimination, and will refer tenants to the Fair Housing Foundation for proper intake, investigation and resolution of fair housing complaints.

Responsible Agency:	Fair Housing Foundation
Financing:	General Fund, Los Angeles County
Program Objectives:	Provide information on fair housing services and policy at public counters and at City website and refer complaints to appropriate organizations
Schedule:	Ongoing implementation and annual monitoring and reporting throughout the planning period

26. Reasonable Accommodation

Pursuant to Government Code Section 65583, the City of La Verne is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City of La Verne encourages and promotes accessible housing for persons with disabilities. In general, City Staff takes into consideration the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing projects and grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City anticipates that they will have formal reasonable accommodations prepared and adopted in 2013. The City will provide information on formal reasonable accommodation procedures at City Hall and on the City's website.

Responsible Agency:	Community Development Department
Financing:	General Fund, Los Angeles County

Program Objectives: Continue to provide reasonable accommodation to ensure equal housing opportunities

Schedule: Adopt formal Reasonable Accommodation Procedures in 2013; Provide informational handouts and information at City Hall and on the City's website about reasonable accommodation procedures 2021-2029

27. Affirmatively Furthering Fair Housing Outreach and Coordination Program

To comply with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law. Specific actions include:

Education and Outreach

- In conjunction with the City's comprehensive General Plan Update, educate the community on what affordable/attainable housing means and who it benefits.
- Annual training of City staff, including through coordination with local advocacy groups or regional partners, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- Biennial fair housing update to the City Council.
- Meet with developers annually to identify special housing needs in the City (i.e., housing for seniors or persons with disabilities) and encourage development of special needs housing that accesses the population of La Verne.
- Meet with disability service providers to identify whether there is unmet demand anywhere in the City by October 2022. If an unmet demand is realized, work with providers to secure funding to expand services by December 2023.

Integration/Segregation

- Work with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Assess to Opportunity

- Target community revitalization efforts to areas with lower opportunities levels and develop strategies to enhance mobility and reduce displacement
- Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are

made available due to the regular appointment process or vacancies.

- Provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Responsible Agency:	Community Development Department
Financing:	CDBG funds
Program Objectives:	Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period

Public Draft

4. Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City’s quantified objectives are described under each program, and represent the City’s best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City’s housing goals.

The new construction objectives shown in the table below represent a portion of the City’s overall RHNA for the 2021-2029 planning period for all income levels. The objective identified for each income level is based on historic trends and patterns of development; units affordable to lower-income households are historically more difficult to develop due to extremely limited available funding for affordable housing projects. Moderate- and above-moderate income units are more likely to be developed by the private market.

The table below summarizes the City’s quantified objectives for housing during the 2021-2029 planning period.

TABLE 1: QUANTIFIED HOUSING OBJECTIVES: 2021-2029

	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low Income	16	16	249
Very Low Income	200	24	
Low Income	150	24	
Moderate Income	175	10	
Above Moderate Income	376	-	-
Total	917	74	249

PART 2: BACKGROUND REPORT

Public Draft
December 2021

Public Draft



CITY OF LA VERNE
GENERAL PLAN UPDATE

This page intentionally left blank.

Public Draft

TABLE OF CONTENTS

1. INTRODUCTION	1
2. ACCOMPLISHMENTS UNDER 5TH CYCLE HOUSING ELEMENT	3
2A. Review of 2014 Housing Element	3
2B. Housing Production During 5th Cycle RHNA Period	4
2C. Appropriateness and Effectiveness of 2014 Housing Element.....	4
3. HOUSING NEEDS ASSESSMENT	17
3A. Introduction and Background.....	17
3B. Population Trends and Characteristics	17
3C. Household Characteristics.....	21
3D. Income.....	22
3E. Housing Characteristics	25
3F. Housing Costs	28
3G. Future Housing Needs.....	34
3H. Special Needs Groups	34
3I. Units At-Risk of Conversion.....	45
4. CONSTRAINTS	47
4A. Governmental Constraints	47
4A.1 Land Use Controls	47
4A.2 Development Review Process	60
4A.3 Development Fees	66
4B. Non-Governmental Constraints.....	69
4C. Environmental Constraints.....	71
4D. Infrastructure Constraints	73
5. RESOURCES	75
5A. Regional Housing Needs Allocation (RHNA).....	75
5B. Progress Towards the RHNA.....	75
5C. Site Inventory Considerations	79
5D. Strategy to Accommodate Remaining RHNA	81
5E. Financial Resources.....	90
5F. Administrative Resources	95
5G. Energy Conservation Opportunities	96
6. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)	99
6A. Outreach.....	99
6B. Assessment of Fair Housing Issues	101
6C. Analysis of Contributing Factors.....	108

TABLES

Table 2–1: Regional Housing Needs Allocation – 5th Cycle Progress	4
Table 2–2: Evaluation of the 2014 La Verne Housing Element Programs	6
Table 3–1: Population Trends - Neighboring Jurisdictions	18
Table 3–2: Population by Age	18
Table 3–3: Job Growth and Employment Status.....	19
Table 3–4: Jobs by Industry (2019)	20
Table 3–5: Jobs by Occupation (2019)	20
Table 3–6: Households by Tenure and Age (2019)	21

Table 3–7: Median Household and Per Capita Income	22
Table 3–8: Household Income for All Households and by Tenure (2019)	22
Table 3–9: Households by Income Group (2017)	23
Table 3–10: Housing Stock by Type and Vacancy (2020).....	25
Table 3–11: Vacancy by Type.....	25
Table 3–12: Housing Stock Conditions (2019)	26
Table 3–13: Overcrowding by Tenure (2019)	27
Table 3–14: Household Size by Tenure (2019)	27
Table 3–15: Number of Bedrooms by Tenure	28
Table 3–16: Homes for Sale (march 2021).....	28
Table 3–17: Rental Costs (2019)	29
Table 3–18: Median Rent by Number of Bedrooms	29
Table 3–19: State Income Limits – Los Angeles County (2020)	30
Table 3–20: Housing Affordability by Income Group.....	30
Table 3–21: Households by Income Level and Overpayment (2017)	31
Table 3–22: Deed Restricted Affordable Housing Units	32
Table 3–23: Mobile Home Parks in La Verne	33
Table 3–24: Regional Housing Needs Allocation – 6 th Cycle	34
Table 3–25: Senior Population and Households	35
Table 3–26: Householder Age by Tenure (2019)	35
Table 3–27: Disabilities by Disability Type	37
Table 3–28: Disabled Persons by Age and Employment Status.....	37
Table 3–29: Median Income By Household Size	39
Table 3–30: Household Size versus Bedroom Size by Tenure (2019).....	40
Table 3–31: Families and Female Householder with Children Under 18 (2019)	40
Table 3–32: Homelessness in La Verne from 2016-2020*	42
Table 3–33: Homelessness in Los Angeles County from 2016-2020	42
Table 3–34: Homeless Population Characteristics in Los Angeles County (2020)	43
Table 3–35: Emergency Shelters.....	44
Table 3–36: Summary of at-Risk Subsidized Housing Units.....	45
Table 4–1: General Plan Residential Land Use Designations.....	48
Table 4–2: Permitted Residential Uses by Zone	50
Table 4–3: ADU and JADU Development Standards.....	53
Table 4–4: Basic Residential Development Standards.....	58
Table 4–5: Residential Parking Requirements	59
Table 4–6: Typical Permit Processing Times and Reviewing Body.....	61
Table 4–7: Development Project Processing Fees (Effective 07/01/2020)	68
Table 5–1: RHNA 2021-2029.....	75
Table 5–2: Credits Towards the RHNA.....	78
Table 5–3: Remaining RHNA	79
Table 5–4: Old Town La Verne Specific Plan Realistic Capacity by Land Use District	84
Table 5–5: RHNA Site Inventory.....	89
Table 5–6: Financial Resources Available for Housing Activities	90
Table 6–1: Domains and List of Indicators by Factors	104
Table 6–2: Fair Housing Contributing Factors.....	108

FIGURES

Figure 3–1: Percentage of Families & People Living in Poverty (2019)	24
Figure 3–2: Median Home Price for Existing Homes in Lawndale	28
Figure 5–1: Housing Element Sites	87
Figure 6–1: Census Tract Boundaries.....	109
Figure 6–2: Diversity Index by Census Block Group.....	109
Figure 6–3: Very Low and Low Income Population by Block Group	109
Figure 6–4: Median Household Income.....	109
Figure 6–5: Proportion of Population with Disabilities by Census Tract	109
Figure 6–6: Female-Headed Households by Proportion of Children Present by Census Tract	109
Figure 6–7: Proportion of Senior Residents by Census Tract.....	109
Figure 6–8: TCAC Economic Score by Census Tract	109
Figure 6–9: TCAC Education Score by Census Tract.....	109
Figure 6–10: TCAC Environmental Score by Census Tract	109
Figure 6–11: TCAC Opportunity Areas by Census Tract.....	109
Figure 6–12: Overcrowded Households by Census Tract	109
Figure 6–13: Cost-Burdened Renter Households by Census Tract	109
Figure 6–14: Cost-Burdened Owner Households by Census Tract	109

PUBLIC DRAFT

This page intentionally left blank.

PUBLIC DRAFT

1. Introduction

The City of La Verne is a city of approximately 33,000 population, with an area of approximately nine square miles. La Verne is located at the eastern edge of the San Gabriel Valley in Los Angeles County, approximately 30 miles east of Los Angeles and approximately 23 miles east of Pasadena. The City is bounded by San Dimas to the west, Claremont to the east, Pomona to the south, and the San Gabriel Mountains to the north. California State Route 210 bisects the City from east to west, while the City lies approximately two miles north of Interstate 10 and three miles east of State Route 57.

La Verne was incorporated in 1906 following a period of land speculation brought on by the extension of the Santa Fe Railroad. Originally named Lordsburg at its founding in 1887, the City was selected as the site of the University of La Verne, which was founded in 1892 and remains an important community institution. The City was known as the “Heart of the Orange Empire” due to its flourishing citrus industry, until circumstances changed, leading to rapid post-WWII residential development. Today, major employers in the City include the University of La Verne, Gilead Sciences pharmaceutical manufacturing, Metropolitan Water District, and the Bonita Unified School District.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the Housing Element adopted by the City in December 2013.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.

- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of La Verne's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2013, statutory changes have occurred that must be included in the 2021-2029 La Verne Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

2. Accomplishments under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2014 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2014 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2A. Review of 2014 Housing Element

The 2014 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure housing and neighborhood conservation; promote adequate sites to achieve a diversity of housing; ensure opportunities for affordable housing; facilitate the removal of governmental constraints, as necessary; and promote equal housing opportunities. The 2014 Housing Element identified the following goals:

GOAL 1: PRESERVE AND IMPROVE EXISTING HOUSING AND NEIGHBORHOODS

Continued maintenance and preservation of the existing housing stock in La Verne is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

GOAL 2: PROVIDE A VARIETY OF HOUSING TYPES

La Verne strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City, including mobile homes, apartments, and small homes. The intent of this goal is to assist in the provision of adequate housing to meet the needs of the community, including the needs of both renter and owner households.

GOAL 3: MINIMIZE THE IMPACTS OF GOVERNMENTAL CONSTRAINTS

Market, environmental, and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate-income households due to their limited resources for absorbing the costs. The City is committed to removing governmental constraints to facilitate efficient entitlement and building permit processing.

GOAL 4: IDENTIFY ADEQUATE SITES TO ACHIEVE HOUSING VARIETY

Meeting the housing needs of all residents of the community requires the identification of adequate sites to accommodate a variety of housing types. By continuing to maintain an inventory of potential sites, the City will assure that adequate residentially zoned and mixed-use sites are available to accommodate the 2014-2021 Regional Housing Needs Allocation (RHNA) allocation.

Goal 5: Promote Equal Housing Opportunity for All Residents

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents regardless of age, race, religion, family status, or physical disability.

2B. Housing Production During 5th Cycle RHNA Period

The City’s 5th Cycle Housing Element specifically addressed housing needs for the City from 2014 through 2021, in line with the Regional Housing Needs Allocation (RHNA) planning period adopted by the Southern California Association of Governments (SCAG). This 5th Cycle Housing Element began to be implemented in 2014 and will continue to be implemented, under this revised 5th Cycle Housing Element, through 2021.

Table 2–1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation.

During the 2014-2021 RHNA period, 418 units were permitted in the City, including 47 affordable to very low income households (38 are deed-restricted and 9 are affordable ADUs based on actual known rental rates), 17 units affordable to low income households (3 are deed-restricted and 14 are affordable ADUs based on actual known rental rates), 30 units affordable to moderate-income households (all deed-restricted), and 324 units affordable to above-moderate income households, as shown in Table 2–1.

TABLE 2–1: REGIONAL HOUSING NEEDS ALLOCATION – 5TH CYCLE PROGRESS

Status	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	147	88	94	233	562
Permitted Units Issued	47	17	30	324	418
<i>Remaining Allocation</i>	100	71	64	0	144

Source: City of La Verne, 2021.

2C. Appropriateness and Effectiveness of 2014 Housing Element

The overarching goals and policies of the 2014 Housing Element continue to be appropriate to encourage the City’s housing goals. While the majority of goals, policies, and programs included in the 2014 Housing Element continue to be appropriate to address the City’s housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2–2, the majority of housing programs have been effective or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The City implemented many of the housing programs in the last several years and anticipates that these changes will encourage affordable and special needs housing, particularly when combined with the strengthened outreach the City has begun to conduct to encourage interest from the affordable housing development community in the City’s sites identified for lower income housing.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing, the experience of La Verne and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. All cities, including La Verne, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

TABLE 2–2: EVALUATION OF THE 2014 LA VERNE HOUSING ELEMENT PROGRAMS

Program	Accomplishments
<p>Program 1 Housing Rehabilitation: The City of La Verne is committed to providing opportunities for the rehabilitation of housing within the City and will continue the Housing Rehabilitation Program. The program previously relied on Redevelopment Agency 20% Housing Set-Aside funds. For the 2014-2021 planning period, the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City’s website, and in other public places to increase awareness and solicit applications. The City anticipates assisting four dwelling units per year.</p>	<p>Result/Evaluation: The City is in development of a housing rehabilitation program and anticipates consideration by City Council in late 2021. Funding for the housing rehabilitation program is to be allocated from the Community Development Block Grant (CDBG).</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 2 Code Enforcement: The City will continue to implement a proactive code enforcement program through the La Verne Police Department. Code Enforcement will work closely with the Community Development Department to implement the City’s housing programs to preserve and improve La Verne’s existing neighborhoods. To address non-permitted second units and illegal conversions, the City will continue to survey aging neighborhoods and target areas that are in need of assistance and develop strategies to efficiently help these areas. The City will provide information on the Housing Rehabilitation program and the City’s zoning and building requirements at City Hall and the City’s website.</p>	<p>Result/Evaluation: During the planning period, the Community Development Department continued to monitor and review additions and new home construction to preserve and improve the City’s existing neighborhoods.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 3 Historic Resources: Many of the City of La Verne’s homes date back to the turn of the 20th century and represent an important part of the City’s history. The City will continue to designate historic neighborhoods for assistance through the existing housing rehabilitation programs. City staff will also continue to assist property owners of historic homes to repair and renovate their property in a historically and architecturally appropriate manner. The City will continue to encourage use of Mills Acts contracts by owners of historic or culturally significant structures. Participation can result in a reduction of property taxes for the property owner.</p>	<p>Result/Evaluation: During the planning period, the Community Development Department continued to monitor and review revisions to historic resources throughout the City.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 4 Non-Permitted Second Units: In some of the City’s neighborhoods there are a number of second units that have been constructed, however many do not comply with planning and building requirements. In order to preserve La Verne’s existing residential neighborhoods and the City’s quality-of-life, the City will encourage residential to bring existing illegal units into compliance with City zoning and building codes. The City will work with the Code Enforcement and Police Department to identify non-permitted second units or conversions. The City will conduct outreach and educations programs in conjunction with Code Enforcement to encourage homeowners with non-permitted second units to voluntarily work with the Building Inspector and Planning Department to bring their units into compliance with the California Building Code and La Verne Municipal Code.</p>	<p>Result/Evaluation: The City has been made aware of approximately 20 illegal second units and/or conversions over the planning period and continues to work homeowners to bring their units into compliance with the California Building Code and La Verne Municipal Code.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 5 Section 8: Continue to cooperate with the Los Angeles Community Development Commission (LACDC) Section 8 Certificate/Voucher Rental Assistance Program. The program provides rent payment subsidies from the Department of Housing and Community Development (HUD) to very low-income households in privately owned units. The City will continue to refer residents to the County program and provide information at City Hall, the City’s website, and other public places to increase awareness and solicit applications.</p>	<p>Result/Evaluation: The City has continued to cooperate with the Los Angeles Community Development Commission (LACDC) Section 8 Certificate/Voucher Rental Assistance Program throughout the planning period, as well as continue to refer residents to the County program and provide information to increase public awareness.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 6 Manufactured Housing: Continue to encourage the use of manufactured housing as an affordable housing alternative. The City will work with developers and manufacturers of prefabricated manufactured housing to explore different housing types and develop informational brochures to be used as an outreach and educational tool on opportunities for development of manufactured housing in La Verne.</p>	<p>Result/Evaluation: During the planning period, the City has continued to encourage the use of manufactured housing as an affordable housing alternative and to work with developers and manufacturers of prefabricated manufactured housing.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 7 Monitor City-Owned Mobile Home Parks: The City will continue to maintain and monitor the City-owned mobile home parks to preserve a large number of affordable units in La Verne. The City will develop a maintenance strategy and investigate new funding opportunities in order to address rehabilitation needs in the mobile homes parks.</p>	<p>Result/Evaluation: During the planning period, the City adopted Ordinance 1084, which requires a relocation impact report to deter existing Mobile Home Parks from being redeveloped. The City is in development of a housing rehabilitation program to be funded by CDGB funds.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 8 Los Angeles County Partnership: As a means of further leveraging housing assistance, the City will cooperate with the Los Angeles County Community Development Commission (CDC) and Los Angeles County Housing Authority to promote resident awareness and application for County run housing assistance programs. These programs include the:</p> <ul style="list-style-type: none"> • Mortgage Credit Certificate Program (MCC); • Housing Economic Recovery Ownership (HERO) Program; • Home Ownership Program (HOP); • Mortgage Credit Certificate Program (MCC); • Home Investment Partnerships Program (HOME); • Single-Family Grant Program (SFGP); and • Single-Family Rehabilitation Loan Program. 	<p>Result/Evaluation: Throughout the planning period, the City has continued to cooperate with the Los Angeles County CDC and Los Angeles County Housing Authority to promote resident awareness and application for County run housing assistance programs.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 9 Partnerships with Housing Organization and Service Providers: As a means of further leveraging housing assistance for lower income households, the City will continue encouraging partnerships with local organizations and other government agencies that offer housing-related services, such as the development of affordable housing and homeless prevention services. These organizations and agencies will include, but not be limited, to the following:</p> <ul style="list-style-type: none"> • Habitat for Humanity; • The House of Ruth; • The David and Margaret Home; • Tri-City Mental Health Center; • San Gabriel Valley Council of Governments “Study of Homelessness and Homeless Services in the San Gabriel Valley;” • Los Angeles County’s Cold/Wet Weather Emergency Shelter Program for the Homeless 	<p>Result/Evaluation: Throughout the planning period, the City has continued to encourage partnerships with local organizations and other governmental agencies that offer housing-related services.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 10 Housing for Extremely Low-Income Households: Extremely low-income households and households with special needs have limited housing options in La Verne. Housing types appropriate for these groups include: emergency shelters, transitional and supportive housing, and single room occupancy (SRO) units. To accommodate this population group the City has amended the Zoning Code to address these housing types per requirements of SB 2. The City has amended the City's Zoning Code to allow emergency shelters by-right in at least one zoning district, and to permit transitional and supportive housing in all residential zones by-right without any discretionary action, subject only to those regulations that apply to other residential dwelling units of the same type in the same zone. Additionally, City will encourage development of housing for extremely low-income households through a variety of activities, such as outreaching to housing developers, providing financial or in-kind technical assistance, when available, providing expedited processing, identifying grant and funding opportunities, and offering additional incentives beyond the density bonus provisions.</p>	<p>Result/Evaluation: A recent project of 38 units within the Oldtown La Verne Specific Plan district, and within a High Quality Transit area, included units with a covenant that restricted the rental of those units to very low-income households. A total of 47 permitted units were issued for very low-income groups during the planning period.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 11 Housing for Persons with Developmental Disabilities: The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. La Verne will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. As housing is developed or identified, La Verne will work with the San Gabriel/Pomona Regional Center to implement an outreach program informing</p>	<p>Result/Evaluation: During the planning period, the City zoning code was amended through Ordinance 1040 to include standards, definitions, and new chapters to address new state-mandated requirements per SB 2.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>families within the City of housing and services available for persons with developmental disabilities. The City will provide information at City Hall and on the City’s website.</p>	
<p>Program 12 Monitor and Preserve Affordable Housing: The City will inventory and gather information to establish an early warning system for publicly assisted housing units that have the potential to convert to market rate. This will include an annual review of the conversion status of all subsidized housing in the City. The City will develop and maintain an AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. The database will indicate the expiration date of any covenant and any requirements governing reimbursement. When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower and moderate-income households. The City will continue to monitor at-risk developments throughout the planning period and pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.</p>	<p>Result/Evaluation: The City continues to monitor at-risk publicly assisted housing units that have the potential to convert to market rate.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 13 Remove Development Constraints: On a regular basis, City staff will review the development standards and design review findings in the Zoning Code to identify standards and requirements that may constrain the development of affordable housing in La Verne. Specifically, staff will review requirements such as the minimum unit size, setbacks, parking requirements, height restrictions, etc. to ensure that they necessary and pertinent. The City will also review the Precise Plan Design Review Process to address any findings, such as “harmony with surrounding development of the site,” that may constrain the development of affordable housing. This City is committed to address any constraints identified in Section 5, Housing Constraints, during the update process. In the interim, staff will on a case-by-case basis identify ways that standards can be relaxed if it is</p>	<p>Result/Evaluation: The City is in the process of comprehensively updating the Zoning Code to include updates in compliance with recent state-mandated requirements, and to remove development constraints by providing clarity on confusing and contradictory standards.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>determined that such requirements are in any way impeding the development of affordable housing in the City. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards.</p>	
<p>Program 14 Mobile Home Rent Control: Continue to enforce the Mobile Home Rent Control Ordinance to ensure affordability of housing in mobile home parks and to keep rent increases at reasonable levels. Per the ordinance, increases in rent will be no greater than the U.S. Department of Labor Consumer Price Index. The City will provide information about the ordinance at City Hall, on the City’s website, and in other public places to increase awareness.</p>	<p>Result/Evaluation: During the planning period, the City updated the Municipal Code relating to mobile home rent review through Ordinance 1082, which provided for stronger standards and process to further control rent within sensitive Mobile Home Park Zoned districts within La Verne.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 15 Second Units: The City of La Verne recognizes that second units are a unique opportunity to provide affordable units in residential units, particularly for elderly and low-income residents. The City revised the second unit ordinance in 2012 in order to comply with state law. The City will provide information about the City’s second unit program at City Hall, on the City’s website, and in other public places to increase awareness.</p>	<p>Result/Evaluation: During the planning period, the City updated the Zoning Code per Ordinance 1078 and 1089 to comply with state law.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 16 Condominium Conversion Ordinance: The City of La Verne recognizes the importance of preserving La Verne’s affordable rental housing stock and discouraging conversions that would decrease the number of affordable units in the City. The City will continue to enforce the Condominium Conversion Ordinance and provide information at City Hall and the City’s website. The Community Development staff will subsequently review, monitor, and evaluate La Verne’s Condominium Conversion Ordinance annually.</p>	<p>Result/Evaluation: The City continues to enforce the Condominium Conversion Ordinance and plans to update the ordinance in 2021 to maintain compliance with state law.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 17 Lot Consolidation: A number of infill parcels especially those that are identified as opportunity sites within the Old Town La Verne Specific Plan area are smaller and would benefit from lot consolidation. Individually, some of these smaller lots may not support the development densities that would facilitate mixed-use development. Through the joining (or consolidation) of multiple parcels, more efficient development will be possible. The City will provide technical assistance to property owners and developers in support of lot consolidation including identifying opportunities for potential consolidation and providing available funding and incentives to encourage consolidation of parcels as appropriate. For example, the Community Development Department will utilize development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, deferral or lowering of development fees to encourage densities, residential uses and lot consolidation, and to promote more intense residential development in the Old Town La Verne Specific Plan area. Information on these financial and regulatory incentives will be made available on the City’s website and at City Hall.</p>	<p>Result/Evaluation: A recent project (The Landing) of 38 units within the Old Town La Verne Specific Plan district consolidated several lots to creating a two-story multi-family project with underground parking. In addition, an Enhanced Infrastructure Financing District was created near the Metro L Line (Gold) station at E Street and Arrow Highway and Wheeler and Arrow Highway in order to establish a funding mechanism that can facilitate the construction of infrastructure improvements.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 18 Density Bonus Program: To facilitate development, the City offers developers the opportunity of a Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low-income households; or (2) at least 5 percent reserved for very low-income households; or (3) units reserved for senior households. The units must remain affordable for at least 30 years if the density bonus is granted. The City will provide information on the Density Bonus Program at City Hall, the City’s website and other public spaces to increase awareness.</p>	<p>Result/Evaluation: During the planning period, the City amended the Zoning Code through Ordinance 1040, which created a chapter that further clarifies incentives for the development of affordable housing such as density bonuses.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 19 Water and Sewer Service Providers: Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of La Verne is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and input.</p>	<p>Result/Evaluation: The City will continue to submit the adopted Housing Element to local water and sewer providers for their review and input.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 20 Adequate Sites to Accommodate the RHNA: To facilitate development of affordable housing to accommodate 2014-2021 RHNA as identified in Table 6-4 of this Housing Element, the City has adopted the Old Town La Verne Specific Plan and has identified approximately 390 acres of underutilized and vacant residentially zoned land within the City. The Specific Plan proposes a range of residential densities up to 70 dwelling units per acre.</p> <p>To demonstrate adequate sites, residential development within the Old Town La Verne Specific Plan is required to be consistent with Sections 65583.2(h) and (i) and 65583(c)(1) as follows:</p> <ul style="list-style-type: none"> • Require a minimum density of 20 units per acre; • Ensure at least 50 percent of lower income need is accommodated on sites designated for residential use only; and • Permit owner-occupied and rental multifamily uses by-right, without a conditional use or other discretionary review or approval. <p>As stated, to comply with AB 2348, at least 50 percent of the remaining lower income need (295 units) will be accommodated on sites designated for exclusively residential uses. The Old Town La Verne Specific Plan identifies the Medium Density Residential District as the area that only permits residential uses. The</p>	<p>Result/Evaluation: The City continues to monitor and track development approvals in the Old Town La Verne Specific Plan area. During the planning period 91 residential units were entitled within the Old Town La Verne Specific Plan.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Medium Density Residential District provides for one- and two-story condominiums or apartments within walking distance of the Metro L Line (Gold) station up to 40 dwelling units per acre.</p> <p>To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained; the City will develop and implement a formal monitoring program. The program will track development (residential, commercial, and mixed-use) approvals in the Old Town La Verne Specific Plan area. The City will report on the progress of development in the Old Town La Verne Specific Plan area in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. The inventory of available sites will also be made available to the development community through various outreach methods.</p>	<p style="text-align: center; opacity: 0.5; font-size: 48px; transform: rotate(-30deg);">DRAFT</p>
<p>Program 21 Emergency Shelters: In compliance with Senate Bill 2, the City of La Verne will amend the Zoning Code to allow emergency shelters by-right within the Arrow Corridor Specific Plan (SP814-12) Industrial zones in 2013. This area was selected due to multiple opportunities for industrial and commercial building conversion to emergency shelter uses and vacant sites for the development of new emergency shelters. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible..</p>	<p>Result/Evaluation: During the planning period, the City zoning code was amended through Ordinance 1040 to allow emergency shelters by right within the Arrow Corridor Specific Plan (SP814-12) Industrial zones. The City continues to monitor the inventory of sites to accommodate emergency shelters.</p> <p>Continue/Modify/Delete: This program is largely continued in the 2021-2029 Housing Element.</p>

<p>Program 22 Transitional and Supportive Housing: In compliance with Senate Bill 2, the City of La Verne will amend the Zoning Code to allow transitional and supportive housing by-right in all residential zones, subject only to those regulations that apply to other residential uses of the same type in the same zone in 2013. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.</p>	<p>Result/Evaluation: During the planning period, the City zoning code was amended through Ordinance 1040 to allow transitional and supportive housing by right in all residential zones, subject only to those regulations that apply to other residential uses of the same type in the same zone. The City continues to monitor the inventory of sites to accommodate transitional and supportive housing.</p> <p>Continue/Modify/Delete: This program is larely continued in the 2021-2029 Housing Element.</p>
<p>Program 23 Fair Housing Program: With assistance from outside fair housing agencies, such as the Fair Housing Foundation, the City will continue to offer fair housing services to residents and property owners. The Fair Housing Foundation works to ensure that housing consumers are given an equal opportunity to rent, lease, or purchase housing of their choice without regard to race, national origin, religion, disability, sex, familial status, age, sexual orientation, marital status or other arbitrary reasons. Services include, but are not limited to, investigations of discrimination complaints, landlord tenant services, and fair housing information and education. Persons served under this program are primarily from low- and very low-income households. The City will continue to provide informational and educational materials on fair housing services for property owners, apartment managers and tenants at City Hall and the City’s website. The City will also continue to monitor and respond, as appropriate, to complaints of discrimination, and will refer tenants to the Fair Housing Foundation for proper intake, investigation and resolution of fair housing complaints.</p>	<p>Result/Evaluation: The City continues to offer fair housing services to residents and property owners.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 24 Reasonable Accommodation: Pursuant to Government Code Section 65583, the City of La Verne is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes. The City of La Verne encourages and promotes accessible housing for persons with disabilities. In general, City Staff takes into consideration the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing projects and grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City anticipates that they will have formal reasonable accommodations prepared and adopted in 2013. The City will provide information on formal reasonable accommodation procedures at City Hall and on the City’s website.</p>	<p>Result/Evaluation: During the planning period, the City zoning code was amended through Ordinance 1040 to include standards, definitions, and new chapters to address new state-mandated requirements per SB 2, and to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
---	---

3. Housing Needs Assessment

3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in La Verne, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist La Verne in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Pre-Certified Local Housing Data package for the City of La Verne developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2000 and 2010 U.S. Census, 2015-2019 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Other sources of economic data such as information from the website rental listings, multiple listing service, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Countywide data and resources, including the Southern California Association of Governments Pre-certified Local Housing Data and Los Angeles Continuum of Care (LACoC) Greater Los Angeles Homeless Task Force Point-in-Time Homeless Census.

Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, these variations do not significantly affect the discussion of overall housing trends and changes.

3B. Population Trends and Characteristics

POPULATION GROWTH

Table 3-1 shows population growth for La Verne and other jurisdictions in the region from 2010 through 2020. According to data prepared by the California DOF, the population of La Verne in 2020 was 33,313 persons, an increase of approximately 7.2% since 2010. La Verne's growth has outpaced Countywide growth, with Los Angeles County experiencing significantly lower population growth rates during the 2010 to 2020 period (3.2%), as shown in Table 3-1. While the City of Pomona had the greatest numeric change in population (4,934 persons), La Verne had the largest percentage change in population (7.2%) of the surrounding communities identified below.

TABLE 3–1: POPULATION TRENDS - NEIGHBORING JURISDICTIONS

Jurisdiction	2010	2020	Change	% Change
La Verne	31,063	33,313	2,250	7.2%
San Dimas	33,371	34,226	855	2.6%
Claremont	34,926	35,877	951	2.7%
Glendora	50,073	51,879	1,806	3.6%
Pomona	149,058	153,992	4,934	3.3%
Azusa	46,361	49,805	3,444	7.4%
Los Angeles County	9,818,605	10,135,614	317,009	3.2%

Source: US Census 2010; DOF 2020

AGE

Changes in the age groups can indicate future housing needs. Table 3-2 compares age group sizes in 2019 for La Verne. Children under fifteen comprise 16.1% of the City’s population, teens and young adults (15 to 24) represent 13.3%, and adults in family-forming age groups (25 – 44) comprise 20.4%. Adults aged 45 to 64 represent 21.5% of the population and seniors (65 and over) comprise 26.1%. In 2019, the median age in La Verne (45.1 years) was approximately nine years higher than both the Los Angeles County and Statewide median age of 36.5 years.

TABLE 3–2: POPULATION BY AGE

Age	La Verne		Los Angeles County	
	Number	Percent	Number	Percent
Under 5 Years	1,584	4.9%	611,485	6.1%
5 to 9	1,654	5.1%	596,485	5.9%
10 to 14	1,971	6.1%	627,199	6.2%
15 to 19	2,243	7.0%	641,814	6.4%
20 to 24	2,035	6.3%	717,692	7.1%
25 to 34	3,167	9.8%	1,623,246	16.1%
35 to 44	3,419	10.6%	1,379,814	13.7%
45 to 54	4,286	13.3%	1,355,625	13.4%
55 to 64	2,629	8.2%	629,508	6.2%
65 to 74	2,780	8.6%	562,724	5.6%
75 to 84	3,658	11.4%	758,833	7.5%
85 and Over	1,971	6.1%	393,364	3.9%
TOTAL	32,211	100%	10,081,570	100%

Source: US Census, 2015-2019 ACS

RACE/ETHNICITY

Table 3-3 shows the ethnic composition of La Verne’s population. The majority of the City’s population identify as White (73.8%). The next largest racial group is Asian (9.4%), followed by “other race” (7.1%), “two or more races” (5.7%), Black and African American (3.3%), and American Indian and Alaskan Native and Native Hawaiian and Pacific Islander (0.7%). Just over two-fifths of the population (36.1%) is of Hispanic origin.

TABLE 3-3: RACE AND ETHNICITY

Race/Ethnicity	La Verne		Los Angeles County	
	Number	Percent	Number	Percent
White	23,774	73.8%	5,168,443	51.3%
Black and African American	1,062	3.3%	820,478	8.1%
American Indian and Alaskan Native	224	0.7%	73,393	0.7%
Asian	3,036	9.4%	1,473,221	14.6%
Native Hawaiian and Pacific Islander	10	<0.1%	27,720	0.3%
Some Other Race	2,284	7.1%	2,115,548	21.0%
Two or More Races	1,821	5.7%	402,767	4.0%
TOTAL	32,211	100%	10,081,570	100%
Hispanic Origin (of any race)	11,632	36.1%	4,888,434	48.5%

Source: US Census ACS, 2015-2019

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 3-4 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2019. In 2019, ACS data indicated that the unemployment rate in La Verne was approximately 7.4%, a slight decrease from 7.8% in 2010. According to the labor report data compiled by the California EDD, La Verne’s average annual unemployment rate in 2019 was estimated at 4.2%, lower than both Los Angeles County (4.4%) and California (7.9%).

TABLE 3-3: JOB GROWTH AND EMPLOYMENT STATUS

	2010		2019	
	Number	Percent	Number	Percent
Total Persons in Labor Force	15,782	100%	16,008	100%
Employed	14,548	92.2%	14,824	92.6%
Unemployed	1,234	7.8%	1,184	7.4%

Source: US Census ACS, 2016-2010; US Census ACS, 2015-2019

INDUSTRY AND OCCUPATION

The 2015-2019 ACS data identified 14,777 civilian employed persons in the La Verne labor force. Table 3-5 shows 2019 employment by industry for the City. Of La Verne’s employed residents, the “Educational, Health and Social Services” industry employed the most people at 26.0%. The second largest employment sector was the “Retail Trade” industry, which accounted for 11.6% of the total employed persons in La Verne.

TABLE 3–4: JOBS BY INDUSTRY (2019)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	139	0.9%
Construction	772	5.2%
Manufacturing	1,168	7.9%
Wholesale trade	622	4.2%
Retail trade	1,717	11.6%
Transportation, warehousing, and utilities	752	5.1%
Information, finance, insurance, real estate, rental and leasing	1,436	9.7%
Professional, scientific, management, administration	1,648	11.2%
Educational, health and social services	3,846	26.0%
Arts, entertainment, recreation, and services	1,235	8.4%
Other services	853	5.8%
Public administration	589	4.0%
TOTAL (Civilian Labor Force)	14,777	100%
Armed Forces	47	-

Source: US Census, 2015-2019 ACS

The City’s workforce holds a variety of types of jobs as shown in Table 3-6, with the largest sector (47.9%) working in management, business, science, and arts occupations, followed by 21.7% in the sales and office occupations. Employment and occupation trends play an important role in defining housing needs. This relationship extends beyond the impact of employment growth on housing demand in the City and includes how wage levels and median earnings affect the type of housing affordable to workers and households in La Verne. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the City.

TABLE 3–5: JOBS BY OCCUPATION (2019)

Occupation	Number	Percent	Median Earnings*
Management, business, science, and arts occupations	4,626	47.9%	\$52,940
Service occupations	1,407	14.6%	\$20,750
Sales and office occupations	2,093	21.7%	\$31,754
Natural resources, construction, and maintenance occupations	574	5.9%	\$35,913
Production, transportation, and material moving	954	9.9%	\$31,051

*Median earnings in previous 12 months prior to survey

Source: US Census, 2015-2019 ACS

3C. Household Characteristics

According to the Census, a **household** is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone. A **housing unit** is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 3-7 below identifies the ages of householders in the City and Los Angeles County based on ACS data from 2015-2019. In the City, homeowner households are generally headed by middle-aged residents and seniors, with almost half (46.2%) of homeowner households headed by a resident between 45 and 65 years of age and another 37.6% that are over 65 years of age. Households who rent their homes are generally younger; 41.2% of renter households are between 45 and 65 years of age, while 19.4% are over 65 years and 25% are between 15 and 44 years of age.

TABLE 3–6: HOUSEHOLDS BY TENURE AND AGE (2019)

	La Verne		Los Angeles County	
	Number	%	Number	%
Total:	11,521	100.0%	3,316,795	--
Owner Occupied:	8,539	74.1%	1,519,516	45.8%
15 to 24 years	0	0.0%	6,614	0.4%
25 to 34 years	405	4.7%	97,029	6.4%
35 to 44 years	972	11.4%	234,281	15.4%
45 to 54 years	1,594	18.7%	338,212	22.3%
55 to 59 years	1,043	12.2%	188,854	12.4%
60 to 64 years	1,310	15.3%	178,657	11.8%
65 to 74 years	1,823	21.3%	267,673	17.6%
75 to 84 years	1,044	12.2%	142,275	9.4%
85 years and over	348	4.1%	65,921	4.3%
Renter Occupied:	2,982	25.9%	1,797,279	54.2%
15 to 24 years	111	3.7%	78,541	4.4%
25 to 34 years	525	17.6%	431,854	24.0%
35 to 44 years	514	3.7%	412,986	23.0%
45 to 54 years	569	19.1%	356,065	19.8%
55 to 59 years	298	10.0%	139,565	7.8%
60 to 64 years	361	12.1%	117,733	6.6%
65 to 74 years	173	5.8%	148,435	8.3%
75 to 84 years	296	9.9%	75,593	4.2%
85 years and over	135	3.7%	36,507	2.0%

Source: US Census ACS 2015-2019

3D. Income

HOUSEHOLD INCOME

From 2010 to 2019, the median household income increased by 14.0% to \$88,131 and the per capita income increased by almost 28.1% to \$41,442. Table 3-8 identifies the per capita and median household income.

TABLE 3–7: MEDIAN HOUSEHOLD AND PER CAPITA INCOME

	2010	2019
Median Household Income	\$77,227	\$88,131
Per Capita Income	\$32,343	\$41,442

Source: US Census, 2006-2010 ACS and 2015-2019 ACS

In 2019, the majority (71.9%) of La Verne’s households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was lower among owner households (12.7%) than renter households (41.5%). Table 3-9 identifies household income by tenure. As shown in Table 3-9, the average income of owner households is almost \$70,000 more than renter households.

TABLE 3–8: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2019)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	163	1.4%	33	0.4%	130	4.4%
\$5,000 to \$9,999	131	1.1%	49	0.6%	82	2.7%
\$10,000 to \$14,999	349	3.0%	163	1.9%	186	6.2%
\$15,000 to \$19,999	455	3.9%	223	2.6%	232	7.8%
\$20,000 to \$24,999	558	4.8%	329	3.9%	229	7.7%
\$25,000 to \$34,999	665	5.8%	285	3.3%	380	12.7%
\$35,000 to \$49,999	913	7.9%	549	6.4%	364	12.2%
\$50,000 to \$74,999	1692	14.7%	1,141	13.4%	551	18.5%
\$75,000 to \$99,999	1,505	13.1%	1,120	13.1%	385	12.9%
\$100,000 to \$149,999	2,455	21.3%	2,186	25.6%	269	9.0%
\$150,000 or more	2,635	22.9%	2,461	28.8%	174	5.8%
Median Household Income	\$88,131		\$107,061		\$42,819	

Source: US Census, 2015-2019 ACS

HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2013-2017 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 3-10. The number of households in Extremely Low, Very Low, Low, and Moderate/Above Moderate income groups is shown in Table 3-10. The majority of households (71%) are above median income. The HUD CHAS data indicates the extremely low-income group represents 12.1% of households and a higher proportion are renters (715) than owners (650). The very low-income group represents 11.4% of households and the low-income group represents 14.2% of households. The City’s RHNA identifies the City’s share of regional housing needs of the extremely low, very low, and low-income households, as well as for moderate and above moderate income households. As shown in Table 3-10, there is a larger proportion of renters in the extremely low, very low, and low-income groups, while there is a larger rate of moderate and above moderate income groups in owner households.

TABLE 3–9: HOUSEHOLDS BY INCOME GROUP (2017)

Income Group	Owner		Renter		Total	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low (<30% AMI)	650	7.8%	715	24.7%	1,365	12.1%
Very Low (31–50% AMI)	755	9.1%	525	18.1%	1,280	11.4%
Low (51–80% AMI)	1,015	12.2%	580	20.0%	1,595	14.2%
Moderate and Above Moderate (>80% AMI)	5,915	71.0%	1,085	37.4%	7,000	62.3%
TOTAL	8,335	100%	2,900	100%	11,235	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

POVERTY LEVELS

The 2015-2019 ACS data indicates that 431 (5.2%) of all La Verne families and 2,466 individuals (7.8%), had incomes at or below the poverty level. Approximately 11.2% of all Los Angeles County families were classified at or below the poverty level in 2019.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926 (U.S. Census Bureau, 2019).

Poverty rates in neighboring cities within Los Angeles County are shown in Figure 3-1, which compares the numbers of families living in poverty in the County to those living in the nearby cities. The City of Pomona had the highest percentage of families and individuals under the poverty line while the City of Claremont had the least in both categories of the cities presented in Figure 3-1.

FIGURE 3–1: PERCENTAGE OF FAMILIES & PEOPLE LIVING IN POVERTY (2019)



Source: U.S. Census Bureau, ACS 2015 - 2019 (S1701 and S1702)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Los Angeles County, the area median household income in 2019 was \$68,044. For ELI households in Los Angeles County (including those in the City of La Verne), this results in an income of \$33,800 or less for a four-person household or \$23,700 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

Pursuant to Government Code Section 65583(a)(1), 50% of La Verne’s very low-income regional housing needs assigned by HCD are projected to be extremely low-income households. As a result, from the very low-income need of 424 units (see Table 3-25), the City has a projected need of 212 units for extremely low-income households (i.e., households earning 30% or less of the area median income). Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Housing Rehabilitation
- Program 5: Replacement of Affordable Units
- Program 6: Section 8 Certificate/Voucher Rental Assistance Program
- Program 7: Manufactured Housing
- Program 10: Partnerships with Housing Organizations and Service Providers
- Program 11: Housing for Extremely Low-Income Households
- Program 13: Monitor and Preserve Affordable Housing
- Program 15: Mobile Home Rent Control

3E. Housing Characteristics

HOUSING TYPE

Table 3-11 identifies the types of housing units in La Verne in 2020. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, the majority of housing in La Verne is single-family detached housing, which accounted for 63.7% of units in 2020. Mobile homes represent 15.3% of the housing stock. Multifamily units represent 13.3% of the housing stock, with duplex through fourplex units accounting for 5.4% and multifamily developments with five or more units accounting for 7.9%. Single family attached homes represent 7.6% of housing units.

TABLE 3–10: HOUSING STOCK BY TYPE AND VACANCY (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5 + Units			
Units	12,211	7,783	932	660	967	1,869	11,737	474
Percent	100%	63.7%	7.6%	5.4%	7.9%	15.3%	96.1%	3.9%

Source: State of California Department of Finance (DOF), 2020

VACANCY RATE

Table 3-12 shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. La Verne has shown a relatively steady vacancy rate over the last decade, at 3.9% in 2020 compared to 3.6% in 2010.

The 2019 ACS data indicates that there were 486 (4.2%) vacant units in 2019. As shown in Table 3-12, of the total vacant units in 2019, 211 (43.4%) were classified as “other vacant,” 118 (24.3%) were for seasonal, recreational, or occasional use, 109 (22.4%) were for sale, and 48 (9.9%) were rented or sold but not yet occupied. No units were for rent or for migrant workers. According to DOF data, the overall vacancy rate in La Verne in 2019 was 3.9%.

TABLE 3–11: VACANCY BY TYPE

Vacancy Type	Number	Percent
For rent	0	0.0%
Rented or sold, not occupied	48	9.9%
For sale only	109	22.4%
For seasonal, recreational, or occasional use	118	24.3%
For migrant workers	0	0%
Other vacant	211	43.4%
<i>TOTAL</i>	<i>486</i>	<i>100%</i>

Source: US Census, 2015-2019 ACS

HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of La Verne’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the condition of the housing stock. The 2015-2019 ACS data indicates that most of the housing in the City is less than 50 years old; 67.7% of units have been built in 1970 or later. Due to the relatively young age of the City’s housing stock, overall housing conditions are likely good. While units built after 1970 may require new roofs and windows, it is anticipated that most units after 1970 would not need significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, roof, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 3-13 indicates that all but 17 owner (0.2%) and 155 rental units (5.2%) had complete plumbing facilities in 2019.

TABLE 3–12: HOUSING STOCK CONDITIONS (2019)

Year Structure Built	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 or later	105	1.2%	106	3.6%	211	1.8%
2010 to 2013	52	0.6%	208	7.0%	260	2.3%
2000 to 2009	287	3.4%	123	4.1%	410	3.6%
1999 to 1999	739	8.7%	191	6.4%	930	8.1%
1980 to 1989	1,681	19.7%	297	10.0%	1,978	17.2%
1970 to 1979	3,094	36.2%	904	30.3%	3,998	34.7%
1960 to 1969	1,312	15.4%	533	17.9%	1,845	16.0%
1950 to 1959	734	8.6%	215	7.2%	949	8.2%
1940 to 1949	149	1.7%	104	3.5%	253	2.2%
1939 or earlier	386	4.5%	301	10.1%	687	6.0%
<i>TOTAL</i>	<i>8,539</i>	<i>100%</i>	<i>2,982</i>	<i>100%</i>	<i>11,521</i>	<i>100%</i>
Plumbing Facilities						
Units With Complete Plumbing Facilities	8,522	98.5%	2,827	94.8%	11,349	100%
Units Lacking Complete Plumbing Facilities	17	0.2%	155	5.2%	172	1.5%

Source: US Census, 2015-2019 ACS

As noted, although most housing units were built in the last 50 years, the City’s housing stock is aging with approximately two-thirds 66.5% of dwelling units in La Verne having been constructed prior to 1980; as such, structural deterioration and maintenance problems may be prevalent. The City’s Building & Safety Division has found that approximately 36% of all building permits issued are for home repairs.

To supplement the Census information regarding housing conditions, the City of La Verne included specific questions pertaining to the quality of the City’s housing stock in its Housing Element Update community survey, which was available on the City’s website from (October 25, 2020 to January 24, 2021) (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (67%) responded that their home was in excellent condition. Of residents, 29% indicated that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco, while 4% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and 13% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical).

Community members were also asked to report the type of home improvements they have considered making to their homes. The most popular answers, besides “does not apply” (meaning they are not considering any improvements at this time), were painting, solar, room addition, and other upgrades such as new landscaping.

Additionally, the City’s Planning Division has identified areas of the City which appear to have a significant amount of housing that is in need of major repair. These areas include: Walnut Street Neighborhood, First and Second Streets between Wheeler and B Street, and Sierra Way. The City will continue to implement its Residential Improvement Program using CDBG funds to help lower-income homeowners to rehabilitate substandard housing.

OVERCROWDING

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 3-14 summarizes overcrowding data for La Verne. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2019, 296 housing units (2.6% of the total occupied units) were overcrowded, which represents 1.7% of owner units and 5.1% of renter units.

TABLE 3–13: OVERCROWDING BY TENURE (2019)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	8,394	98.3%	2,831	94.9%	11,225	97.4%
1.01 to 1.50	138	1.6%	105	3.5%	243	2.1%
1.51 or more	7	0.1%	46	1.5%	53	0.5%
<i>TOTAL</i>	<i>8,539</i>	<i>100%</i>	<i>2,982</i>	<i>100%</i>	<i>11,521</i>	<i>100%</i>
Overcrowded	145	1.7%	151	5.1%	296	2.6%

Source: US Census, 2015-2019 ACS

As shown in Table 3-15, the average household size in La Verne was 2.70 persons. The average household size is higher for owners (2.82 persons). Renter households have an average size of 2.42 persons, with the majority of owner households having three to five persons (52% for owners) and the majority of renter households having one to two persons (63.6%). Approximately 46.0% of owner households are two persons or less in size. Table 3-16 identifies bedrooms by tenure.

TABLE 3–14: HOUSEHOLD SIZE BY TENURE (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	1,642	19.2%	1,049	35.2%	2,691	23.4%
2-person	3,136	26.8%	846	28.4%	3,982	34.6%
3-person	1,290	15.2%	526	17.6%	1,816	15.8%
4-person	1,704	22.4%	384	12.9%	2,088	18.1%
5-person	488	14.4%	146	4.9%	634	5.5%
6-person	158	6.7%	17	0.6%	175	1.5%
7-or-more-person	121	5.0%	14	0.5%	135	1.2%
<i>TOTAL</i>	<i>8,539</i>	<i>100% (74.1% of total)</i>	<i>2,982</i>	<i>100% (25.9% of total)</i>	<i>11,521</i>	<i>100%</i>
Median Household Size	2.84		2.42		2.70	

Source: US Census, 2015-2019 ACS

TABLE 3–15: NUMBER OF BEDROOMS BY TENURE

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	17	0.2%	160	5.4%	177	1.5%
1-bedroom	109	1.3%	648	21.7%	757	6.6%
2-bedroom	1,661	19.5%	1,456	48.8%	3,117	27.1%
3-bedroom	3,331	39.0%	528	17.7%	3,859	33.5%
4-bedroom	2,951	34.6%	143	4.8%	3,094	26.9%
5 or more bedroom	470	5.5%	47	1.6%	517	4.5%
<i>TOTAL</i>	<i>8,539</i>	<i>100%</i>	<i>2,982</i>	<i>100%</i>	<i>11,521</i>	<i>100%</i>

Source: US Census, 2015-2019 ACS

3F. Housing Costs

FOR SALE HOUSING

Home sales in La Verne have fluctuated significantly over the past decade. As shown in Figure 3-2, median housing prices in La Verne have risen over the past seven years, increasing from approximately \$444,000 in April 2011 to a high of \$750,000 in March 2021.

In March 2021, there were 30 homes listed for sale on Zillow.com with prices ranging from \$65,000 to \$2,950,000 in price. Of these homes, there were 14 detached single-family homes, with sales prices beginning at \$690,000 and 13 mobile homes ranging from to \$65,000 to \$325,900. As shown in Table 3-17,

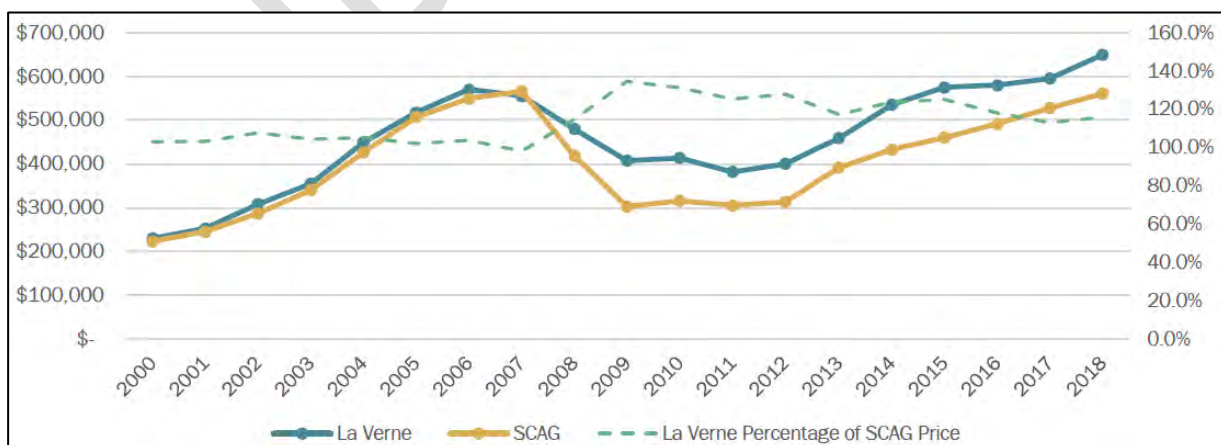
TABLE 3–16: HOMES FOR SALE (MARCH 2021)

Price	Homes	Percent
\$500,000 and more	16	53.3%
\$400,000 - \$499,999	0	0.0%
\$300,000 - \$399,999	2	6.7%
\$200,000 - \$299,999	1	3.3%
\$100,000 - \$199,999	7	23.3%
\$0 - \$99,999	4	13.3%

Source: zillow.com, 2021

the majority of homes for sale are in the \$500,000+ price range, with 6.7% of homes in the \$300,000 to \$399,999 range and 12 priced under \$300,000. Zillow identifies the February 2021 median sales prices as \$750,617. While the median sales price is not affordable to lower and moderate income households, the City’s home sales prices are relatively low compared to the Greater Los Angeles Area (Zillow reported a median home sales price of \$826,566 for the Los Angeles metropolitan area in February 2021).

FIGURE 3–2: MEDIAN HOME PRICE FOR EXISTING HOMES IN LAWNSDALE



Source: SCAG 6th Cycle Data Package

RENTAL HOUSING

Table 3-18 summarizes rents paid in La Verne by rental range. There were 288 units (10.1%) renting for less than \$500 dollars; however, the majority (41.2%) of units rented for \$1,500 or more. Only 6% of rentals were less than \$300 and another 12.8% were in the \$300 to \$749 range. More than one-quarter of rentals (28.7%) were in the \$1,000 to \$1,499 range.

According to the 2015-2019 ACS data, the median rent in La Verne is \$1,510 per month. Table 3-19 summarizes rental rates citywide by bedrooms in 2019, based on ACS data.

TABLE 3–17: RENTAL COSTS (2019)

Rent Range	Number	Percent
Less than \$200	23	0.8%
\$200 to \$299	148	5.2%
\$300 to \$499	117	4.1%
\$500 to \$749	247	8.7%
\$750 to \$999	322	11.3%
\$1,000 to \$1,499	820	28.7%
\$1,500 or more	1,177	41.2%
<i>Median (dollars)</i>	\$1,510	

Source: 2015-2019 ACS

TABLE 3–18: MEDIAN RENT BY NUMBER OF BEDROOMS

Bedroom Type	Median Rent (2019)
Studio	\$565
1 bed	\$1,183
2 bed	\$1,526
3 bed	\$2,017
4 bed or more	-

Source: 2015-2019 ACS

INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3-20 shows the maximum annual income level for each income group adjusted for household size for Los Angeles County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low-income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low-income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low-income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as

established by HCD.

TABLE 3–19: STATE INCOME LIMITS – LOS ANGELES COUNTY (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850	\$65,350	\$69,850	\$74,350
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950
Moderate	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150	\$107,600	\$115,000	\$122,450
Above Moderate	\$64,900+	\$74,200+	\$83,500+	\$92,750+	\$100,150+	\$107,600+	\$115,000+	\$122,450+

Source: Housing and Community Development Department, 2020

HOUSING AFFORDABILITY

Table 3-21 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This information can be compared to current housing prices and market rental rates to better understand what types of housing options are affordable to different types of households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3-20). The annual income limits established by HCD are like those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment, and 15% monthly affordable cost for taxes and insurance.

Comparing the maximum affordable housing costs in Table 3-21 to the rental rates in Table 3-18 and Table 3-19, rental rates in La Verne are generally affordable to moderate income households of two or more persons and to above moderate income households. While there are some units affordable to extremely low, very low, and low-income households, the majority of available units are unaffordable. The median rental rates reported by 2015-2019 ACS (Table 3-21) are in the affordability range of low, moderate, and above moderate income households.

According to RentCafe.com, the average rent in La Verne in March 2021 was \$1,883 per month across unit sizes. According to Zillow, the median home price for a single-family home was \$750,617. Local housing rents indicate that rents and home prices will continue to rise in La Verne during the planning period.

TABLE 3–20: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$66,651	\$464	\$75,483	\$530	\$92,148	\$655	\$122,011	\$879
Very Low	\$112,471	\$771	\$127,303	\$883	\$156,633	\$1,103	\$180,130	\$1,279
Low	\$180,050	\$1,235	\$203,669	\$1,411	\$250,907	\$1,764	\$288,597	\$2,045
Moderate	\$273,737	\$1,851	\$309,432	\$2,116	\$380,485	\$2,644	\$437,564	\$3,068
Above Moderate	\$273,737+	\$1,851+	\$309,432+	\$2,116+	\$380,485+	\$2,644+	\$437,564+	\$3,068+

*Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment; property tax, utilities, and insurance as 15% of monthly housing cost. Utilities based on Los Angeles County Utility Allowance; utilities allowance and taxes and insurance are included in Affordable Monthly Housing Costs. Affordable home purchase prices are rounded to nearest \$100.

Sources: California Department of Housing and Community Development, 2020 Income Limits; De Novo Planning Group, 2021

OVERPAYMENT

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the Greater Los Angeles Area, housing in La Verne is still relatively affordable. However, housing is not affordable for all income levels, particularly the extremely low, very-low and low-income households.

As shown in Table 3-22, 47% of renters in La Verne and 13% of homeowners overpay for housing. While overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households, with 26% of all homeowners and 55% of all renters in La Verne overpaying. Less than a quarter of all very low, low, and moderate income households overpay for housing.

TABLE 3–21: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2017)

Household Overpayment	Owners	Renters	Total	% of Income Category
<i>Extremely Low-income Households</i>	650	715	1,365	100%
With Cost Burden >30%	375 / 58%	575 / 80%	950	70%
With Cost Burden >50%	285 / 44%	450 / 35%	735	77%
<i>Very Low-income Households</i>	755	525	1,280	100%
With Cost Burden >30%	315 / 42%	445 / 85%	760	59%
With Cost Burden >50%	125 / 17%	230 / 44%	355	28%
<i>Low-income Households</i>	1,015	580	1,595	100%
With Cost Burden >30%	435 / 43%	355 / 61%	790	50%
With Cost Burden >50%	205 / 20%	80 / 14%	285	18%
Total Extremely Low, Very Low, and Low-income Households Paying >30%	1,125 / 13%	1,375 / 47%	2,500	22% of lower income households
<i>Moderate and Above Moderate-Income Households</i>	1,815	2,430	4,245	100%
With Cost Burden >30%	1,015 / 20%	210 / 15%	730	17%
With Cost Burden >50%	125 / 3%	35 / 0%	55	8%
<i>Total Households</i>	8,335	2,900	11,235	100%
With Cost Burden >30%	2,140 / 26%	1,585 / 55%	4,715	42%
With Cost Burden >50%	740 / 9%	795 / 27%	2,255	20%

*Note: Data is rounded to the nearest 5.

Source: HUD, 2017 (special aggregation of 2013-2017 ACS data)

AFFORDABLE HOUSING INVENTORY

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in La Verne include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 3-23 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2020, La Verne had 524 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

TABLE 3–22: DEED RESTRICTED AFFORDABLE HOUSING UNITS

Project Name	Address	Type	No. of Restricted Units	No. of Total Units
Canyon Terrace	2400 San Dimas Canyon Rd, La Verne CA 91750	Section 8	140	142
Cedar Springs Apartments	1319 Palomares St, La Verne CA 91750	LIHTC	48	48
Hillcrest	Various		14	14
La Verne Landing	2363 1st Street, La Verne, CA 91750		6	38
La Verne Village	2855 Foothill Blvd, La Verne CA 91750		26	172
Vintage Grove Senior Apartments	3625 Williams Ave, La Verne CA 91750	LIHTC	109	110

Source: City of La Verne, 2021

MOBILE HOMES/MANUFACTURED HOUSING

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Los Angeles County in 2019 was \$63,400 (2019 ACS 5-Year Estimates Data Profile). Overall, 1,869 mobile homes are located in La Verne (DOF, Table 2: E-5, 1/1/2019). As shown by Table 3-24, there are eight mobile home parks in the City with a total of 1,754 permitted spaces. The mobile home parks are located throughout the City.

The City of La Verne currently owns and managed two mobile home parks. The City will continue to maintain these areas as mobile home parks and will monitor the maintenance and rents of these units through programs established in the Housing Plan. During the previous planning period, the City committed to explore the feasibility of improving the Valley Rancho Mobile Home Park, and will continue to do so during the 2021-2029 planning period. Existing mobile home parks in La Verne are shown in Table 3-24 below.

TABLE 3–23: MOBILE HOME PARKS IN LA VERNE

Park Name/Address	Operator	MH Spaces
VALLEY RANCHO MHP (19-0354-MP) 2909 ARROW HWY LA VERNE, CA 91750	CITY OF LA VERNE	89
THE COPACABANA (19-0964-MP) 2717 ARROW HWY LA VERNE, CA 91750	MILLENNIUM HOUSING INC	173
KINGS WAY GARDENS MH ESTATES LP (19-1335-MP) 2755 ARROW HWY LA VERNE, CA 91750	SCHWARTZ, MARVIN	176
LA VERNE MOBILE CC (19-1399-MP) 3620 MORENO AVE LA VERNE, CA 91750	LA VERNE PUBLIC FINANCING AUTHORITY	187
FOOTHILL TERRACE (19-1430-MP) 4095 FRUIT ST LA VERNE, CA 91750	FOOTHILL TERRACE LTD	376
CASITAS LAVERNE MHP (19-1439-MP) 3945 BRADFORD ST LA VERNE, CA 91750	SANTIAGO ESTATES LAVERNE A CA LP	136
THE FOUNTAINS MHP (19-1465-MP) 3530 DAMIEN AVE LA VERNE, CA 91750	FOUNTAINS LA VERNE MHP ASSOCIATES LP	286
TWIN OAKS MHP (19-1477-MP) 3800 N BRADFORD ST LA VERNE, CA 91750	SHERMAN, SUSAN	331
<i>Total Mobile Home Spaces</i>		<i>1,754</i>

Source: HCD 2019 Mobile Home Park Listings

3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for La Verne is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

As the regional planning agency, SCAG determines the City’s fair share of housing through the Regional Housing Needs Allocation (RHNA) process. This Housing Element addresses SCAG’s RHNA schedule for the 6th Cycle, from 2021 through 2029. The City will need to plan to accommodate 1,346 new units, which includes 207 extremely low-income units, 207 very low, 239 low, 223 moderate, and 470 above moderate-income units (pursuant to Government Code Section 65583(a)(1), 50% of La Verne’s very low-income regional housing needs assigned by HCD are extremely low-income households, and hence the 207 ELI units). Table 3-25 summarizes La Verne’s fair share, progress to date, and remaining units.

TABLE 3–24: REGIONAL HOUSING NEEDS ALLOCATION – 6TH CYCLE

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	207	207	239	223	470	1,346
Built	0	2	4	0	6	12
Under Construction/ Permitted	0	4	1	13	155	173
Remaining Allocation	207	201	234	210	309	1,161

Source: Southern California Association of Governments, 2020; City of La Verne, 2021

3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section 5B of this Element for a discussion of agencies and programs that serve special needs populations in La Verne.

Where data is available, estimates of the population or number of households in La Verne falling into each group is presented. The special housing needs are a subset of the overall housing needs, unless otherwise noted.

SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior population growth in La Verne from 2010 to 2019 is shown in Table 3-26. The large increase in elderly persons is likely due to the residential growth experienced in La Verne as well as aging in place of residents. While seniors represent approximately 15.2% of the City’s population, senior households represent approximately 25.9% of total households, which is primarily due to the smaller senior household size.

Table 3-27 summarizes senior households by age and tenure. Most senior households are owners, 3,215 or 37.7%. Approximately 20.6% of senior households, 604, are renters. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

The 2015-2019 ACS survey indicates that 179 senior households in La Verne are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$63,225, significantly less than the median household income of \$88,131.

TABLE 3–25: SENIOR POPULATION AND HOUSEHOLDS

Population	2010	2019
Number	4,729	6,443
Percent Change	-	36.2%
Annual Percent Change	-	4.0%

Source: US Census, 2015-2019 ACS

TABLE 3–26: HOUSEHOLDER AGE BY TENURE (2019)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	1,823	56.7%	173	28.6%
75-84 years	1,044	32.5%	296	49.0%
85 plus years	348	10.8%	135	22.4%
Total	3,215	37.7% (of total)	604	20.6% (of total)

Source: US Census, 2015-2019 ACS

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

The California Department of Social Services Community Care Licensing Division reports that as of May 2021, eight residential care facilities serve the elderly in La Verne. Seniors and their caregivers also utilize larger scale residential care facilities for the elderly. There are two commercially operating assisted living residential care facilities for the elderly in the City:

- La Verne Manor, 2555 6th Street – assisted living community offering residential home care
- Hillcrest Homes, 2705 Mountain View Drive – retirement community with assisted living care

Several programs address the non-housing needs of seniors in La Verne. Additional support for senior residents is provided by the City’s Community Services Department and partner organizations, and the Community Center serves as the primary site for senior services programs offered by the City and non-profits. Some of the available programs include nutrition/meal programs, health screening and general medical exams, a senior newsletter, legal assistance, and social and recreational activities. The City also partners with Pomona Valley Transportation Authority to provide door-to-door transportation services for seniors throughout La Verne.

DISABLED PERSONS

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps,

bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2015-2019 ACS, there were 4,395 persons with one or more disabilities in La Verne. Of the disabled population, 49.9% are aged 5 to 64 and 50.1% are aged 65 and over. No disabilities were reported in the population aged five and under. Table 3-28 identifies disabilities by type of disability.

TABLE 3–27: DISABILITIES BY DISABILITY TYPE

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	383	17.4%	1,011	46.0%	1,394	31.7%
Vision Difficulty	336	15.3%	372	16.9%	708	16.1%
Cognitive Difficulty	1,053	48.0%	415	18.9%	1,486	33.4%
Ambulatory Difficulty	938	42.7%	1,397	63.5%	2,335	53.1%
Self-Care Difficulty	485	22.1%	527	24.0%	1,012	23.0%
Independent Living Difficulty	666	30.3%	852	38.7%	1,518	34.5%
Total Persons with One or More Disabilities ¹	2,195	100% / 49.9% of disabled	2,200	100% / 50.1% of disabled	4,395	100%

¹ A person may have more than one disability, so the total disabilities may exceed the total persons with a disability

Source: US Census ACS, 2015-2019

As shown in Table 3-29, the 2015-2019 ACS indicates that for individuals between the ages of 16 and 64, approximately 984 persons (51%) had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

TABLE 3–28: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS

	Ages 16 to 64	Percent
Employed with Disability	860	44.6%
Unemployed with Disability	85	4.4%
Not in Labor Force	984	51.0%
Total	1,929	100%

Source: US Census ACS, 2015-2019

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2015-2019 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2015-2019 ACS data indicates that 514 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2015-2019 ACS data indicates that 226 of households receiving food stamps or similar assistance have a disabled member. The 2015-2019 ACS data indicates that the median earnings for males 16 years and over with a disability were \$28,854 compared with \$54,449 for males with no disability. Median earnings for females 16 years and over with a disability were \$19,375, compared to \$34,864 for females with no disability.

The persons in the "with a disability" category in Table 3-29 includes persons with developmental disabilities. "Developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes an intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of La Verne. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 483 persons in the City of La Verne with developmental disabilities based on the 2019 population. The City of La Verne is served by the San Gabriel/Pomona Regional Center, which provides services for persons with developmental disabilities in zip codes 91750. As of 2020, the San Gabriel/Pomona Regional Center served 13,610 persons.

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low-income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

The California Department of Social Services Community Care Licensing Division reports that as of May 2021, there are five residential facilities serving adults with special needs, including physical, mental, and developmental disabilities.

- A and M Home Care, 2954 King Street – 6-bed adult (ages 18-59) residential facility
- Beginnings, 1112 Baseline Road – 3-bed adult (ages 18-59) residential facility
- Easter Seals Southern California Winterhaven Home, 3321 Winterhaven Drive – 4-bed adult (ages 18-59) residential facility
- Ginger Care Adult Residential Facility, 1844 Walnut Street – 6-bed adult (ages 18-59) residential facility
- SB Home Inc, 781 Canyonview Drive 6-bed adult (ages 18-59) residential facility

ACS 2015-2019 data indicated that for individuals between the ages of 5 and 64, approximately 7.3% of the total population of La Verne has an ambulatory difficulty, 2.2% have vision difficulty, 4.4% have a hearing difficulty, and 4.7% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2015-2019 ACS data indicates that 3,384 households (29.4%) in La Verne had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty) (approximately 7.9% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 29% of the RHNA, 390 units, may be needed to have universal design measures or be accessible to persons with a disability.

LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

Typically, there are more owner-occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2015-2019 ACS survey does not provide data regarding overpayment for large households. Table 3-30 compares the median income for households with five or more persons to the Citywide median income. While the median income is higher for five persons households (\$129,268 versus the Citywide median of \$88,131), the median income is higher for six more persons households and lower for seven or more person households.

TABLE 3–29: MEDIAN INCOME BY HOUSEHOLD SIZE

Size	Median Income
Five Person Households	\$129,268
Six Person Households	\$162,721
Seven or More Person Households	\$93,994
<i>Median Household Income (All Households)</i>	<i>\$88,131</i>

Source: US Census, 2015-2019 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In La Verne, there appears to be an adequate amount of housing available to provide units with enough bedrooms both for larger households that own their home and that rent. Table 3-31 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in La Verne to accommodate all large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 3-14, 1.7% of owner-occupied homes and 5.1% of renter-occupied homes are overcrowded.

TABLE 3–30: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2019)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		House-holds	Shortfall/ Excess		House-holds	Shortfall/ Excess
Owner	3,331	488	2,843	3,421	279	3,142
Renter	528	146	382	190	31	159

Source: US Census, 2015-2019 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 8.2% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in La Verne are either two-spouse couples or single person households, 24.8% of family households are headed by a single male or single female. There are 660 male heads of household with no wife present and 140 of these households have children under 18. There is a larger number of female householders with no husband present, 1,393 households or 16.8% of households, and 558 of these female-headed households have children under 18. Table 3-32 identifies single parent households by gender of the householder and presence of children.

TABLE 3–31: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2019)

Category	Number	Percent
Total Families	8,281	--
Male householder, no wife present:	660	8.0%
With children under 18	140	1.7%
Female householder, no husband present:	1,393	16.8%
With children under 18	558	6.7%

Source: ACS, 2015-2019

As La Verne’s population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents.

According to the 2015-2019 ACS Census, there are approximately 118 people employed in the "Agriculture, forestry, fishing and hunting, and mining." This represents 0.8% of the City's workforce. Due to La Verne's urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

HOMELESS PERSONS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low-incomes and lack of appropriate housing. Thus, State law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

HOMELESS ESTIMATES

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Los Angeles Continuum of Care (LACoC) estimates have been developed. The LACoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Los Angeles County (LACoC excludes the cities of Glendale, Pasadena and Long Beach). The LACoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for the entire County, the LACoC accomplishes a host of activities and programs vital to the County, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless. The Greater Los Angeles 2020 Point-in-Time (PIT) Count was conducted in January, 2020 and was planned, coordinated, and carried out by County agencies, city municipalities, non-profit service providers, and volunteers.

The 2020 PIT Count identified 10 people in the City of La Verne experiencing homelessness, representing less than one percent of LACoC’s total homeless count (63,706 individuals). Table 3-33 shows that the number of unsheltered individuals has increased by 150% over the time period 2016 to 2020. The number of sheltered individuals showed no change over the same period.

TABLE 3–32: HOMELESSNESS IN LA VERNE FROM 2016-2020*

	Sheltered	Unsheltered	Total
Homeless Point-in-Time Survey 2020	0	10	10
Homeless Point-in-Time Survey 2018	0	7	7
Homeless Point-in-Time Survey 2016	0	4	4
Change: 2016 to 2020	--	+6/+150%	+6/+150%

Source: Greater Los Angeles Continuum of Care Survey, 2016; Greater Los Angeles Continuum of Care Survey, 2018; Greater Los Angeles Continuum of Care Survey, 2020.

*Some data are excluded from Community/City totals, including unaccompanied minors (under 18 years old), unsheltered transitional age youth (18 – 24 years old), persons in domestic violence shelters, and persons receiving motel vouchers.

For the LACoC area, the number of sheltered individuals increased by 45.6% and the number of unsheltered individuals increased by 33.7% during the period 2016 to 2020 (Table 3-34).

TABLE 3–33: HOMELESSNESS IN LOS ANGELES COUNTY FROM 2016-2020

	Sheltered	Unsheltered	Total
Homeless Point-in-Time Survey 2020	17,616	46,090	63,706
Homeless Point-in-Time Survey 2018	12,385	37,570	49,955
Homeless Point-in-Time Survey 2016	11,073	32,781	43,854
Change: 2016 to 2020	6,543 / 45.6%	13,309 / 33.7%	19,852 / 36.9%

Source: Greater Los Angeles Continuum of Care Survey, 2016; Greater Los Angeles Continuum of Care Survey, 2018; Greater Los Angeles Continuum of Care Survey, 2020.

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 3-35, the majority of homeless persons are in households, including households both with and without children. Subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, veterans, persons with HIV/AIDS, and victims of domestic violence. The largest subpopulations in Los Angeles County are chronically homeless (24,482 homeless), physically or developmentally disabled (16,125 homeless), suffer from substance use disorder (15,203 homeless), and/or suffer from serious mental illness (14,125 homeless). Data is not available at the city-level regarding population and household characteristics of the homeless population.

TABLE 3–34: HOMELESS POPULATION CHARACTERISTICS IN LOS ANGELES COUNTY (2020)

Characteristics	Sheltered	Unsheltered	Total
Chronically Homeless	2,425	22,057	24,482
Veterans	877	2,804	3,681
Substance Use Disorder	919	14,284	15,203
Serious Mental Illness	2,414	11,711	14,125
Physical or Developmental Disability	3,575	12,550	16,125
Homeless Due to Fleeing Domestic / Intimate Partner Violence	741	3,143	3,884
Household Type	Sheltered	Unsheltered	Total
Persons in households without children	3,635	1,359	4,994
Persons in households with at least one adult/one child	3,068	839	3,907
Unaccompanied Minors	25	44	69

Source: Greater Los Angeles Continuum of Care Survey, 2020.

Housing Accommodations

The La Verne Zoning Code permits emergency shelters by way of conditional use permit only in non-residential zones or specific plan areas that allow them. Transitional and supportive housing are allowed by right in all planned residential zones, and may occur in single family residences or up to eight multiple family units in a multiple family development, subject to precise plan review. Housing Program 14 will amend the Zoning Code to ensure that the Code complies with SB 745 and allows transitional and supportive housing by right in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are no emergency shelters operating within the City; however, La Verne supports a regional effort to provide emergency shelters and transitional and supportive housing among the various local agencies in the region. The most recent inventory of resources available within LACoC for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2020 Housing Inventory Count by the LACoC.

- **Emergency Shelters** – An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Furthermore, no individual or household may be denied emergency shelter because of an inability to pay. A total of 14,887 emergency shelter beds are provided in the LACoC region.
- **Transitional Housing** – Sometimes referred to as “bridge” housing, provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. In the LACoC region, a total of 4,147 transitional housing beds are provided.
- **Permanent Supportive Housing** – Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A total of 22,731 permanent supportive housing beds are provided in the LACoC region.
- **Rapid Re-Housing** – Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed. A total of 6,045 rapid re-housing beds are provided in the LACoC region.

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 3-36 provides a list of emergency and transitional shelters and available services for the homeless population in and around La Verne.

TABLE 3–35: EMERGENCY SHELTERS

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
Hathaway-Sycamores Child and Family Services	Adoption services, transitional housing, mental health services	Children	N/A
House of Ruth	Emergency shelter, transitional housing	Survivors of domestic violence	N/A
Inland Valley Hope Partners	Transitional housing	Women, families	N/A
Tri-City Mental Health	Mental health services	All	N/A
Union Station Homelessness Services	Emergency shelter	All	106
Volunteers of America, Los Angeles	Emergency shelter, transitional housing, substance abuse services	All	N/A

Assessment of Need

Based on the available information, there is a LACoC homeless population of 63,706 persons and 49,965 beds, indicating insufficient supply for homeless persons. It is noted that the 2020 point-in-time survey identified 17,616 sheltered homeless persons and 63,706 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the county’s total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources.

3I. Units At-Risk of Conversion

California housing element law requires jurisdictions to include a study of low-income assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State Law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

ASSISTED HOUSING AT-RISK OF CONVERSION

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next 10 years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in La Verne. Table 3-37 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents.

TABLE 3–36: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	At-Risk
Canyon Terrace 2400 San Dimas Canyon Rd	140	Section 8	CANYON TERRACE LIMITED PARTNERSHIP	2022	High
Cedar Springs Apartments 1319 Palomares St	48	LIHTC	CEDAR SPRINGS LP	2038	Low
Hillcrest			BRETHERN HILLCREST HOMES		
La Verne Landing	6		LA VERNE LANDING, LLC		
La Verne Village	26				
Vintage Grove Senior Apartments 3625 Williams Ave, La Verne CA	109 Senior	LIHTC	COMMUNITY HOUSING ASSISTANCE PROGRAM (CHAPA)	2028	Medium

Source: National Housing Preservation Database, 2021

PRESERVATION OPTIONS

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City's at-risk units could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of La Verne to manage without large amounts of subsidy from federal and/or state resources.

Replacement through New Construction

The construction of new lower income housing units is a means of replacing the at high-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$358,200 for multifamily rental housing, replacement of the 140 at-risk units would require approximately \$50.1 million, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$77,700 in rent subsidies would be required monthly (or \$932,400 annually). Assuming a 20-year affordability period, the total subsidy is about \$18.6 million.

4. Constraints

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to La Verne in formulating housing programs.

4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in La Verne. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and are available to the public, consistent with the requirements of AB 1483.

4A.1 Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code relative to the types of housing allowed within La Verne as a potential governmental constraint.

GENERAL PLAN

The General Plan Land Use Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of La Verne. The Zoning Code (Title 18 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use category. Table 4–1 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

TABLE 4–1: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description	Zone Symbol	Zoning Description
Hillside Residential (HR)	Single-family development at a density of up to 2 dwelling units per acre.	A-1; P-R-1/5; P-R-1/1; P-R-2-D; M-H-P	Limited agriculture; Ac.-D planned residential (1 detached du/5 acres); Ac.-D planned residential (1 detached du/ac); Planned residential (2 detached du/ac); Mobile home park
Low Density Residential (LDR)	Single-family development at a density of up to 5 dwelling units per acre.	All Implementing Zones associated with HR and: P-R-3-D P-R-4.5-D P-R-5-D	All Implementing Zones associated with HR and: Planned residential (3 detached du/ac); Planned residential (4.5 detached du/ac); Planned residential (5 detached du/ac)
Medium Density Residential (MDR)	Single-family and multiple-family development at a density of up to 10 dwelling units per acre.	All Implementing Zones associated with LDR and: P-R-6-A P-R-7-A P-R-7.5-A P-R-8-A P-R-10-A	All Implementing Zones associated with LDR and: Planned residential (6 attached du/ac); Planned residential (7 attached du/ac); Planned residential (7.5 attached du/ac); Planned residential (8 attached du/ac); Planned residential (10 attached du/ac)
Medium Density Residential/ Mixed Use (MDR-MU)	Mixed-Use Districts – Intended for mixed-use residential and nonresidential development, which can be vertically or horizontally integrated. These designations allow higher density of up to 10 du/ac.	All Implementing Zones associated with MDR	All Implementing Zones associated with MDR
High Density Residential (HDR)	Single-family and multiple-family development at a density of up to 15 dwelling units per acre.	All Implementing Zones associated with MDR except for M-H-P (which is not permitted), and with the addition of: P-R-15-A	All Implementing Zones associated with MDR except for M-H-P (which is not permitted), and with the addition of: Planned residential (15 attached du/ac)

Sources: City of La Verne General Plan, 2017; City of La Verne Zoning Code, 2021

SPECIFIC PLANS

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council has adopted 16 specific plans that allow for residential development: SP 81-2, Walnut; SP 81-4, Puddingstone; SP 87-20, Live Oak; Emerald Ridge; SP 84-9, Sierra La Verne; SP 84-12, Arrow Corridor; SP 86-16, Rancho Esperanza; SP 86-17, La Verne Heights; SP 86-18, Foothill Boulevard; SP 87-19, Marshall Canyon; SP 91-26, Lordsburg; SP 96-32, Rancho La Verne; SP 94-30, 900 Bonita Specific Plan; Emerald Collection Specific Plan; Puddingstone La Venture; and, Old Town La Verne Specific Plan. Each adopted specific plan contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within La Verne and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. Most of the specific plan areas are built out and significant residential development is not expected; however, the Old Town La Verne Specific Plan is expected to accommodate a majority of the Regional Housing Needs Allocation (RHNA) through the planning period and is discussed further below.

Old Town La Verne Specific Plan

The purpose of the Old Town La Verne Specific Plan is to facilitate and encourage development and improvements that help realize the community's vision for Old Town, which includes transit-oriented development near the new Metro L Line (Gold) station, affordable housing, and multi-modal transit. The plan outlines a framework for growth and redevelopment of the 90-acre project site located along Arrow Highway in the southeastern portion of the City, bounded by B Street on the west and White Avenue on the east. The Specific Plan is divided into 11 Land Use Districts based on the location of uses and potential impacts of development within the site. Of these, all but the Open Space District permits residential uses at densities between 30 and 70 dwelling units per acre. The planning areas also allow for customized development standards and guidelines. This approach enables the Old Town La Verne Specific Plan to create unique areas within the project, while ensuring compatibility with uses adjacent to the site. The applicable development standards and parking requirements for each planning area are set forth in the Specific Plan.

ZONING CODE

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City's plan for achieving this objective.

As shown in Table 4–2, the City's Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, mobile home parks, residential care facilities (small and large), and transitional and supportive housing.

TABLE 4–2: PERMITTED RESIDENTIAL USES BY ZONE

Housing Type	Residential Zones												Other Zones		
	PR-1/5-D	PR-1/1-D	PR-2-D	PR-3-D	PR-4.5-D	PR-5-D	PR-6-A	PR-7-A	PR-7.5-A	PR-8-A	PR-10-A	PR-15-A	A-1	M-H-P	C-P-D
Conventional Housing															
Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Attached apartments, two-family, and similar multiple-family residential structures	--	--	--	--	--	--	P	P	P	P	P	P	--	--	C ³
Multifamily condominiums and other planned residential developments	C	C	C	C	C	C	C	C	C	C	C	C	--	--	C ²
Accessory Dwelling Unit															
--1 story	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P ⁴
--2 story	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--
Manufactured Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Mobile Home Park	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--
Special Needs Housing															
Residential Care Facility															
--6 or fewer clients	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
--7 or more clients	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--
Senior Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C ³
Emergency Shelter ¹	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	--	
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	--	
Single Room Occupancy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C ³
Housing for Agricultural Workers	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
Fraternity or Sorority	--	--	--	--	--	--	C	C	C	C	C	C	--	--	--

Source: City of La Verne Zoning Code, 2021

Notes: "P" = Permitted; "C" = Conditional Use Permit; and "--" = Not Permitted.

- Emergency shelters require a conditional use permit and are permitted only in non-residential districts or specific plan areas which allow them
- The C-P-D zone conditionally permits condominium and multifamily residential development with a density of six to ten units per acre, as provided in Chapter 18.36 of this title, and senior housing
- The C-P-D zone conditionally permits a mixed-use project combining commercial and non-commercial uses, where the non-commercial use includes: senior housing; condominium or apartment housing with a density of six to twelve dwelling units per acre; and single-room occupancy units.
- Permitted in the C-P-D commercial-professional mixed development where residential has been allowed

The following is a description of the conventional and special needs housing typologies permitted in the City:

Single-Family Detached: Detached single-family dwellings and subdivisions are permitted by right within all residential zones (P-R-1/5-D, P-R-1/1-D, P-R-2-D, P-R-3-D, P-R-4.5-D, P-R-5-D, P-R-6-A, P-R-7-A, P-R-7.5-A, P-R-10-A, and P-R-15-A zones). Single-family projects, when not in conjunction with residential subdivision developments, are subject to a ministerial review through Development Review conducted by the Community Development Director. New residential projects in connection with new subdivision development must undergo Development Review and be reviewed by the Development Review Committee.

Two-Family Dwelling (Duplex): A duplex is defined in the La Verne Zoning Code as a building under one roof designed for or occupied exclusively by two families living independently of each other. Attached duplexes are allowed within the P-R-6-A, P-R-7-A, P-R-7.5-A, P-R-10-A, and P-R-15-A zones. The C-P-D zone conditionally permits a mixed-use project combining commercial and non-commercial uses, where the non-commercial use includes a condominium or apartment housing with a density of six to twelve dwelling units per acre. Two-family dwellings subject to plan review by the Development Review Committee under the Development Review process.

Multiple-Family Dwelling: Multiple-family dwellings are designed for or occupied by three or more families living independently of each other, and include condominiums and other planned residential developments in which residents have exclusive ownership of separate lots, air space, parcels or areas and have an undivided interest in contiguous or noncontiguous common areas. They are permitted in all residential zones subject to a conditional use permit (CUP). Additionally, the C-P-D zone conditionally permits condominium and multifamily residential development with a density of six to ten dwelling units per acre. Multiple-family dwelling projects are subject to plan review by the Development Review Committee under the Development Review process.

Accessory Dwelling Unit (ADU): Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2019) updated Chapter 18.120 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

La Verne Municipal Code (LVMC) Section 18.120.020 was amended to define an accessory dwelling unit as “a dwelling unit that is attached, detached, or located within an existing or proposed residential dwelling which provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking and sanitation facilities on the same parcel of land as the residential dwelling.”

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in any zone that allows residential or mixed uses and includes a proposed or existing single-family or multiple-family residence. A building permit and zoning clearance is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in LVMC Section 18.120.050. Construction of ADUs shall be permitted only in zones that allow for residential development, subject to the following criteria, which include (but are not limited to):

- For lots with an existing or proposed single-family dwelling, one ADU may be on the lot.
- For lots with an existing multifamily residential dwelling:
 - No more than 25% of the number of the existing units, but at least one unit, shall be permitted as ADUs constructed within the non-livable space (e.g., storage rooms, boiler rooms, hallways, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; and
 - Up to 2 detached accessory units.
- For lots without an existing multifamily residential structure where a new multifamily residential structure is proposed, up to 2 detached ADUs may be on the lot, provided that:
 - Each ADU complies with the development standards for ADUs;
 - The property complies with all development standards applicable to multifamily dwellings in the underlying zoning district including, but not limited to, lot coverage, open space, parking, and landscaping requirements; and
 - Neither unit is greater than sixteen feet in height with at least four foot side and rear yard setbacks.

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Furthermore, the ordinance sets forth the following development standards for ADUs:

TABLE 4–3: ADU AND JADU DEVELOPMENT STANDARDS

Specific Regulations	ADU ¹		JADU	Additional Provisions
	Attached	Detached		
Minimum Size	220 SF	220 SF	220 SF	Adhere to California Building Standards Code
Maximum Size ²	1,000 SF	1,000 SF	500 SF	
Maximum Height	30 feet	16 feet or height of primary unit ⁶	--	In no event may exceed the height limit of the zoning district or specific plan in which it is located.
Minimum Side/Rear Yard Setback ³	4 feet	4 feet	--	
Maximum Lot Coverage	40% ¹	40% ¹	--	The lot coverage standards of the underlying zoning district or specific plan area where the unit is located shall control
Separation from Primary/Accessory Buildings	10 feet	10 feet	--	
Minimum parking	0/1 ⁵	0/1 ⁵	--	<ul style="list-style-type: none"> In addition to the required parking for the primary unit May be provided as tandem parking on an existing driveway or within setback area

Source: City of La Verne Zoning Code, 2021

1. For ADUs of 800 square feet or less, all development standards (including setbacks, lot coverage, open space, and landscaping requirements) are reduced solely to the extent necessary to allow either of the following: (i) on a lot with a proposed or existing single-family dwelling, one attached or detached ADU that is 800 square feet or less, with a height not exceeding 16 feet, with setbacks of at least 4 feet from the side and rear yards and complies with applicable front yard setbacks; (ii) on a lot with an existing multifamily dwelling, up to 2 detached ADUs that are 800 square feet or less and which have a height not exceeding 16 feet, and which comply with setbacks of at least 4 feet from the side and rear yards, and which comply with front yard setbacks.

2. The maximum size of an attached or detached accessory dwelling unit shall not exceed eight hundred fifty square feet for a studio or one bedroom and one thousand square feet for a unit that is more than one bedroom.

3. No setbacks are required for either: (i) those portions of ADUs that are created by converting existing living area or existing accessory structures to new ADUs; or (ii) constructing new ADUs in the same location and to the same dimensions as an existing structure.

4. For a lot in a multifamily zone, newly constructed detached ADUs must be at least 10 feet from any other dwelling units (other than detached ADUs that are attached to each other) on the property, and at least 6 feet from accessory structures.

5. One parking space shall be provided unless the ADU has no bedrooms (e.g., a studio), in which case no parking space is required. No parking space shall be required if: ADU is located within one-half mile walking distance of public transit; ADU is located within an architecturally and historically significant district; ADU is part of a proposed or existing primary residence or accessory structure; when on-street parking permits are required but not offered to the occupant of the ADU; or where there is a car share vehicle located within one block of the ADU.

6. The height may exceed the primary unit if it is built in an existing permitted space above a permitted garage.

Manufactured Housing: State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards that a single-family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Currently, the Zoning Code allows manufactured homes on individual lots that allow single-family residential uses, including all residential zones (P-R-1/5-D, P-R-1/1-D, P-R-2-D, P-R-3-D, P-R-4.5-D, P-R-5-D, P-R-6-A, P-R-7-A, P-R-7.5-A, P-R-10-A, and P-R-15-A zones) and the A-1 zone, provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures.

Mobile Home Park: Mobile home parks, including manufactured home parks, that conform to the State Mobile Home Parks Act (Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing State guidelines (Title 25, Division I, Chapter 2 of the California Code of Regulations) and Section 18300 of the Health and Safety Code and are a minimum of ten acres, are allowed in the M-H-P zone as a conditional use subject to Planning Commission approval.

Residential Care Facility: “Small” residential care facilities (those serving six or fewer clients) are allowed by right in all residential zones, subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. “Large” residential care facilities (those serving seven or more clients) are allowed in all residential zones subject to a Conditional Use Permit and Planning Commission approval.

Senior Housing: Senior housing is allowed in the C-P-D zone as part of a mixed-use project and Foothill Boulevard Specific Plan subject to a Conditional Use Permit and Planning Commission approval.

Emergency Shelter: No emergency shelters are currently located within La Verne. Housing Program 14 will amend the Zoning Code to ensure that Emergency Shelters are permitted in the City subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4).

Low Barrier Navigation Center: A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City’s Zoning Code does not conform to these recent requirements; however, Program 14 in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Zoning Code defines transitional housing as “temporary rental housing intended for occupancy by target populations transitioning to permanent housing that is operated under program requirements calling for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (per Health and Safety Code Section 50675.2(h)).” This definition is consistent with Government Code Section 65582(j).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Code defines supportive housing as “housing with no limits on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, and when possible, work in the community (per Health and Safety Code Section 50675.14(b)).” The target population includes persons with disabilities, elderly, youth aging out of the foster system, veterans, and homeless. The City’s definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses in all residential zones and the A-1 zone.

Single-Room Occupancy (SRO): Single-Room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of SRO housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The La Verne Zoning Code defines SRO units as “housing consisting of single-room dwelling units typically with no more than four hundred square feet of habitable space that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both). An accessory structure (i.e. garage) does not qualify as an SRO.” SRO units are conditionally permitted in the C-P-D zone when used in conjunction with a mixed-use project combining commercial and non-commercial uses.

Housing for Agricultural Workers: Housing for agricultural workers employed on the premises is permitted in the A-1 zone subject to a conditional use permit and Planning Commission approval.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use: The General Plan and Zoning Code provide for the development of multifamily housing in the PR-6-A, PR-7-A, PR-7.5-A, PR-8-A, PR-10-A, and PR-15-A zones by right, as well as in the C-P-D zone subject to a conditional use. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City permits small residential care homes by right in all residential zones. Large residential care homes are conditionally permitted in all residential districts. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code also accommodates transitional and supportive housing in all residential zones and the A-1 zone and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within La Verne are required to conform to the 2019 California Building Code, as adopted in Title 15 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodations Ordinance is codified in Chapter 18.116 of the Zoning Code.

Applications for reasonable accommodation are reviewed by the Planning Commission and require a public hearing to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. If the application is tied to another entitlement that requires discretionary review, the reviewing body for that decision shall accept as final the determination regarding reasonable accommodation. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are charged a fee (\$1,500 deposit charged on a time and materials basis) for review and the reviewing authority must consider all of the following factors:

1. The housing, which is the subject of the request, will be used by an individual disabled as defined under the Acts.
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens.

Table 4–4 summarizes development standards in the residential zones including density, minimum lot size, lot coverage, building height, and setbacks, by zoning district.

TABLE 4–4: BASIC RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	P-R-1/5-D	P-R-1/1-D	P-R-2-D	P-R-3-D	P-R-4.5-D	P-R-5-D	P-R-6-A	P-R-7-A	P-R-7.5-A	P-R-8-A	P-R-10-A	P-R-15-A
Density (units per acre)	1/5	1	2	3	4.5	5	6	7	7.5	8	10	15
Minimum Lot Area	5 ac	1 ac	15,000 sf	10,000 sf	7,500 sf							
Width	300'	150'	90'	80'	65'							
Depth	300'	150'	120'	100'								
Setbacks	Front	40'	35'	30'	25'							
	Interior Side	30'	25'	10'	5'/10'							
	Street Side	30'	25'	25'	20'	10'						
	Rear	30'	25'									
Maximum Lot Coverage	35%											
Maximum Building Height	2 stories/30 feet											
Open Space	Multiple-family and clustered residential development: minimum of 45% of the development											

Source: City of La Verne Zoning Code, 2021

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City’s parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project’s appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 4–5.

TABLE 4–5: RESIDENTIAL PARKING REQUIREMENTS

Use	Requirement	Additional Regulations
Single-family detached and two-family planned residential developments	<ul style="list-style-type: none"> 2-car enclosed garage 	--
Multifamily apartments and multifamily planned residential developments	<ul style="list-style-type: none"> 2 garage spaces per unit plus 1 guest space per 2 units 	--
Accessory dwelling units (ADU)	<ul style="list-style-type: none"> Less than 1 bdrm: no parking spaces required¹ 1+ bdrm: one parking space^{1, 2} 	<p>May be provided as:</p> <ul style="list-style-type: none"> Tandem parking on an existing driveway in a manner that does not encroach onto a public sidewalk and otherwise complies with city parking requirements; or Within a setback area or as tandem parking unless the Director determines that parking in the setback or tandem parking is not feasible based upon specified site or regional topographical or fire and life safety conditions
Retirement housing, senior citizen apartments, and elderly housing	<ul style="list-style-type: none"> 2 garage spaces per unit; plus 1 guest space per 2 units 1.5 covered spaces per unit, plus 1 guest space per every 5 units 	<p>The planning commission may reduce the parking requirements to 0.75 spaces per unit plus 1 guest space per every 5 units when:</p> <ol style="list-style-type: none"> The facility is conveniently located with respect to shopping, services, and public transportation; or The facility offers a separate transportation system approved by the city for the residents of the development; and A condition of tenancy in all cases is that tenant automobiles are limited to the number of parking spaces provided exclusive of required guest parking; And the planning commission finds that these conditions substantially reduce the need for on-site parking.
Mobile home parks	<ul style="list-style-type: none"> 2 spaces per unit (may be tandem); plus 1 guest space per 4 units. 	--
Roominghouses and lodging houses, fraternity and sorority houses, and similar uses.	<ul style="list-style-type: none"> 2 spaces per living unit plus 1 guest parking space for each 2 living units 	--
All mixed occupancies.	<ul style="list-style-type: none"> Mixed occupancies shall require the sum of the requirements for the various uses computed separately 	--

Source: City of La Verne Zoning Code, 2021

1. In addition to required parking for primary unit.

2. No parking space required if: ADU is located within one-half mile walking distance of public transit; ADU is located within an architecturally and historically significant district; ADU is part of a proposed or existing primary residence or accessory structure; when on-street parking permits are required but not offered to the occupant of the ADU; or, where there is a car share vehicle located within one block of the ADU.

4A.2 Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Zoning Clearance, Development Review, Conditional Use Permits (CUP), Subdivision Maps, etc. Given the recent development activity and housing growth experienced by La Verne over the 5th Cycle RHNA period, the City’s processing and permit procedures do not appear to unduly constrain the development of housing.

TIMEFRAMES

Processing times for applications in La Verne vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant’s compliance with the City’s ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 60-90 days, which assumes zoning clearance, plan check, and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 6-10 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur.

Table 4–6 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

TABLE 4–6: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY

Type of Approval or Permit	Review Authority				Processing Times
	Director	DRC	PC	CC	
Precise Plan Review (Director)	D	A	A	A	2-3 Months
Precise Plan Review (DRC)	R	D	A	A	4-6 Months
Conditional Use Permit	R	R	D	A	4-6 Months
Variance	R	R	D	A	4-6 Months
Zoning Amendment or Zone Change	R	R	R	D	6-8 Months
Specific Plan	R	R	R	D	8-12 Months
General Plan Amendment	R	R	R	D	8-12 Months
Lot Line Adjustment	R	D	A	A	4-6 Months
Tentative Parcel Map	R	D	A	A	4-6 Months
Tentative Tract Map	R	R	D	A	6-10 Months
Tentative Vesting Tract Map	R	R	R	D	8-12 Months
Reasonable Accommodation	R	R	D	A	4-6 Months

Source: City of La Verne, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

1. Review of the precise plan is conducted by either the community development director or development review committee depending on the type of development.

Development Review

In accordance with Chapter 18.16 of the Zoning Code, approval of a precise plan is required for all new residential construction. A precise plan is required by the City of La Verne Municipal Code whenever there is a new use or an “intensification of use” to a building or property. Review of the precise plan is conducted by either the community development director or development review committee depending on the type of development. The community development director or staff member designee are able to approve, conditionally approve, or deny precise plan applications for the following residential project types:

- Room additions in areas designated for single-family residential development, either by zoning or specific plan, when two-stories in height or when directly visible from public rights-of-way;
- Patios, room additions and accessory structures in areas designated for multifamily residential development, either by zoning or specific plan;
- Single-family homes, when not in conjunction with residential subdivision developments;
- Institutional interior and exterior remodels, when not exempted by the written provisions of the applicable master plan approved by the city for the land in question;
- Any other development of similar scale and impact, as determined by the community development director with the concurrence of the development review committee, provided that it does not explicitly meet subject criteria to be reviewed by the development review committee.

Any residential single-family homes in connection with new subdivision development, multifamily development, or any other use not governed by LVMC Sections 18.16.060 or 18.16.070 is subject to review by the development review committee. Projects not exempt from the California Environmental Quality Act (CEQA) are subject to Commission hearing and action.

Development Review is a discretionary action. All projects subject to Development Review and decided upon by the community development director are processed administratively. All projects subject to Development Review and decided upon by the development review committee, and projects not exempt from CEQA, or if there are other entitlements associated with the project to require Planning Commission review, are subject to public hearing. Development Review applications subject to staff approval typically require 4-6 weeks to process. A project requiring review by the Development Review Committee or Planning Commission typically has a processing time of approximately 8-12 weeks. Projects requiring an environmental review may take longer.

Conditional Use Permits

Chapter 18.108 of the Zoning Code regulates the issuance of Conditional Use Permits (CUP). Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Attached apartments, two family, and similar multiple-family residential structures in CPD zone;
- Multifamily condominiums and other planned residential developments in all residential zones and C-P-D zone;
- Residential Care Facility with 7 or more clients in all residential zones;
- Fraternity or Sorority in P-R-6-A, PR-7-A, PR-7.5-A, PR-8-A, PR-10-A, and PR-15-A zones;
- Housing for Agricultural Workers in A-1 zone;
- Single Room Occupancy in C-P-D zone;
- Emergency Shelters, permitted only in non-residential districts or specific plan areas which allow them;
- Mobile Home Park in M-H-P zone

The Planning Commission may approve, conditionally approve, or deny a CUP application. The Commission must make the following findings prior to approval, pursuant to Section 18.108.030 of the Zoning Code:

1. That the proposed use and development are each consistent with the general plan and the applicable land use zone;
2. That the site for the proposed use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing and proposed surrounding land uses;
3. That the development site has adequate access to those utilities and other services required for the proposed use;
4. That the proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the character of the area as intended by the general plan;
5. That potential adverse effects upon the surrounding properties will be minimized to the extent practical and any remaining adverse effects are justified by the benefits conferred upon the neighborhood or community as a whole.

If applicable, the proposed use will meet additional criteria for special kinds of conditional use permits as required elsewhere in the Zoning Code or adopted specific plan. These findings apply to all uses that require a CUP; no special or unique findings are required for residential uses.

Subdivisions

This review process applies to all residential land divisions within the City. Title 16 of the La Verne Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process. An applicant can request a variance to address site constraints that may impact lot sizes and shapes or other requirements.

Reasonable Accommodation

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. Requests for reasonable accommodation are submitted to and reviewed by the Community Development Director. The Community Development Department provides assistance to those who need it in applying for a reasonable accommodation. The request must state the basis of the request, including modification or exception to the regulations, standards, and practices for the siting, development, and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice. The Community Development Director may request additional information that complies with fair housing law and the privacy rights of the individual. The determination is made within 45 days, not counting time necessary to gather additionally requested documents. The Community Development Director has the right to require the applicant to record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the determination. Appeals may be made to the Planning Commission.

La Verne's reasonable accommodation procedure requires a public hearing and \$1,500 deposit charged on a time and materials basis. La Verne's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

FACILITATED ENVIRONMENTAL REVIEW

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Development Review, Conditional Use Permits, Subdivision Maps, and legislative actions including General Plan Amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application. Given that a large portion of the existing and likely future development potential in La Verne will be of an infill nature, many residential development projects may qualify for categorical exemption from the CEQA process.

STREAMLINING APPROVALS

Lower Income Sites Included in Previous Elements

While the Zoning Clearance and Development Review process is not considered a constraint to housing, Program 14 has been included to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Community Development Director approval of Development Review and entitlements other than a subdivision map) of housing projects with a minimum of 20% of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

Senate Bill (SB) 35

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. La Verne is currently subject to SB 35 streamlining provisions when proposed developments include 10% affordability. Program 14 in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 10% of units affordable to lower income households and that meet the criteria specified by State law.

FLEXIBILITY IN DEVELOPMENT STANDARDS

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

Density Bonus

Chapter 18.114 of the Zoning Code allows density bonuses for affordable and senior residential projects in accordance with State Density Bonus law (Government Code Sections 65915 – 65918). Density bonuses and other incentives for housing and/or child care facilities may be granted in accordance with the requirements of the law. The City is required to grant a density bonus on a sliding scale if a development provides a percentage of the units at rates that are affordable to very low-income and low-income households. For example, a density bonus of 20 percent above the maximum permitted density can be granted if at least 5 percent of the units are affordable to very low-income households or 10 percent of the units are affordable to low-income households. If 10 percent of condominium or planned development units are affordable to moderate-income households, then the project is eligible to receive a 5 percent density bonus. The sliding scale requires additional density bonuses above the 20 percent threshold (up to a maximum density bonus of 35 percent) as additional affordable units are provided.

Additionally, jurisdictions must grant concessions or incentives depending on the percentage of affordable units provided. Concessions and incentives include reductions in zoning standards, other development standards, design requirements, and mixed-use zoning among others. Any project that meets the minimum criteria for a density bonus is entitled to at least one concession and may be entitled to as many as four concessions.

Government Code Section 65915 et. seq. also allows reduced parking standards for the entire development for projects eligible for a density bonus. These numbers are inclusive of guest parking and handicapped parking. Spaces may be tandem and/or uncovered.

- Zero to one bedroom: one onsite parking space
- Two to three bedrooms: one and one-half onsite parking spaces
- Four or more bedrooms: two and one-half parking spaces

The Government Code directs jurisdictions to offer incentives for projects that meet the density bonus affordable unit requirements, regardless of whether or not the project is actually utilizing a density bonus. The thresholds for incentives are shown below.

- One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate income in a common interest development.
- Four incentives or concessions for projects meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b) (Government Code Section 65915 et. seq.). If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Inclusionary Housing

The Old Town Specific Plan includes an inclusionary housing requirement for all residential development that occurs in the Specific Plan area. Under the program, a certain percentage of all new and substantially rehabilitated dwelling units are required to be made available to low- and moderate-income households. At least 15 percent of all new housing and substantially rehabilitated dwelling units developed by public or private entities or persons must be available at affordable housing cost to, and occupied by, households of low- or moderate-income. Of these, 40 percent must be available at affordable housing cost to, and occupied by, persons and families of very low-income households. For all new housing and substantially rehabilitated dwelling units developed by the City of La Verne, at least 30 percent must be available at affordable housing cost to, and occupied by, households of low- or moderate-income. Of these, 50 percent must be available at affordable housing cost to, and occupied by, persons and families of very low-income households. Low- and moderate-income housing affordability covenants must run for 55 years for rental housing and 45 years for owner-occupied housing in order to count towards inclusionary housing requirements. Smaller residential development within less than ten dwelling units are able to pay an inclusionary housing in-lieu fee to be paid into the City's affordable housing fund rather than provide actual affordable housing units in the residential project.

SHORT-TERM RENTALS

Short-term rentals are addressed in the City per LVMC Chapter 18.94. A short-term rental permit is required for short-term rentals (rental under 30 calendar days), and is obtained by a host who must file an application with the director who may approve or deny the request. As of August 2021, there are 16 rentals listed on Airbnb.com and/or VRBO.com; some listings are for the entire home while others are for a single room or guest house. Although some homes are available for rental periods of just a few days, many homes listed on these sites indicate a minimum rental period of at least 30 nights. A significant number of short-term rentals in a community has the potential to impact the amount of housing stock available for permanent occupancy, and this will be an issue that La Verne continues to monitor to ensure that it does not negatively impact permanent housing options in the City.

BUILDING CODES AND ENFORCEMENT

New construction in La Verne, including additions and remodels, must comply with the 2019 California Building Code (CBC). The City adopted the 2019 California Building Code with all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Chapter 15.04 Building Code within Title 15 Buildings and Construction of the City's Municipal Code, and subject to the amendments contained in that Chapter.

No local amendment to the Building Code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Program 1 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Building and Safety Divisions works with property owners and renters to assist in meeting State health and safety codes.

4A.3 Development Fees

The City of La Verne charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

For new residential projects, developers in La Verne may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of La Verne charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include water and sewer fees collected by the Water and Utility Division and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The sanitation and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, as well as other funding sources to gap-finance affordable housing development.

Table 4–7 details the City’s Planning Division processing fees for development project entitlements. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

TABLE 4–7: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 07/01/2020)

Entitlements ¹					
Planning and Application Fees					
Development Agreement	<ul style="list-style-type: none"> Initial deposit of \$2,000 				
Master Plan Review	<ul style="list-style-type: none"> \$2,000 deposit for new and amendments 				
Conditional Use Permit	<ul style="list-style-type: none"> Initial deposit of \$2,000 for multi-family residential uses in excess of two dwelling units per lot Initial deposit of \$1,500 for second residential dwelling unit per lot and/or duplexes \$1,500 deposit for large family day care (9-14 children) \$1,500 deposit per lot for all other conditionals uses in single family residential dwelling zones 				
Variance	<ul style="list-style-type: none"> Initial deposit of \$2,000 for multi-family residential uses in excess of two dwelling units per lot; initial deposit of \$750 for second residential dwelling unit per lot and/or duplexes \$1,500 deposit for single family residential dwelling uses 				
Minor Exceptions	<ul style="list-style-type: none"> \$100 fee for residential uses 				
Zone Change	<ul style="list-style-type: none"> Initial deposit of \$2,000 				
Reasonable Accommodations Fee	<ul style="list-style-type: none"> Initial Deposit of \$1,500 				
General Plan Amendment	<ul style="list-style-type: none"> Initial deposit of \$2,000 				
Specific Plan (New and Amendments)	<ul style="list-style-type: none"> Initial deposit of \$2,000 				
State Mandated Planning Fee	<ul style="list-style-type: none"> A five percent (5%) fee is applied to the Building Permit Fee for all new construction including additions and remodels. This fee is collected upon the issuance of the Building Permit. This fee does not apply to Mechanical, Plumbing, Grading, Electrical, Sewer or Occupancy 				
State Mandated "Green" Building Fee	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Permit Valuation:</td> <td style="width: 50%;">Fee:</td> </tr> <tr> <td> <ul style="list-style-type: none"> \$1 – 25,000 \$25,001 – 50,000 \$50,001 – 75,000 \$75,001 – 100,000 </td> <td> <ul style="list-style-type: none"> \$1 \$2 \$3 \$4 + \$1 for every \$25,000 or fraction thereof above \$100,000 </td> </tr> </table>	Permit Valuation:	Fee:	<ul style="list-style-type: none"> \$1 – 25,000 \$25,001 – 50,000 \$50,001 – 75,000 \$75,001 – 100,000 	<ul style="list-style-type: none"> \$1 \$2 \$3 \$4 + \$1 for every \$25,000 or fraction thereof above \$100,000
Permit Valuation:	Fee:				
<ul style="list-style-type: none"> \$1 – 25,000 \$25,001 – 50,000 \$50,001 – 75,000 \$75,001 – 100,000 	<ul style="list-style-type: none"> \$1 \$2 \$3 \$4 + \$1 for every \$25,000 or fraction thereof above \$100,000 				
General Plan Fee	<ul style="list-style-type: none"> A four percent (4%) fee is applied to the building permit fee for all construction to maintain and update the La Verne General Plan 				
Subdivisions					
Lot Line Adjustments, Lot Mergers, and Revisions to Acreage	<ul style="list-style-type: none"> \$500 initial deposit plus \$35 per lot prior to merger or reversion 				
Tentative Parcel Map	<ul style="list-style-type: none"> Initial deposit of \$1,000 				
Tentative Tract Map	<ul style="list-style-type: none"> Initial deposit of \$2,000 				
Environmental					
Categorical Exemption	<ul style="list-style-type: none"> \$25 flat fee 				
Initial Study Review	<ul style="list-style-type: none"> Initial deposit of \$2,500 (includes County filing and posting fees) 				
Full Environmental Impact Report	<ul style="list-style-type: none"> Initial deposit of \$5,000 (includes County filing and posting fees) 				

Source: City of La Verne, 2021

Note: This is only a partial list of typical Planning fees.

1. Items identified with an "initial deposit" are charged on a time and materials basis.

4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

DEVELOPMENT COSTS

Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. In Los Angeles County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found three vacant lots zoned PR3D, PR4.5D, and Lordsburg Specific Plan, from \$300,000 to \$340,000 or approximately \$22 to \$49 per square foot.

A number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$445,000 to \$755,000 or approximately \$72 to \$188 per square foot, largely depending on the location within the community.

A small number of multifamily developments have recently been sold in La Verne. A two-unit property at 2368 Bonita Ave. sold in August 2020 for \$683,000 or \$81 per square foot (\$341,500 per unit); a two-unit property at 2285 7th St. sold in January 2020 for \$788,400 or \$122 per square foot (\$374,200 per unit); and a four-unit property at 1950 Evergreen St. sold in August 2020 for \$1,350,000 or \$168 per square foot (\$337,500 per unit).

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the La Verne area was approximately \$113 for multifamily housing and \$139 – \$206 per square foot for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase construction costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's zoning regulations identify minimum and maximum densities that can be developed in La Verne, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in La Verne that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Specific Plans, and Zoning Code and typically built within 5% of the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount.

4C. Environmental Constraints

According to the City's Safety Element and Natural Hazard Mitigation Plan (2012) environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. The following hazards could impact development of residential units in La Verne.

Seismic Hazards

Similar to other southern California cities, the City of La Verne is located in an area of high seismic activity. Numerous major faults have been mapped within the Southern California region, several of which are within the City or located within 20 miles: the Sierra Madre Fault (runs in an east-west direction in the northern portion of the City); the Indian Hill Fault (runs in an east-west direction in the City center); the Elsinore Fault (15 miles to the southwest); the Chino Fault (10 miles to the southwest); the San Andreas Fault (20 miles to the northeast); the San Jacinto Fault (24 miles to the east); and the Inglewood-Newport Fault (32 miles to the southwest). Surface rupture in La Verne is most likely along the northern portion of the City and along the Indian Hill Fault due to their location along the active Sierra-Madre-Cucamonga Fault Zone. The City is also likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences.

Flood Hazards

There are no rivers located in the City; however, due to the large amount of impervious surfaces in La Verne, urban flooding is possible. Rainfall collects and flows faster on impervious concrete and asphalt surfaces and a blockage of storm drains could cause additional, localized flooding. The Federal Emergency Management Agency (FEMA) Flood Maps show that the City's main flood hazard zone lies in the northern portion of the City near the foothills. Areas within the 100-year floodplain and are subject to specialized flood construction requirements.

Wildfire

As shown in the La Verne General Plan Figure PS-2 (Public Safety Concerns Map), over half of the City is located within a Very High Fire Hazard Severity Zone (VHFHSZ). This includes the northern portion of the City, and areas that abut Angeles National Forest. Areas along the wildland-urban interface (WUI), defined as the area where houses are in or near wildland vegetation, are the most prone to wildland fires due to the proximity of flammable vegetation. Since the City center is largely developed, there is less potential for fire in central City communities. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.

Hazardous Materials Release

In La Verne, hazardous material locations include medical research and development facilities, pharmacies, automotive-related businesses, and industrial businesses. In addition to fixed locations, a number of roadways and underground pipelines are used to transport hazardous materials in the City including Interstate 210, Foothill Boulevard, Arrow Highway, and railroads. An accident involving vehicles or pipelines transporting hazardous materials can impact nearby residents. This danger is somewhat mitigated, however, by various state and federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate La Verne's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City's Water and Utility Division will receive a copy of the Housing Element and the City will provide a copy to its sewer provider (Los Angeles County Sanitary Districts) in compliance with Government Code Section 65589.7 and SB 1087. As well, the Community Development Department will continue to coordinate with the Water and Utility Division and sewer provider to ensure priority service provision to affordable housing developments.

Since the City of La Verne is relatively built out, the existing infrastructure is extensive and has adequate capacity to support anticipated population and new residential development growth. The development review process will result in the evaluation of any potential infrastructure needs on a project-specific basis.

Water Capacity

The City is served by two water purveyors: the City of La Verne, and Golden State Water Company – San Dimas System (GSWC – San Dimas). The City is a retail water supplier that provides water to its residents and other customers using local groundwater from Six Basins (Canyon Basin, Upper Claremont Heights Basin, Lower Claremont Heights Basin, Pomona Basin, Live Oak Basin, and Ganesha Basin) and imported water from Three Valleys Municipal Water District's (TVMWD), a water wholesaler and member of the Metropolitan Water District of Southern California (MWD). As of 2015, approximately 29 percent of the City's water supply is from Six Basins. The sources of imported water supplies include water from the Colorado River and the State Water Project (SWP) provided by the Metropolitan Water District of Southern California (MET) and delivered through MWDOC. GSWC's water supply sources include: groundwater pumped from the Main Basin, treated imported surface water purchased from Metropolitan Water District of Southern California through Three Valleys Municipal Water District; treated groundwater and surface water purchased from Covina Irrigating Company; treated water purchased from Walnut Valley Water District; and local surface water from San Dimas Canyon Creek. GSWC's main source of water supply treated imported surface water purchased from Metropolitan Water District of Southern California through Three Valleys Municipal Water District.

The City of La Verne 2015 Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of La Verne in normal, single-dry and multiple-dry years. Additionally, the GSWC – San Dimas’ 2020 UWMP states that it will be able to serve 100 percent of projected demands for the City of La Verne in normal, single-dry and multiple-dry years. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (20 years).^{1, 2}

Sewer Capacity

The City of La Verne is located within the Los Angeles County Sanitation Districts (LACSD) District No. 21. The La Verne Public Works Department is responsible for the operation and maintenance of the local sewer system, while LACSD owns the large trunk sewers serving the regional wastewater conveyance system within the Service Area. Wastewater is collected through a citywide network of gravity sewers and lift stations and conveyed to the Pomona Water Reclamation Plant (POWRP), which has a permitted design capacity of 15 million gallons per day (mgd) and an ultimate site capacity of 30 mgd. Wastewater conveyed to the plant receives tertiary treatment before it is supplied as recycled water or released to the San Jose Creek. Sewage solids separated from the wastewater are returned to the trunk sewer for conveyance to the Joint Water Pollution Control Plant (JWPCP) for treatment and disposal. The POWRP currently processes an average daily flow (DWF) of 9.1 mgd and has a remaining capacity of about 5.9 mgd.³

The local system of collector and lateral sewer lines is overseen by the La Verne Public Works Department, which maintains 106 miles of sewer main. The wastewater system then connects to LACSD’s trunk system to convey wastewater to LACSD’s treatment plants. No deficiencies presently exist in either district’s facilities that serve La Verne.

Electric, Gas, and Telecommunications

Southern California Edison (SCE) provides electrical service and Southern California Gas Company (SoCalGas) provides natural gas services to residences and businesses throughout the City of La Verne. SCE provides electricity service to 15 million people over an approximately 50,000 square mile area throughout southern California.⁴ SoCalGas provides natural gas service to approximately 21.6 million customers, spanning roughly 20,000 miles.⁵ Infrastructure to deliver electricity and natural gas throughout La Verne is currently in place. SCE and SoCalGas can generally provide these services to newer development on request.

Telecommunications services in La Verne are provided by a variety of service providers including AT&T and Spectrum. Infrastructure to deliver telecommunications throughout La Verne is currently in place and can generally be provided to newer development upon request.

¹ “City of La Verne 2015 Urban Water Management Plan,” *City of La Verne* (May 2016).

² “Golden State Water Company – San Dimas: 2020 Urban Water Management Plan,” *Golden State Water Company* (July 2021).

³ “Los Angeles County Sanitation District Clearwater Program Draft EIR,” *Sanitation Districts of Los Angeles County* (November 2012).

⁴ “About Us,” Southern California Edison, <https://www.sce.com/about-us> (November 2021).

⁵ “Company Profile,” Southern California Gas Company, <https://www.socalgas.com/about-us/company-profile> (November 2021).

5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

5A. Regional Housing Needs Allocation (RHNA)

The City of La Verne falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region’s share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Assessment (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. The City’s 2021-2029 RHNA is 1,346 units, as shown in Table 5–1. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% Area Median Income (AMI)). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City’s very low income RHNA of 414 units can be split into 207 extremely low income and 207 very low-income units.

TABLE 5–1: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	414	31%
Low	239	18%
Moderate	223	17%
Above Moderate	470	35%
Total	1,346	100%

Source: Southern California Association of Governments, 2021

Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need.

5B. Progress Towards the RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2021 and units that have been approved/entitled but are not yet built toward their RHNA obligation. These credits are described below.

UNITS UNDER CONSTRUCTION/BUILT SINCE JULY 1, 2021

Since this date, **12 housing units** have been developed, are under construction, or have received building permits in La Verne (Table 5–2). These units include 4 single-family residences projected to be affordable to above-moderate income households (Puddingstone Hill Phase 1) and 8 accessory dwelling units (ADUs). Consistent with SCAG’s affordability assumptions for ADUs in the LA County II Region, the City has assumed that 2 of the ADUs are affordable to very low income households, 4 affordable to low income households, and 2 affordable to above-moderate income households. Moving forward, the City has included Program 16 in the Housing Plan to monitor the affordability of ADUs developed in La Verne to more accurately account for their role in helping achieve the City’s housing goals by income level.

UNITS APPROVED/ENTITLED TO BE DEVELOPED DURING THE PLANNING PERIOD

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; **173 units** that are expected to be developed during the planning period. These projects are described below:

Fruit Street and Walnut Street Projects (Brandywine): The Brandywine Homes Residential Project (project) includes development of 50 attached townhomes on 2.258 acres at 3717 Fruit Street (Assessor’s Identification Number [AIN] 8666-017-028), as well as 8 detached single-family affordable housing units on 0.702 acre at 1874, 1876, and 1878 Walnut Street (AIN 8378-007-907, AIN 8378-007-908, and the majority of AIN 8378-007-909). The two residential developments were processed together as a single project as the Applicant agreed to develop an affordable housing component at Walnut Street in conjunction with, and as a condition of, the Fruit Street Development. The City has executed a Disposition and Development Agreement with the Applicant for the sale of the Walnut Street property. **The City has credited 50 units from the Fruit Street portion of the project towards helping meet its above-moderate income RHNA and 8 units from the Walnut Street portion of the project towards helping meet its moderate-income RHNA (these units will be deed-restricted).**

Amherst (MW Investments): The Amherst project will develop up to 42 single-family dwelling units, and on-site recreational amenities, on a 5.7-acre site, for an overall density of 7.8 units per acre under the Amherst Specific Plan. Park space would be accessible to residents within the development, as well as to the public. Access to the adjacent Amherst Groundwater Treatment facility through the project site would remain after build-out of the Amherst Specific Plan. **The City has credited 42 units from the Amherst project towards helping meet its above-moderate income RHNA.**

Baseline Road: The proposed Baseline Road Single-Family Residential and Annexation Project (Project) annexes an approximately 19.44-acre undeveloped parcel in the West Claremont portion of unincorporated Los Angeles County into the City of La Verne (City) and the development of seven single-family dwelling units and associated infrastructure. **The City has credited 7 units from the Baseline Road project towards helping meet its above-moderate income RHNA.**

Puddingstone Hill (Phase 2): Puddingstone Hill is a custom residential community on the 38.5 acre Puddingstone Hill. It consists of up to 18 single family detached lots, varying in size from 10,890 square feet to 56,500 square feet. The residential lots are clustered in two locations: the northwest corner and along the eastern side of the Puddingstone Hill peak. Four homes are currently under construction/have been constructed since June 30, 2021 and an additional 11 units are expected to be developed during the planning period. **The City has credited 11 units from the Puddingstone Hill (Phase 2) project towards helping meet its above-moderate income RHNA.**

White and First: Located at 2109 and 2467 First Street on the corner of White Avenue, the White and First project includes moving a century-old craftsman home on the property to a new location down the road (completed in March 2021) and redevelopment of the sites into a new 17-unit housing development, where three of the units will be deed-restricted affordable units (1 for very low income and 2 for moderate income). **The City has credited 14 units from the White and First project towards helping meet its above-moderate income RHNA, 1 unit towards its very low income RHNA, and 2 units towards its moderate income RHNA.**

Lordsburg Lofts: Located at 2366 and 2336 First Street, Lordsburg Lofts includes the adaptive reuse of two existing warehouse buildings to 36 residential units. The buildings are currently being used as industrial uses and have been split into multiple suites using different addresses. The buildings were constructed in 1985. The buildings located at 2366 and 2336 First Street were previously zoned for industrial uses in the Arrow Corridor Specific Plan. The OTLVSP, which was adopted in 2013, rezoned this property to the Medium Density Residential District. Six of the 36 units will be deed-restricted affordable units (3 very low income units and 3 moderate units). The remaining 30 units are expected to be affordable to above-moderate income households. **The City has credited 30 units from the Lordsburg Lofts project towards helping meet its above-moderate income RHNA, 3 units towards its very low income RHNA, and 3 units towards its moderate income RHNA.**

2054 Fifth: The project located at 2054 Fifth will develop a vacant residential lot with two units, one primary unit plus one accessory dwelling unit. The primary unit is expected to be affordable to above moderate income households; at this time, the project applicant has indicated that the ADU will be affordable to lower income households. **The City has credited 1 unit from the 2054 Fifth project towards helping meet its above-moderate income RHNA and 1 unit towards meeting its low income RHNA.**

SUMMARY OF PROGRESS TOWARDS MEETING 6TH CYCLE RHNA

These credits towards meeting the City’s RHNA obligation are specified in Table 5–2.

TABLE 5–2: CREDITS TOWARDS THE RHNA

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Units Constructed/Under Construction/Building Permits Issued since June 30, 2021					
Puddingstone Hill Phase 1	0	0	0	4	4
Accessory Dwelling Units	2	4	0	2	8
Subtotal	2	4	0	6	12
Approved/Entitled Units Not Yet Under Construction					
Fruit Street (Brandywine)	0	0	0	50	50
Walnut Street (Brandywine)	0	0	8	0	8
Amherst (MW Investments)	0	0	0	42	42
Baseline Rd.	0	0	0	7	7
Puddingstone Hill (phase 2)	0	0	0	11	11
White and First	1	0	2	14	17
Lordsburg Lofts	3	0	3	30	36
2054 Fifth	0	1	0	1	2
Subtotal	4	1	13	155	173
Total	6	5	13	161	185

Source: City of La Verne, 2021

As of November 2021, the City has achieved approximately 14% of its overall RHNA obligation with housing units constructed, under construction, or approved/entitled (185 units). However, the majority of these units are affordable to above-moderate income households. When considering the remaining RHNA by income category, the City has a remaining RHNA of 1,161 units as shown in Table 5–3 (408 extremely low/very low-income units, 234 low-income units, 210 moderate-income units, and 309 above-moderate income units).

TABLE 5–3: REMAINING RHNA

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
2021-2029 RHNA	414	239	223	470	1,346
Completed/Under Construction/Permits Issued	2	4	0	6	12
Units Approved/ Entitled	4	1	13	155	173
<i>Subtotal</i>	6	5	13	161	185
Remaining Allocation	408	234	210	309	1,161

Source: City of La Verne, 2021, SCAG, 2021

5C. Site Inventory Considerations

The City has considered several key issues relevant to the sites inventory presented in this section.

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. Zones that allow less than 30 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate-income households. Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is specifically limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need (as is the case in La Verne, like many other built-out cities), the housing element must describe “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of La Verne, the vast majority of sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, age, existing uses, and potential for intensification facilitated by the Old Town La Verne Specific Plan, which substantially increased the development potential (and market value) of previously underutilized properties. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under the Detailed Sites Inventory.

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City has included Policy 4-8 to comply with this requirement. Non-vacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower-income RHNA. All non-vacant sites identified in this Housing Element were identified in the prior Housing Element.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program 22 is included in the Housing Plan to set up a process for compliance.

Realistic Capacity Assumptions

Sites in the Old Town La Verne Specific Plan (OTLVSP) have been identified to accommodate the majority of the City’s RHNA. The OTLVSP identifies maximum densities based on the subzone of the parcel as defined in the Specific Plan. One subzone (Medium Density Residential) exclusively permits residential development at a density of up to 40 du/ac. For sites designated as OTLVSP: Median Density Residential, the City has considered 75% of the maximum development potential, consistent with other exclusively residential projects in La Verne and the region. All other sites in the OTLVSP allow for mixed-use development; at these mixed-use locations, only 50% of the development potential has been allocated to accommodate the City’s RHNA allocation, to account for potential mixed-use and non-residential development on portions of the sites. By building in this generous buffer, the City may accommodate development at levels higher than those identified in the sites inventory while ensuring sufficient site availability for units affordable to lower-income households for the duration of the planning period.

Environmental Constraints

Potential environmental constraints to future development of sites identified include the seismic and liquefaction hazards, which are addressed in the Non-Governmental Constraints section of the Housing Element. A portion of the City of La Verne is located within the Very High Fire Hazard Severity Zone designated by the State of California. Therefore, some hillside properties to the north within the City’s Hillside Overlay Zone are especially vulnerable to the threat of wildfires and are required to undertake additional development precautions to aid in the suppression and prevention of wildfires. All sites identified in the Sites Inventory to meet the remaining lower income RHNA need are not within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventories have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are no additional constraints that would impede the development of new housing units in the future on the identified sites.

5D. Strategy to Accommodate Remaining RHNA

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has sufficient land allocated for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate households of all income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The City of La Verne's 6th Cycle residential capacity falls into three categories:

1. Proposed projects;
2. Accessory dwelling units; and
3. Old Town La Verne Specific Plan Sites.

As described throughout this section, the City has identified a strategy to accommodate its RHNA allocation at all income categories for the 2021-2029 planning period. Moreover, La Verne has a recent track record of supporting development of affordable housing, working with affordable housing developers, and addressing needs of the community's vulnerable populations, including seniors.

PROPOSED PROJECTS

The City of La Verne is considering three proposed projects which have the potential to yield up to **25 units**. **These projects include:**

E and 3rd: The proposed project at E and 3rd includes development of 12 single-family units. As part of this project 2 units are expected to be deed-restricted affordable units. **The City has credited 10 units from the E and 3rd project towards helping meet its above-moderate income RHNA, 1 unit towards its very low income RHNA, and 1 unit towards its moderate income RHNA.**

Sage Canyon: The proposed Sage Canyon project includes development of 12 single-family units, all of which are expected to be affordable to above-moderate income households. **The City has credited 12 units from the Sage Canyon project towards helping meet its above-moderate income RHNA.**

Miller Street: The proposed project at Miller Street includes construction of one single-family residence expected to be affordable to above-moderate income households. **The City has credited 1 unit from the Miller Street project towards helping meet its above-moderate income RHNA.**

ACCESSORY DWELLING UNITS

As of January 2020, newly adopted State of California legislation pertaining to Accessory Dwelling Units (ADUs) went into effect. The legislation changes specifically amended Government Code Sections 65852.2 and 65852.22. In response to these legislative changes, the City of La Verne updated its zoning ordinance to be consistent with State law. The details of the City's Zoning Ordinance relevant to ADUs are included in the Constraints section of this Background Report.

La Verne made a conservative estimate of the number of ADUs that will meet a portion of the City's RHNA obligation. The City used the average annual number of ADUs constructed over the past three years multiplied by 8 (the number of years in the planning period), to estimate the number ADUs (at a minimum) to be constructed during the planning period.

The average annual number of ADUs developed from 2018-2020 was 11.5, multiplied by 8, yields the estimate of 92 ADUs to be constructed between 2021 and 2029. This is a conservative assumption and production will likely outpace this target during the planning period. Additionally, the affordability level of these ADUs is assumed to be consistent with the findings of SCAG's ADU affordability study and the findings for the LA County II region.

OLD TOWN LA VERNE SPECIFIC PLAN

The City has identified the Old Town La Verne Specific Plan as the primary opportunity area for the development of new housing for all income levels in the City for foreseeable future. La Verne is entirely built-out. The Old Town La Verne Specific Plan was initiated by the City to facilitate and encourage development and improvements that will help realize the community's vision for the Old Town area. Based on the Specific Plan, Old Town La Verne will be strengthened as a distinctive center with attractive streets, public spaces, preserved historic neighborhoods, lively mixed-use centers, and a variety of housing options. The City of La Verne engaged the public in the process for determining a vision and objectives for the Old Town Specific Plan. The following objectives of the Specific Plan were generated from this public process:

- Preserve the historic and unique character of Old Town related to both the Lordsburg railroad era history and La Verne's citrus heritage;
- Enable appropriate expansion of the University of La Verne;
- Create transit-oriented development near new Metro L Line (Gold) station;
- Eliminate blight and enhance La Verne's economic base;
- Provide affordable housing for La Verne's varied income groups;
- Create an attractive environment for pedestrians, bicyclists, Metro L Line (Gold) riders, and local transit users; and
- Encourage sustainable development.

The Specific Plan establishes various land use districts to implement proposed land uses that complement the existing, historically-based and contemporary uses of Old Town, enable transit-oriented development near key transportation corridors, and support an interconnected pedestrian and bicycling environment. The Specific Plan objectives focus growth in the Old Town Specific Plan area, by allowing and promoting higher density residential and mixed use development and to encourage development of a variety of housing types for all income levels.

The City has identified the Old Town La Verne Specific Plan area as a key growth area and incorporated the introduction of residential uses, by right, as a key vision for the Specific Plan. The Specific Plan strategically aims to facilitate the development of employment opportunities, dining, shopping, neighborhood services, and residential uses in close proximity to reduce vehicle trips and create a vibrant Old Town area. It is

anticipated based on the allowed densities and the sites available that the Specific Plan area will offer significant opportunities to accommodate the City's RHNA allocation. The Old Town area of La Verne is an ideal location for the development of future affordable housing as many service, retail, and public amenities, and a connection to both the Metro L Line (Gold) and Metrolink transit lines are located within and/or nearby the Specific Plan area. The Old Town La Verne Specific Plan area is recognized as a High Quality Transit Area (HQTA) in the Southern California Regional Governments' (SCAG) 2012–2035 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). Per the RTP/SCS, future housing development projects within identified HQTA's are eligible for potential CEQA streamlining, which can accelerate processing of development applications. Throughout the Specific Plan area there is a mix of uses including single-family housing, multi-family housing, retail, professional office, and institutional. The Specific Plan has great potential for redevelopment with underutilized parcels scattered in each district.

The Specific Plan, adopted in 2013, establishes four distinct Land Use Sectors: the Historic Old Town Sector, the University of La Verne Sector, the Arrow Corridor/TOC Sector, and the First Street Sector. Within these Land Use Sectors, the Specific Plan further establishes nine unique land use districts, four of which allow for residential uses. The four districts permitting residential development do so at the following densities:

1. Old Town Mixed-Use (at least 30 dwelling units per acre): Provides for small scale and medium-scale uses which include retail stores, restaurants, and services on the ground level, with residential or office uses above or adjacent.
2. Medium Density Residential District (at least 40 dwelling units per acre): Provides for one- and two-story condominiums or apartments within walking distance of the Metro L Line (Gold) station.
3. Mixed-Use District 1 (at least 60 dwelling units per acre): Provides for transit-oriented development consisting of retail with residential or office uses above within easy walking distance of the Metro L Line (Gold) station.
4. Mixed-Use District 2 (at least 70 dwelling units per acre): Provides for not only transit-oriented development consisting of retail with residential or office uses above within easy walking distance of the Metro L Line (Gold) station, but also for hotel and cultural uses to complement surrounding land uses.

The entire Specific Plan area is approximately 107 acres. A parcel specific inventory with unit capacity is provided in Appendix A along with related Specific Plan maps. The Specific Plan proposes a range of residential densities from 30 dwelling units per acre up to 70 dwelling units per acre. In the OTLVSP area, 15% of units are required to be affordable to lower income households, and 40% of those units must be affordable to very low income households (6% of all units). As a result of this inclusionary requirement for projects within the OTLVSP, consistent with State Density Bonus Law, all development within the OTLVSP automatically qualifies for a 22.5% density bonus. This raises the permitted density range from 30 dwelling units per acre up to 70 dwelling units per acre to 36.75 dwelling units per acre up to 85.75 dwelling units per acre. Given inclusionary requirement, it is assumed that the maximum density for any development in the OTLVSP is the maximum density identified in the Specific Plan, by land use district, plus the 22.5% density bonus. In other words, the Medium Density Residential district, with a maximum density of 40 dwelling units per acre in the Specific Plan, has an effective maximum density of 49 dwelling units per acre.

The development standards presented in the Specific Plan are shown in Table 5–4. The Specific Plan allows residential uses by right and includes incentives to encourage the development of residential units, including: streamlined processing, shared/reduced parking requirements, and fee modifications, when feasible. Based on the total acreage of the area and the permitted land uses and densities for each district, the Specific Plan area could accommodate a maximum of 2,472 dwelling units. However, the proposed land uses would result in the demolition of some of the existing structures in order to accommodate the type of development envisioned under the Specific Plan, including six single-family units and 88 multi-family units. The Specific Plan, therefore, could accommodate a maximum net of 2,378 new dwelling units.

As previously described, the City has adjusted the maximum capacity assumptions for sites in the Specific Plan area based on the land use district; the Medium Density Residential district is assumed to develop at 75% maximum capacity. All other districts, given that they allow for mixed-use, are anticipated to develop at 50% maximum capacity. Based on these assumptions, the City has identified the realistic capacity of the Specific Plan area to be 1,254 units. This represents approximately half of the total capacity identified in the OTLVSP and analyzed in the environmental impact report prepared for the OTLVSP. The capacity and affordability level by land use district is presented in Table 5–4 and described further below:

TABLE 5–4: OLD TOWN LA VERNE SPECIFIC PLAN REALISTIC CAPACITY BY LAND USE DISTRICT

Land Use District	Max Density Identified in SP	Density Inclusive of Automatic 22.5% Density Bonus	Lower Income (0-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Medium Density Residential	40 du/ac	49 du/ac	48	69	65	182
Old Town Mixed Use	30 du/ac	36.75 du/ac	12	52	53	117
Mixed Use 1	60 du/ac	73.5 du/ac	412	36	33	481
Mixed Use 2	70 du/ac	85.75 du/ac	478	-	-	478
Total	-	-	950	157	151	1,258

Source: City of La Verne, 2021

Medium Density Residential

The City has identified 30 parcels designated as Medium Density Residential in the Specific Plan as suitable to accommodate a portion of the City’s RHNA. Two of these sites are over half an acre and have been identified as helping meet the City’s lower income needs; these two parcels total 1.32 acres and have the potential to yield 48 units. The remaining 28 parcels are less than half an acre and have been identified as meeting the City’s moderate and above-moderate income needs; these 28 parcels total 3.55 acres and have the capacity to yield 69 moderate income units and 65 above-moderate income units, for a total capacity of 134 units. **The City has identified the capacity for residential uses at these sites at 75% of maximum capacity, resulting in the potential for Medium Density Residential sites in the Specific Plan to yield approximately 182 units.**

Sites within the Medium Density Residential District will be developed as 100 percent residential uses. These sites are currently occupied by service retail in warehouse facilities, truck yards, and multiple vacant parcels. The City considers these parcels underutilized and will discontinue during the planning period. The current uses are not consistent with the adjacent residential uses and are poised for redevelopment.

Old Town Mixed Use

The City has identified 35 parcels designated as Old Town Mixed Use in the Specific Plan as suitable to accommodate a portion of the City's lower income as well as moderate and above-moderate income RHNA, based on the site's site. There is one site that is larger than 0.50 acres, and this is credited towards the City's lower income RHNA, while sites smaller than 0.50 acres are credited towards the City's moderate and above moderate income RHNA. The site large enough to contribute to the City's lower income RHNA is 0.67 acres and has the capacity to yield 12 units. The remaining 34 sites are less than 0.50 acres; together, they total 5.71 acres and have the capacity to yield 52 moderate income units and 53 above-moderate income units. **The City has identified the capacity for residential uses at these sites at 50% of maximum capacity, resulting in the potential for Old Town Mixed Use sites in the Specific Plan to yield approximately 12 units affordable to lower income households, 52 units affordable to moderate income households, and 53 units affordable to above-moderate income households (for a total of 117 units).**

Sites within the Old Town Mixed-Use District are mainly occupied by single-story retail or office buildings with adjacent or surrounding parking lots. The City considers these uses to be underutilized and is not consistent with the Specific Plan's proposed land use designations.

Mixed Use 1

The City has identified 13 parcels designated as Mixed Use 1 in the Specific Plan as suitable to accommodate a portion of the City's lower income as well as moderate and above-moderate income RHNA, based on the site's site. Sites 0.50 acres and larger are credited towards the City's lower income RHNA while site smaller than 0.50 acres are credited towards the City's moderate and above moderate income RHNA. There are four sites that are larger than 0.50 acres, and these sites are credited towards the City's lower income RHNA, while sites smaller than 0.50 acres are credited towards the City's moderate and above moderate income RHNA. The sites large enough to contribute to the City's lower income RHNA total 11.2 acres and have the capacity to yield 412 units. The remaining sites are less than 0.50 acres; together, they total 1.86 acres and have the capacity to yield 36 moderate income units and 33 above-moderate income units. **The City has identified the capacity for residential uses at these sites at 50% of maximum capacity, resulting in the potential for Mixed Use 1 sites in the Specific Plan to yield approximately 412 units affordable to lower income households, 36 units affordable to moderate income households, and 33 units affordable to above-moderate income households (for a total of 481 units).**

Sites within the Mixed-Use 1 District are currently occupied by large warehouse/light manufacturing and public storage uses that the City anticipates will discontinue during the planning period.

Mixed Use 2

The City has identified 5 parcels designated as Mixed Use 2 in the Specific Plan as suitable to accommodate a portion of the City's lower income RHNA. All Mixed Use 2 sites are larger than 0.50 acres; together, they total 11.15 acres. **City has identified the capacity for residential uses at these sites at 50% of maximum capacity, resulting in the potential for Mixed Use 2 sites in the Specific Plan to yield approximately 478 units affordable to lower income households.**

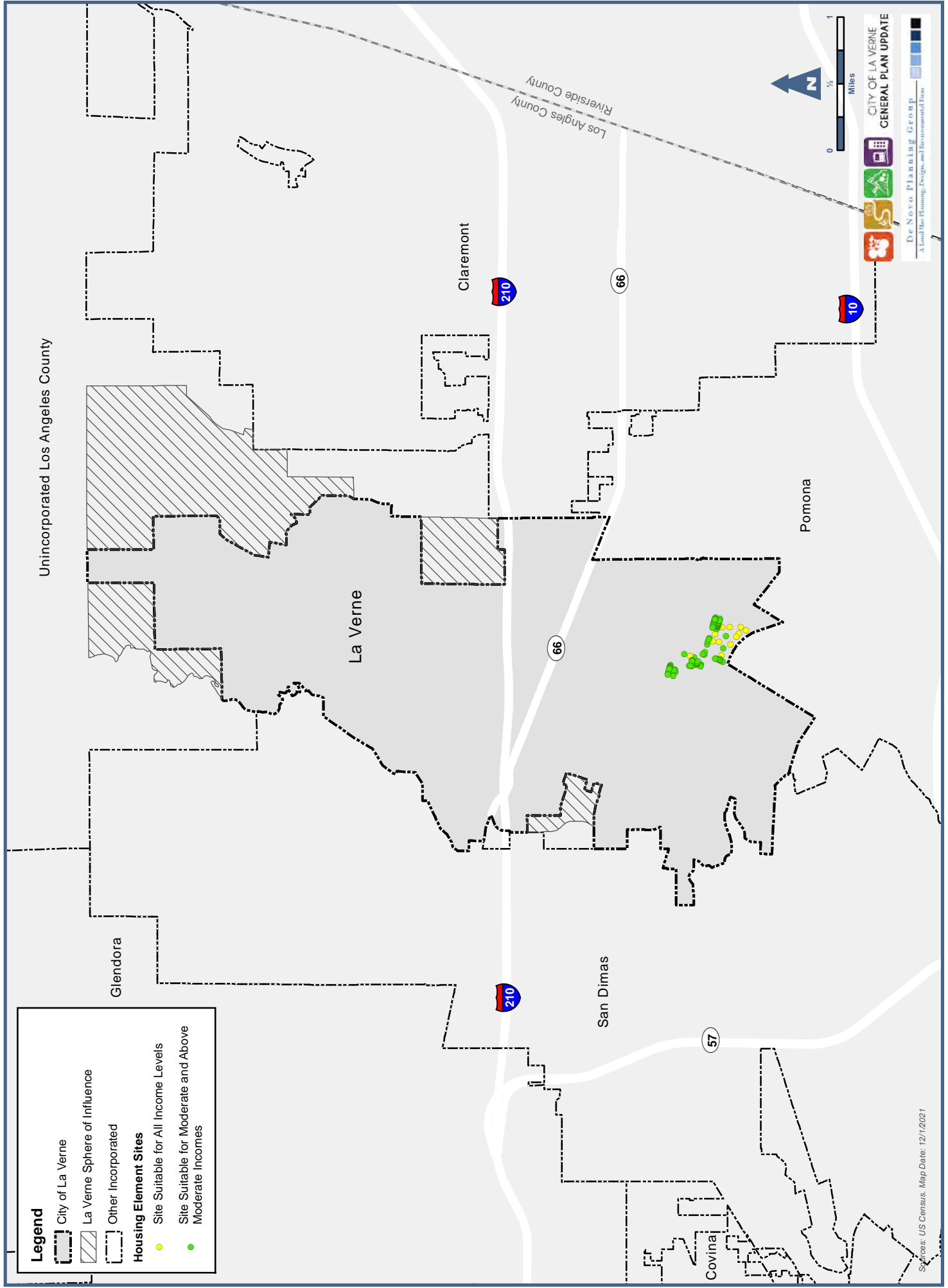
Sites within the Mixed-Use 2 District are currently occupied by large underutilized parking lot that the City considers to be poised for redevelopment. This District is immediately adjacent to the Fairplex Redevelopment project, which proposes hotel, entertainment, retail, and museum uses, along with multiple transportation options.

Inclusionary Housing Program

The Old Town Specific Plan includes an inclusionary housing requirement for all residential development that occurs in the Specific Plan area. Requiring inclusionary housing enables the City of La Verne to meet its housing goals to encourage the development of housing for lower income households. Under the program, a certain percentage of all new and substantially rehabilitated dwelling units are required to be made available to low- and moderate-income households.

The Specific Plan's inclusionary housing program requires at least 15 percent of all new housing and substantially rehabilitated dwelling units developed by public or private entities or persons must be available at affordable housing cost to, and occupied by, households of low- or moderate-income. Of these, 40 percent must be available at affordable housing cost to, and occupied by, persons and families of very low-income households. For all new housing and substantially rehabilitated dwelling units developed by the City of La Verne, at least 30 percent must be available at affordable housing cost to, and occupied by, households of low- or moderate-income. Of these, 50 percent must be available at affordable housing cost to, and occupied by, persons and families of very low-income households. Low- and moderate-income housing affordability covenants must run for 55 years for rental housing and 45 years for owner-occupied housing in order to count towards inclusionary housing requirements. Smaller residential development within less than 10 dwelling units are able to pay an inclusionary housing in-lieu fee to be paid into the City's affordable housing fund rather than provide actual affordable housing units in the residential project. It should be noted that none of the sites identified to accommodate a portion of the City's lower income RHNA are expected to produce less than 10 units, and as such, would not be allowed to pay an inclusionary housing in-lieu fee.

Figure 5-1. Housing Element Sites



This page intentionally left blank.

PUBLIC DRAFT

ADEQUACY OF SITES TOWARD THE RHNA

Including proposed projects (25 units), ADU projections (92 units), and sites in the Old Town La Verne Specific Plan (1,258 units) the sites inventory identifies capacity for at least 1,375 units, 1,015 of which have been identified as being able to meet the City’s remaining lower-income RHNA of 642 units. Together with projects under construction and projects approved/entitled but not yet built, the City has demonstrated the ability to exceed its RHNA by 214 units, a 16% overall surplus. Overall, the City has the ability to adequately accommodate the remaining RHNA at all income levels (Table 5–5).

TABLE 5–5: RHNA SITE INVENTORY

	Extremely Very Low/Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81- 120% AMI)	Above Moderate income (121%+ AMI)	Total
RHNA	414	239	223	470	1,346
Credits	6	5	13	161	185
Remaining RHNA after Credits Applied	408	234	210	309	1,161
Strategy 1: Proposed Projects	1	0	1	23	25
Strategy 2: ADUs	22	42	2	26	92
Strategy 3: Old Town La Verne Specific Plan Sites	950		157	151	1,258
Total Site Strategy Capacity	1,015		160	200	1,375
Total Capacity for the 6th Cycle (Credits and Sites)	1,026		173	361	1,560
Remaining RHNA by Income Category	0 (surplus of 373 units)		50	109	159
Remaining RHNA After Surplus from Lower Income Units Applied	0 (surplus of 214)		0	0	0

Source: City of La Verne, 2021

5E. Financial Resources

A variety of potential funding sources are available to finance housing activities in La Verne. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. Table 5–6 lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

TABLE 5–6: FINANCIAL RESOURCES AVAILABLE FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	Local jurisdictions can receive HOME funds directly from the Federal government. HOME funds are used to assist low income (80% AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Persons with Disabilities	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and	Acquisition Rehabilitation

	intermediate care facilities.	New Construction Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	HOPWA is an entitlement grant distributed to the largest jurisdiction in each county. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.	Acquisition Rehabilitation Homebuyer Assistance Homeless Assistance Public Services Rental Assistance
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	Homeless Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4% and 9%.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide down payment assistance (up to \$30,000) to low- and moderate-income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	Predevelopment Site development Site acquisition Rehabilitation Acquisition/Rehab Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development	Under the program, low-interest loans are	Homebuyer Assistance

Housing Program	available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Predevelopment Site development Infrastructure
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development. One funding round annually.	Regulations pending
CalHFA FHA Loan Program	Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.	Homebuyer Assistance
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance New
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services

Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure
Multifamily Housing Program	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low income housing projects.	Predevelopment
3. County Programs		
Housing Choice Vouchers (formerly Section 8)	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants.	Rental Assistance
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate- income homebuyers who have not owned a home in the	Homebuyer Assistance

	past three years. Allocation for MCC is provided by the State and administered by the County.	Income Tax Credit
Affordable Homeownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO Program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0% interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
Enhanced Infrastructure Financing District (EIFD)	The City of La Verne has established an Enhanced Infrastructure Financing District (EIFD) near the City's future Metro L Line (Gold) station at E Street and Arrow Highway with a sub-area near Wheeler Avenue and Arrow Highway. The purpose of this district is to establish a funding mechanism that can facilitate the construction of infrastructure improvements in these areas.	Infrastructure
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance

National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operating of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation	Preserving Affordable Rental Housing Program is a \$150 million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition
Local banks	As a requirement of the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks have set up a separate community development division, and partner with local organizations that provide services like homeownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance

5F. Administrative Resources

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity

Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The local affiliate, Habitat for Humanity (Pomona Valley), has built and rehabilitated more than 350 homes locally.

Jamboree Housing Corporation (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California and the State. Jamboree has also established an in-house social services

division to assist residents in maintaining self-sufficiency. “Housing with a HEART” (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California

Mercy Housing has offices in Los Angeles, San Francisco, and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

Neighborhood Housing Services of Los Angeles County (NHS)

Neighborhood Housing Services of Los Angeles County (NHS) strengthens communities through the development and maintenance of quality affordable housing, creation and preservation of affordable homeownership opportunities, support of local leaders, providing financial education and increasing the financial independence of families and people in need.

5G. Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City enforces all provisions of Title 24 of the California Administrative Code, which provides for energy conservation features in new residential construction.

Southern California Edison programs

Southern California Edison offers a variety of energy conservation services under the Low-Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15% discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

Southern California Gas programs

The Southern California Gas Company offers two direct assistance programs to limited income customers: a no-cost weatherization (attic insulation and water heater blankets); and a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

City of La Verne Energy Action Plan

The City currently participates in the Energy Leader Partnership with SCE. To support this role, the City developed a local Energy Action Plan (EAP) that identifies the long-term vision and goal to achieve energy efficiency in the community and in government operations. Created in partnership with the San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison, the EAP identifies municipal and community-wide strategies to achieve the City's longer-term electricity efficiency goals. Strategies in the EAP will be an integral part of resource management, planning, and development in the community, and serves as an analytical link for the City between electricity reduction targets, local development, and state and regional electricity planning efforts.

TECHNIQUES TO CONSERVE

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.
2. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;
 - Design including natural or artificial flowing water; and
 - Strategic placement of trees and hedges to control air flow
3. In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:
 - Implementation of solar panels and other devices to generate electricity;
 - Application of solar energy to heat water;
 - Employment of window glazing to repel summer heat and trap winter warmth;
 - Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
 - Acquire energy efficient home appliances.

STATE BUILDING CODE STANDARDS

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. La Verne currently utilizes Tier 1 of the California Green Building Code and has not adopted any local amendments to the building standards.

A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of La Verne is located in Climate Zone 9, which covers the semi-arid inland valleys. This climate zone is characterized by a mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.

6. Affirmatively Furthering Fair Housing (AFFH)

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing (AFFH) Final Rule of July 16, 2015. Under State law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” In order to comply with AB 686, the City has completed the following outreach and analysis.

6A. Outreach

As discussed in the Public Engagement Summary (Appendix B), the City has worked diligently to engage the public as part of both its comprehensive General Plan Update and the Housing Element Update. The community outreach and public input process are fundamental to the Housing Element Update. This process seeks meaningful and comprehensive feedback from the entire La Verne community, helping to ensure the Housing Element Update represents a shared vision of the community. The City also provided ongoing notification to local housing service providers that represent lower income and special needs populations and to affordable housing developers. Appendix B to the Housing Element provides a summary of the key comments received during the Housing Element update process, and how they have been considered and addressed in the Element. The City implemented the following public outreach program.

PROJECT WEBSITE

The City’s dedicated project website for the General Plan Update encapsulates the Housing Element Update as well (<https://laverne.generalplan.org/>). The website serves as the main conduit of information for individuals who can access material online. The project website launched in July 2017 (associated with the City’s General Plan Update) and is regularly updated for the Housing Element to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

GENERAL PLAN VISIONING WORKSHOPS

The City of La Verne hosted three Visioning Workshops in the Fall of 2017 to kick off the comprehensive General Plan Update process, including the Housing Element. These workshops focused on the topics of vision and values, community design, land use and housing, and mobility. All members of the community were invited to attend and provide their input. These Workshops are summarized in Appendix B.

GENERAL PLAN ADVISORY COMMITTEE

The City of La Verne convened a General Plan Advisory Committee (GPAC) to provide direction on the General Plan Update. The General Plan Advisory Committee met 11 times during 2018 and 2019 and provided specific community direction on all topics of the General Plan. The group included representatives from different interests and organizations, including the senior community, youth committee, a resident of one of the community’s mobile home parks, a representative from the school district and the University of La Verne, a Planning Commissioner and two Councilmembers, among others. The diversity of this group was instrumental in understanding different perspectives and opportunities and helped to inform the City’s approach to planning to accommodate new development and serve the needs of all current and future residents.

HOUSING ELEMENT VIRTUAL WORKSHOPS

The City hosted a virtual community workshop that was available for viewing between November 30 through December 31, 2020. The workshop provided educational materials related to the Housing Element, along with two surveys which allowed participants to share their ideas and ask questions. This community workshop was held online as the City was balancing the health risks associated with COVID-19 during the State of Emergency and in the interest of public health and safety. Through this event, the City was able to hear from residents about their housing priorities and educate the community regarding the City's approach to meeting its fair share of the regional housing need.

The City is scheduled to host a community open house on the Public Draft Housing Element in December 2021. At this open house, the City will present the Public Draft 2021-2029 Housing Element and solicit feedback on the Element that will be considered and reflected in the final document. The City will specifically present information related to fair housing and describe the goals, policies, and programs that the City has added to the Housing Element to address this topic.

HOUSING ELEMENT SURVEYS

The City hosted two online Housing Element surveys which were available from October 2020 through January 2021. The surveys asked for input on the community's housing priorities and strategies to address La Verne's future housing growth needs. The surveys received 24 and 19 responses, respectively, and focused on issues of home maintenance, affordability, home type, living conditions, and community priorities related to housing. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results included in Appendix B.

ADVERTISEMENTS

The City of La Verne maintains various social media accounts including Facebook, Instagram, Twitter, and Nextdoor. Starting in October 2020, and continuing throughout the Housing Element Update project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops related to the project.

EMAILS

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to publicize the Virtual Community Workshops, the Housing Surveys, and the Public Review Draft 2021-2029 Housing Element.

6B. Assessment of Fair Housing Issues

This section presents an overview of available federal, state, and local data to analyze fair housing issues in La Verne. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in La Verne, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

KEY DATA AND BACKGROUND INFORMATION

La Verne is a participating city in the Los Angeles Urban County and is served by the Community Development Commission (CDC), which provides wide-ranging programs related to affordable housing and community and economic development including the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. The CDC prepared an Analysis of Impediments to Fair Housing Choice (AI) in 2018 to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of La Verne. The AI examined policies, procedures, and practices within the Urban County that may limit a person's ability to choose their residence free from discrimination. The AI provided an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual or a household's access to housing in the Urban County. It also presented local and regional demographic profiles, assessed the extent of housing needs among specific groups, identified existing barriers or impediments that may limit housing choice, and proposed actions to overcome those barriers. The AI is one source of information regarding fair housing issues in La Verne and the region.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. No barriers to fair housing choice specific to La Verne were identified in the 2018 AI. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFH topics, at the city-level. La Verne is comprised of nine census tracts, although three are only partially located in La Verne. Figure 6–1 shows the census tract boundaries.

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The Community Development Commission's 2018 Analysis of Impediments to Fair Housing Choice (AI) was prepared in October 2017 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA).

To ensure the AI accurately reflected the Urban County's needs, community participation was promoted through five main avenues: regional discussion groups; three sets of four focus groups 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.

The AI describes the departments and organizations that handle fair housing enforcement and outreach in the Urban County, in which La Verne is included. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Housing Rights Center (HRC) provides services to La Verne to ensure equal access to housing. The HRC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH.

The Housing Rights Center (HRC) provides services to La Verne residents for questions and inquiries regarding rights and responsibilities between landlords and tenants. Residents can contact HRC to get information on different fair housing services such as just cause protection, right to lease, and relocation assistance to better understand their rights as a tenant. Programs 25 and 27 have been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the City.

ACTIONS TAKEN TO OVERCOME IMPEDIMENTS

The Housing Rights Center (HRC) receives a multi-year grant from HUD to conduct systemic testing in areas within the Urban County where statistics point to any form of discrimination covered by applicable fair housing laws and, in particular, persistent housing discrimination based on race, national origin, familial status, and disability. As of 2014 (the year cited in the AI) the HRC had been awarded a grant in the amount of \$325,000 to perform these actions.

In addition to the HUD grant, the HRC has a contract with the Community Development Commission for a variety of services addressing private sector impediments, such as providing education and training to housing providers on fair housing, distributing 16,000 pieces of fair housing literature annually, and hosting no less than three special events per year to inform the public about fair housing matters.

According to the HRC's 4th Quarter Performance Report for Fiscal Year 2014-2015, there were a total of 3,490 clients to whom direct service was given and a total of 160,160 points of contact for outreach and education efforts. According to the HRC's report for the 2015-2016 Fiscal Year, the number of clients who were provided direct service fell slightly to 3,239, while the points of contact for outreach and education climbed to 191,229. Furthermore, the CDC continues the process of addressing impediments to fair housing in the public sector for the Urban County.

PATTERNS OF INTEGRATION AND SEGREGATION

To inform priorities, policies, and actions, La Verne has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability when compared to a broader geographic area. The following analyzes levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in La Verne that experience the highest levels of segregation.

Diversity

As shown in Figure 6–2, in 2018 the City of La Verne had a similar diversity index score to much of the surrounding areas. While no census block groups are considered lower diversity areas in La Verne, the City of Claremont (to the east) has a small pocket of lower levels of diversity and the City of Pomona (to the south) has areas of higher diversity than the City of La Verne. The City's diversity index is largely divided north and south with census tracts in the southern part of the City having higher diversity scores (70-85) than census tracts in the northern part of the City (55-70).

In the Southern California Association of Governments (SCAG) region, northern areas in Los Angeles and Riverside Counties have a higher percentage of residents that identify as Hispanic than White. This trend differs from more southern areas of the SCAG region.

Income and Race

A racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. In the SCAG region, there are several R/ECAPs located in major cities and unincorporated areas. However, there are no R/ECAPs located in the City of La Verne. The closest R/ECAP is in the City of Pomona, directly to La Verne's south. While there are no R/ECAPs in La Verne, there are several neighborhoods where more than half of residents are of very low or low-income. These neighborhoods, generally in the southern portion of the City, are adjacent to neighborhoods exhibiting similar patterns in the cities of Pomona and San Dimas. The northern portion of La Verne, including its newer areas, have fewer residents of very low and low-income, consistent with the patterns seen by the cities of Claremont and Glendora. Figure 6-3 shows the pattern of very low and low-income populations.

Lower levels of median household income are evident in the same areas with higher concentrations of residents classified as very low and low-income (Figure 6-4). Similar to the neighboring communities, median income is largely divided by the 210 Freeway with the highest income census block groups located north of the 210 Freeway (>\$125,000 and \$87,100 – \$125,000) and the moderate to high income census block groups located south of the 210 Freeway (\$55,000 – \$87,100 and \$87,100 – \$125,000). La Verne is similar in this regard to the City of San Dimas and the City of Claremont although Claremont shows the highest median income groups for much of the city.

In contrast to a R/ECAP, a racially concentrated area of affluence (RCAA) is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. There are no areas of La Verne that qualify as a RCAA. Most RCAAs in the SCAG region are located in coastal communities while inland suburban communities do not reflect this pattern.

Persons with Disabilities

As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 14 percent of La Verne's population in 2019 had at least one disability, and 50 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. This reflects the SCAG region. The rate of disability is divided in the City, with a slightly higher concentration in the southern area of La Verne, south of the 210 Freeway (Figure 6-5). The rate of disability in La Verne is similar to the surrounding cities and most suburban communities in the SCAG region. Disability rates are higher further inland in the region, indicating that the City of La Verne does not have a disproportionate concentration of persons with disabilities when compared to the region or a smaller percentage of persons with disabilities that would indicate barriers to this population. The City permits small residential care facilities by right in all residential zones and works proactively with service providers to address the needs of the City's persons with disabilities.

Familial Status

La Verne is also home to a number of female-headed households located throughout the community. Although the higher concentrations of this familial type tend to mostly be in areas that are more densely populated and also closer to transit corridors and to goods and services, higher concentrations also occur in single-family neighborhoods in the northern part of the City (Figure 6-6). There are no known historic patterns of segregation by familial status, including by household gender, which the City finds as contributing factors to continued segregation in La Verne. Figure 6-6 indicates that female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels. The pattern present in La Verne is more akin to the City of Pomona and less so to San Dimas and Claremont, which have smaller areas where the concentration of female-headed households is slightly higher than the rest of the jurisdiction.

Seniors

The community’s older residents, persons 65 years of age or older, are dispersed throughout the City but there are concentrations in two census tracts – one between the 210 Freeway and Route 66, and the other south of Route 66 (Figure 6–7). The census tract south of Route 66 has the highest concentration of seniors. It also has a lower population density and a number of senior communities and assisted living facilities. As older residents often choose to locate closer to goods, services, and transit in order to have easier access to these opportunities, these areas of concentration provide La Verne residents with the ability to access facilities and services, and this pattern is evident in Figure 6–7. The City’s neighborhoods north of the 210 Freeway tend to have lower concentrations of seniors (20-25%); this is likely due in part to the product type offered (generally larger single-family detached homes), which may not be the preferred housing type of older residents.

ACCESS TO OPPORTUNITY

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing 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 developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 6–1 shows the full list of indicators.

TABLE 6–1: DOMAINS AND LIST OF INDICATORS BY FACTORS

Domain	Indicator
Economic	<ul style="list-style-type: none"> • Poverty • Adult education • Employment • Job proximity • Median home value
Education	<ul style="list-style-type: none"> • Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	<ul style="list-style-type: none"> • CalEnviroScreen 3.0 pollution indicators and values

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

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map presented in Figure 6–8, the City is again split north and south by the 210 Freeway with higher economic scores in the north (0.50-0.75) and lower scores in the south (0.25-0.50). The area shown with a “More Positive Economic Outcome” is Brackett Field Airport, which is part of a census tract largely in San Dimas. The City of Claremont is also divided by the 210 Freeway with regard to economic scores; however, the northern portion of Claremont is entirely in the “More Positive Economic Outcome” category (>0.75).

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. The City performs better in regard to education scores when compared to economic scores (Figure 6–9), with the majority of the City receiving the highest score (>0.75) and with the one different census tract located south of Route 66 still receiving a moderate to high score (0.50-0.75).

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 environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Just as with neighboring San Dimas and Claremont, environmental health scores improve from south to north. As shown in Figure 6–10, the area south of Bonita Avenue has “Less Positive Environmental Outcomes” or the lowest score (<0.25) while the area north of the 210 Freeway has the highest environmental health score (>0.75).

Overall opportunity area map scores for La Verne census tracts are presented in Figure 6–11 along with the City’s sites inventory. The Opportunity Areas Map has a gradient similar to the environmental health scores meaning that overall opportunities improve from south to north. The census tracts north of the 210 Freeway are considered Highest Resource areas and consist primarily of large single-family homes. Census tracts between the 210 Freeway and Bonita Avenue are considered High Resource areas and have a broader variety of housing including single-family homes, multifamily developments, and mobile home parks. The census tracts south of Bonita Avenue are Moderate Resource areas where housing is closest to commercial and light industrial uses. The City of Claremont exhibits a similar pattern while Pomona has large areas considered Low Resource.

DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK

Overcrowding and Overpayment

As discussed in the Needs Assessment of the Housing Element, overcrowding is not a significant issue in the City of La Verne with only 2.6% of households living in overcrowded conditions (i.e. more than one person per room). As Figure 6–12 indicates, all areas in the City are below the statewide average for overcrowding (<8.2% of households). A similar pattern is evident in the City of San Dimas and City of Claremont, whereas the City of Pomona shows census tracts with high concentrations of overcrowding. Overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need resulting in an increased risk of displacement for households living in overcrowded situations. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units. For La Verne, the City’s newer housing stock is comprised of larger single-family homes, so it is unexpected that the issue relates to the size of housing options available. Rather, the issue rests in the affordability of larger homes. The City is home to relatively few multifamily units, and for this reason smaller households may tend to collocate in order to share housing costs.

Unlike overcrowding, overpayment is more of an issue in La Verne (like the rest of southern California). The issue is more prominent among renter households than owner households, although both groups demonstrate patterns of overpayment (Figure 6–13 and Figure 6–14). This reflects patterns of overpayment across the SCAG region, where overpayment has remained an issue among renters in recent years while decreasing among homeowners. It is also consistent with the immediate area, reflecting trends present in the cities of San Dimas, Pomona, and Claremont. For renters, the areas most impacted by overpayment include the census tracts in the southern part of the City, south of Route 66, somewhat consistent with the City’s lower income and Moderate Resource areas. For owners impacted by overpayment, the concentration is in two census tracts – one north of the 210 Freeway (Highest Resource with generally <25% lower income) and one south of the 210 Freeway (High Resource with 25-50% lower income). Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower income residents with affordable homeownership and rental opportunities within the City.

Housing Condition

In addition to overpayment, approximately 86 percent of the housing stock in La Verne is older than 30 years and may need repairs. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Census Bureau, approximately 37 percent of La Verne households have at least one housing problem, which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or severe cost burden. As identified above, many homeowners and renters in La Verne are cost burdened, and may represent a large portion of the 39 percent of households with a housing problem identified in CHAS. To prevent residents occupying or being displaced from substandard housing, the City will seek funding to assist homeowners with rehabilitation costs and will develop a code enforcement process that will prevent displacement or assist with relocation costs for lower income households.

Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the City also indicates an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to Zillow, the average home value in La Verne has increased substantially since 2011, increasing from \$444,000 in April 2011 to a high of \$750,000 in March 2021. According to the 2015-2019 American Community Survey data, the median rent in La Verne is \$1,510 per month.

In order to address affordability challenges, the City will encourage and incentivize development of affordable housing units and will develop a program to connect lower income residents with affordable housing opportunities. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In La Verne, overpayment is linked to areas with a lower median income. As discussed under Patterns of Integration and Segregation, there are higher rates of very low and low-income in the City, south of the 210 Freeway. Taken together, the risk of displacement is highest for lower income households, including those that are currently living in overcrowded conditions and/or overpaying for housing, located in the City's southern neighborhoods. With programs to incentivize new affordable development, and programs to support existing residents, the City will proactively work to address and prevent risks associated with displacement.

SITE INVENTORY ANALYSIS

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in the Housing Resources section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The City examined the Opportunity Areas Map prepared by HCD and TCAC (Figure 6–11). The Opportunity Areas Map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and environmental health outcomes for low-income families – particularly long-term outcomes for children.

Using the statewide Opportunity Areas Map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower income Regional Housing Needs Allocation (RHNA) affirmatively further fair housing and combat any existing identified patterns. The City of La Verne is essentially built-out with limited to no vacant land remaining. The majority of new growth is expected to occur within the boundaries of the Old Town La Verne Specific Plan (OTLVSP), which permits residential and mixed-use development at densities high enough (30 du/ac+) to stimulate redevelopment of underutilized parcels.

As described earlier in the Background Report, the OTLVSP was adopted to transform 90-acres adjacent to the City's new Metro L Line (Gold) station, Old Town La Verne, and the University of La Verne into a thriving, vibrant, mixed-use activity center with a range of housing choices, including housing affordable to lower-income households. The redevelopment of this area is a priority for the City, and the City has adopted an Enhanced Infrastructure Financing District (EIFD) to facilitate infrastructure improvements and investment into this project area. The sites identified to meet the City's lower-income RHNA are largely within the OTLVSP area because this is where new development can and should occur within the City. This area is near goods and services, provides easy and safe access to local- and regional-serving transit, and permits development at densities higher than seen elsewhere in the City thereby reducing constraints and facilitating affordable housing. Currently, this area is largely developed with non-residential uses, and as a

result the OTLVSP area is an area of moderate-opportunity, compared to other areas of the City that are higher opportunity tracts. However, it is the intent of the OTLVSP to stimulate investment and redevelopment of this moderate-opportunity area, thereby increasing levels of opportunity for existing residents and providing new residents with a variety of opportunities and amenities to meet their needs.

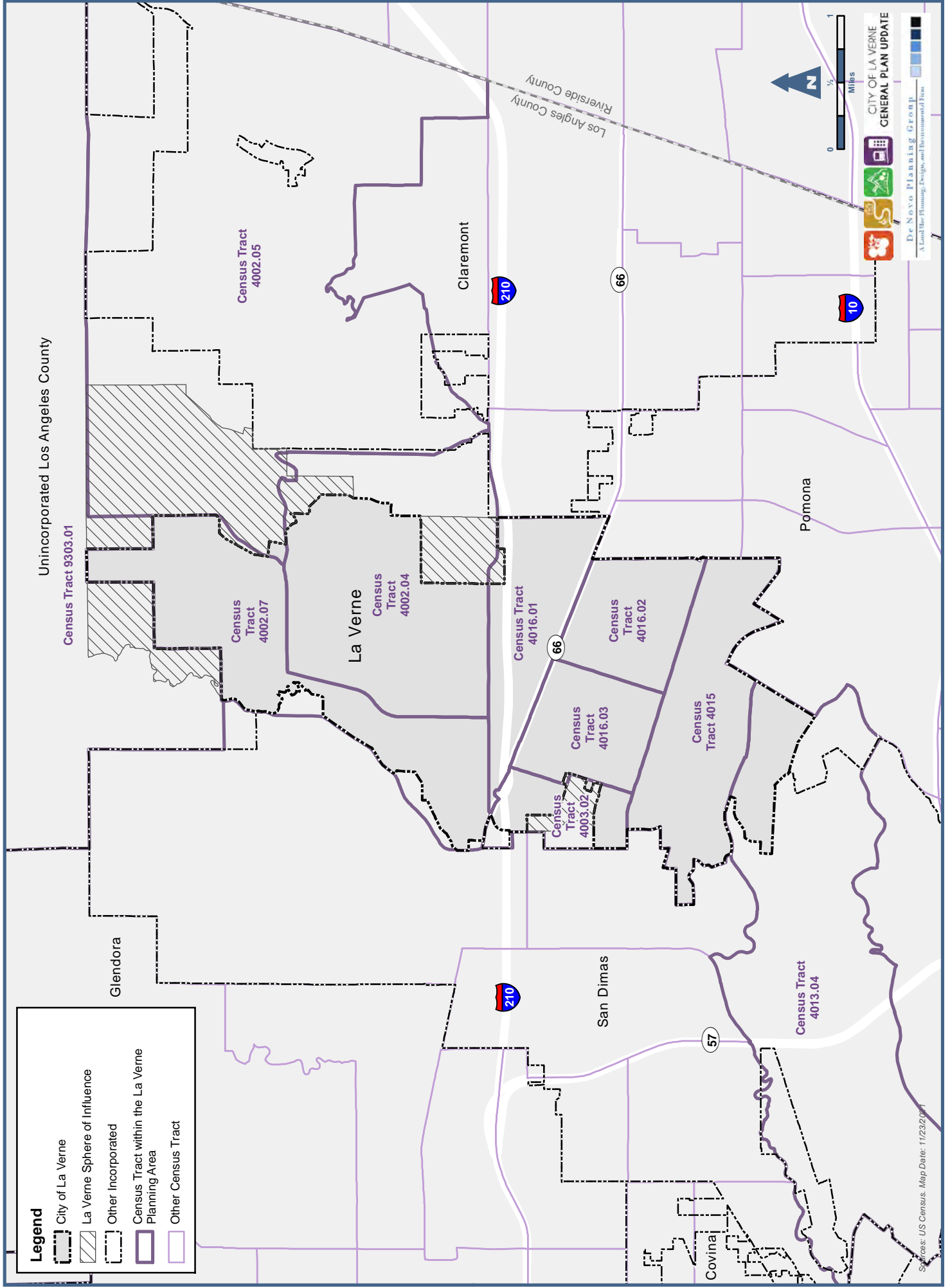
6C. Analysis of Contributing Factors

The City identified several factors that contribute to fair housing issues in La Verne, as shown in Table 6–2. The City has identified the concentrations of lower income households, the lack of balanced opportunity in the City, and the high risk of displacement for lower income households as the primary contributing factors to fair housing in La Verne. The City has included actions to address these factors, as well as the other issues identified in this assessment, throughout the Housing Element programs and policies. Programs 25 and 27 have been included to affirmatively further fair housing, per AB 686, and take meaningful actions that address significant disparities in housing needs and access to opportunities for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the City and region.

TABLE 6–2: FAIR HOUSING CONTRIBUTING FACTORS

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Concentrations of very low and low-income households	<ul style="list-style-type: none"> • Location and type of affordable housing • Lack of private investment 	Program 7: Manufactured Housing Program 19: Density Bonus Program Program 21: Adequate Sites to Accommodate the RHNA Program 27: Affirmatively Furthering Fair Housing Outreach and Coordination Program
Lack of balanced opportunity across the City	<ul style="list-style-type: none"> • Lack of both public and private investment in the City • Land use and zoning laws 	Program 1: Housing Rehabilitation Program 16: Accessory Dwelling Units Program 27: Affirmatively Furthering Fair Housing Outreach and Coordination Program
High displacement risk of low-income residents due to economic pressures	<ul style="list-style-type: none"> • Unaffordable rents and home prices • Concentration of very low and low-income households in some tracts • Lack of affordable housing 	Program 5: Replacement of Affordable Units Program 8: Monitor City-Owned Mobile Home Parks Program 13: Monitor and Reserve Affordable Housing Program 15: Mobile Home Rent Control Program 27: Affirmatively Furthering Fair Housing Outreach and Coordination Program

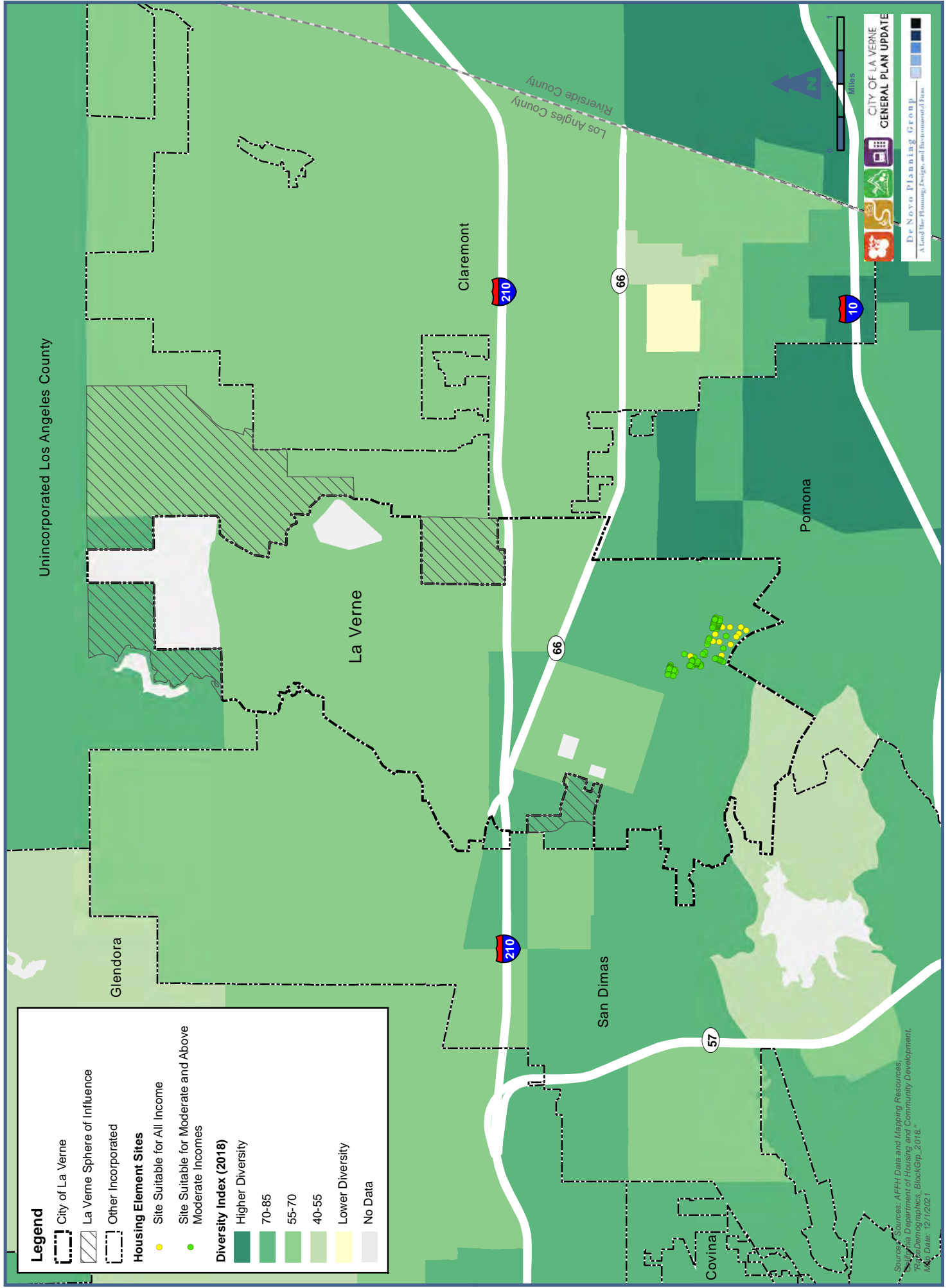
Figure 6-1. Census Tracts



This page intentionally left blank.

PUBLIC DRAFT

Figure 6-2. Diversity Index by Census Block Group



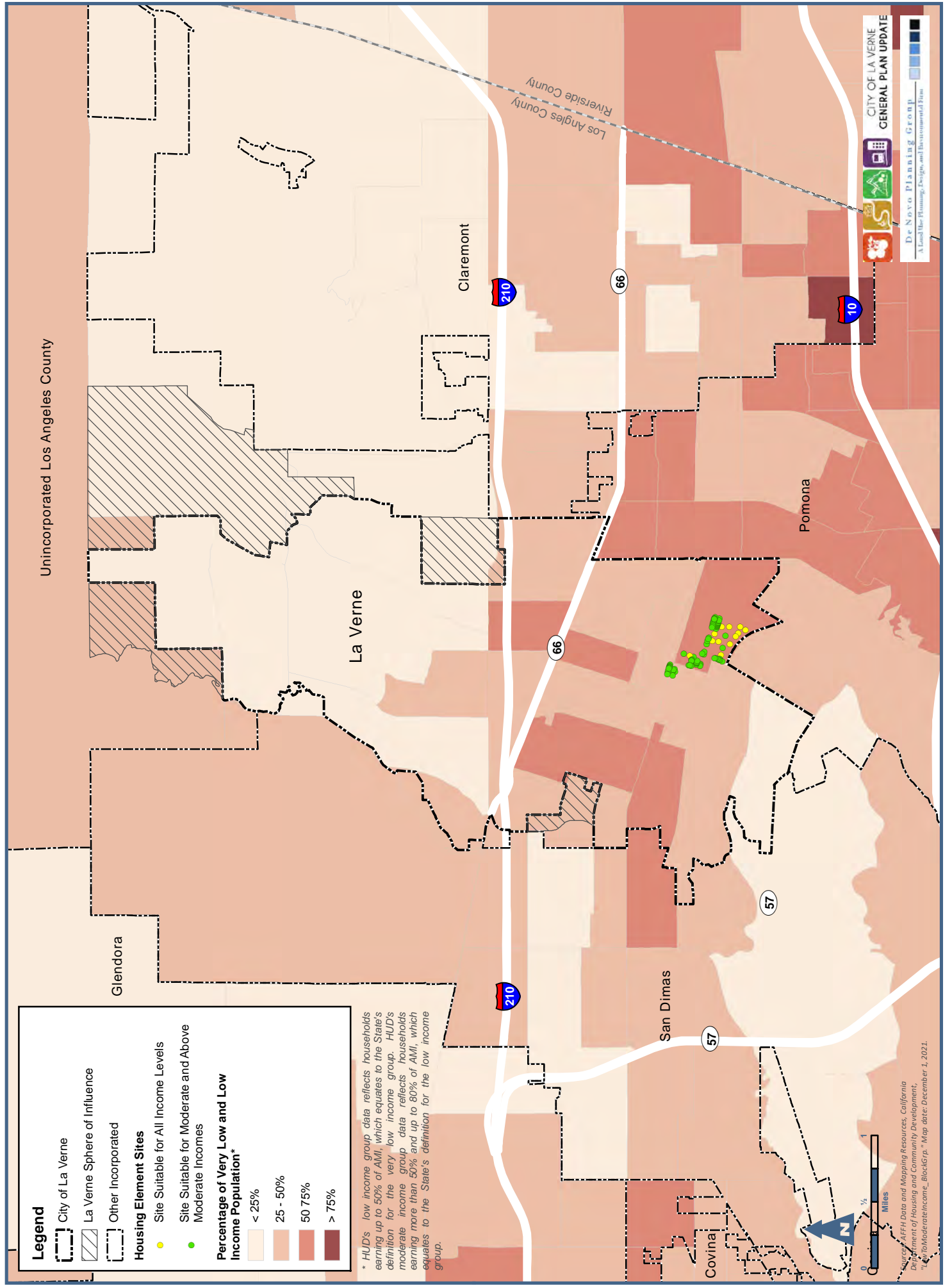
Source: AFFH Data and Mapping Resources, TRPA, Department of Housing and Community Development, Map Date: 12/17/2021

CITY OF LA VERNE
GENERAL PLAN UPDATE
 De Novo Planning Group
 A Land Use Planning, Design, and Environmental Firm

This page intentionally left blank.

PUBLIC DRAFT

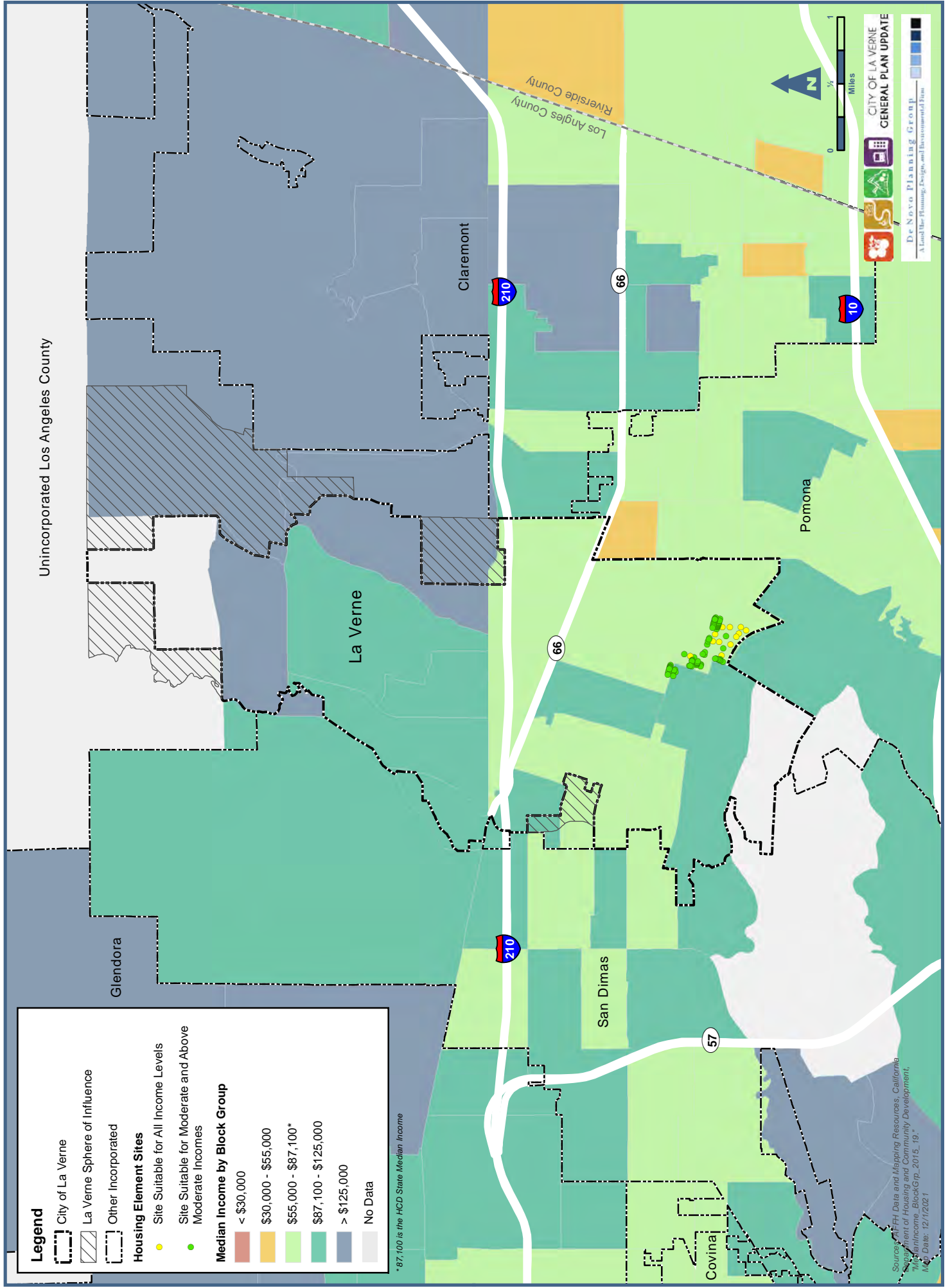
Figure 6-3: Very Low- and Low-Income Population by Block Group



This page intentionally left blank.

PUBLIC DRAFT

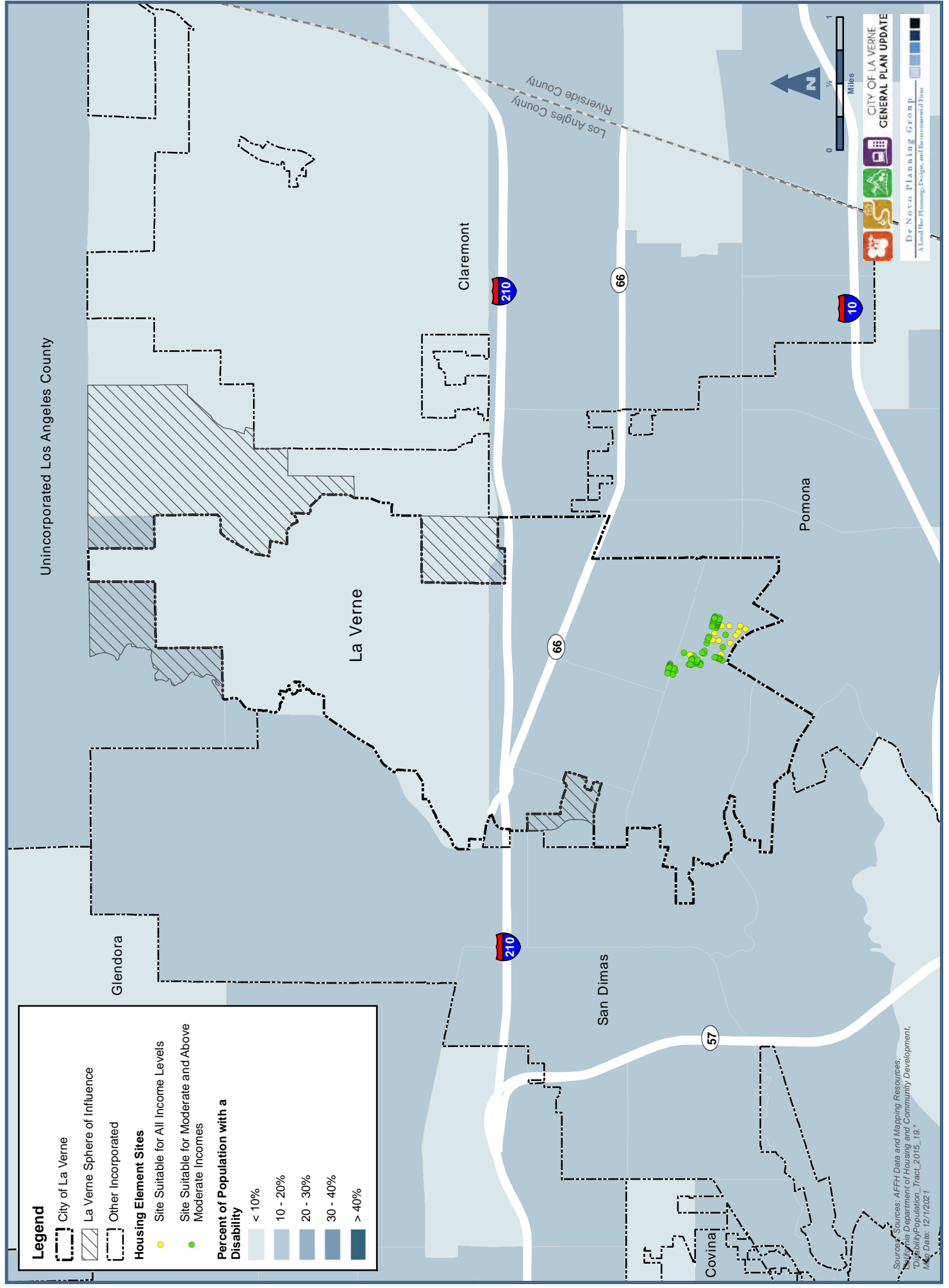
Figure 6-4. Median Income by Block Group



This page intentionally left blank.

PUBLIC DRAFT

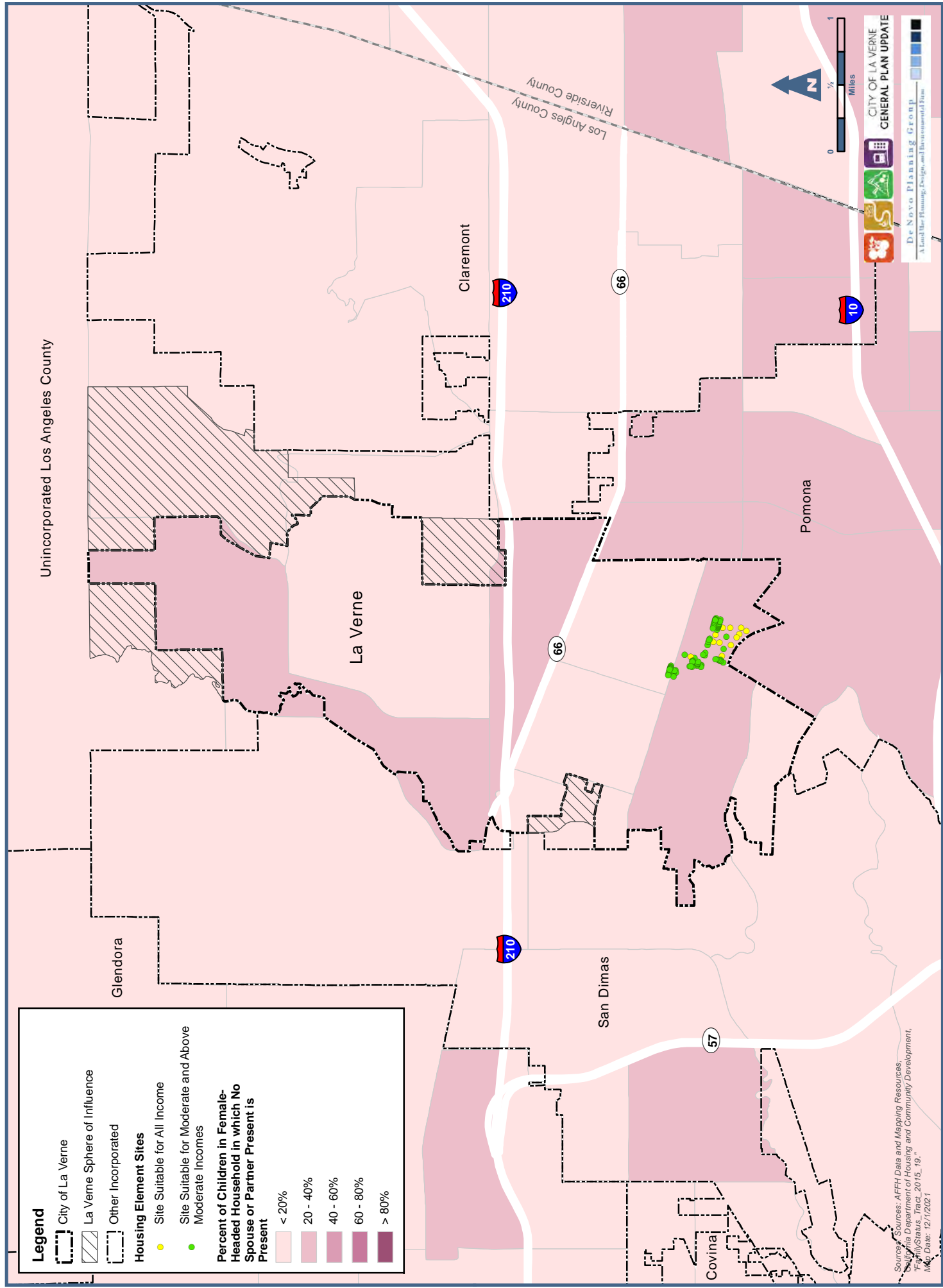
Figure 6-5. Proportion of Population with Disabilities by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

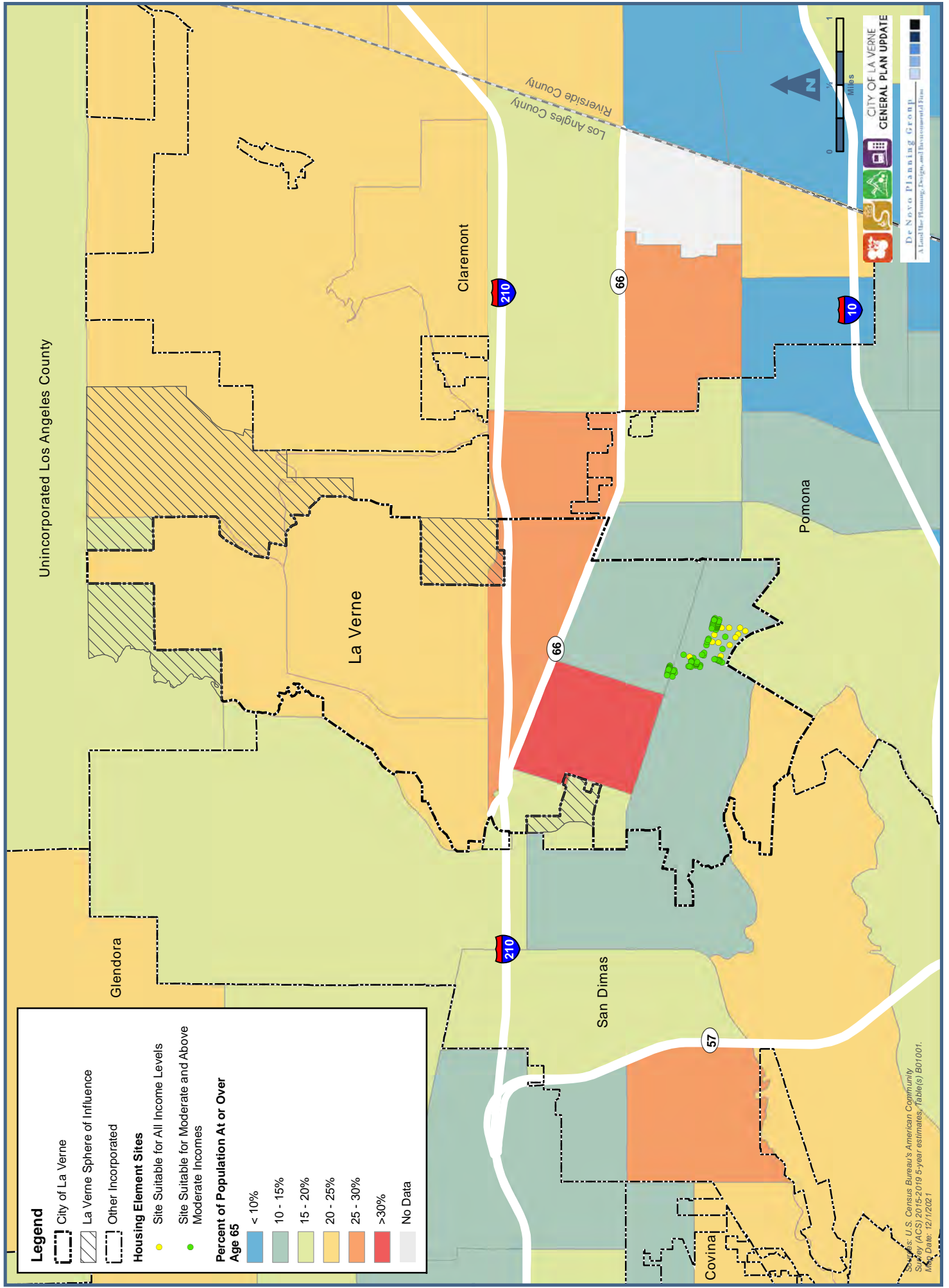
Figure 6-6. Female-Headed Households by Proportion of Children Present by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

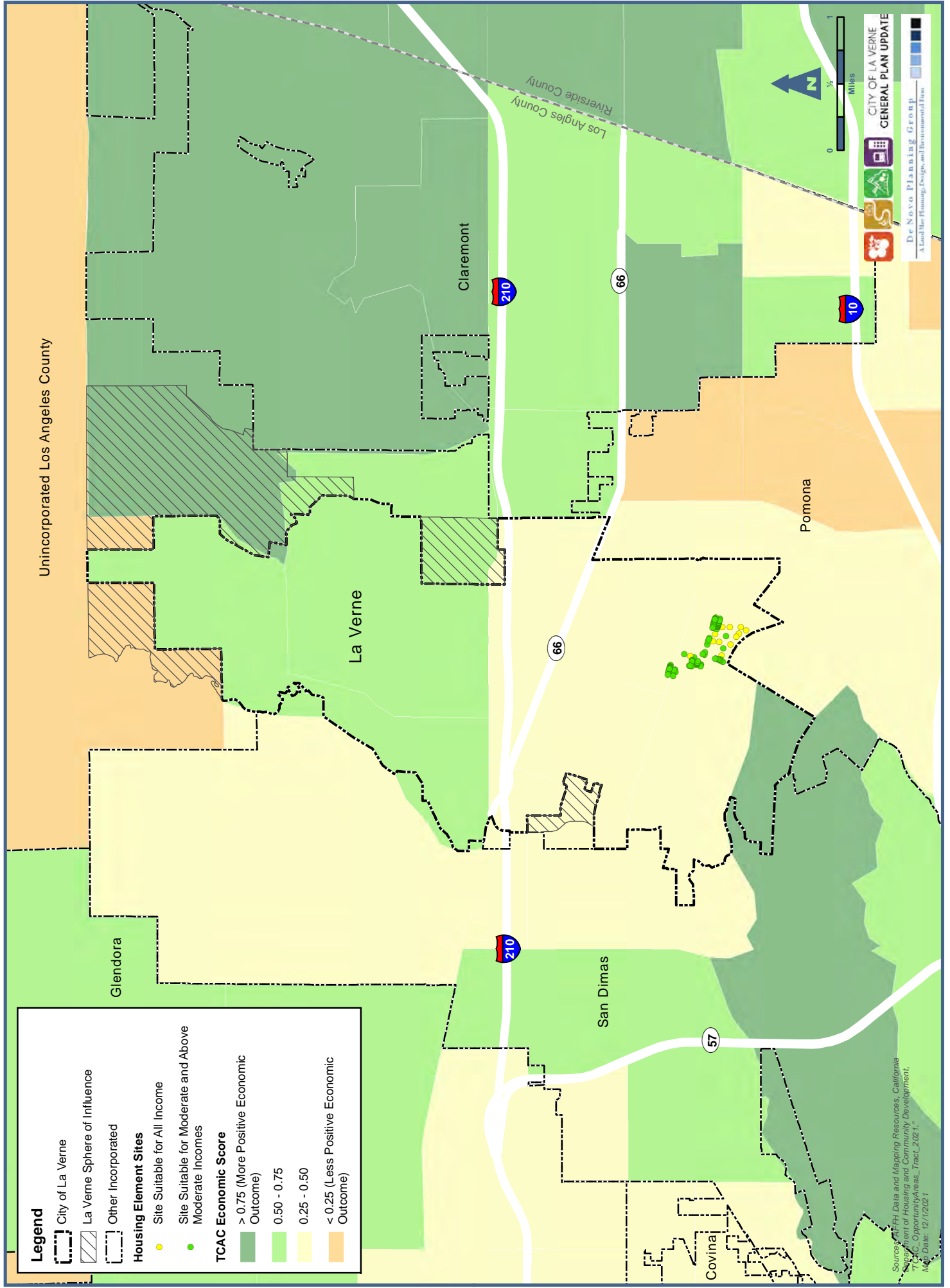
Figure 6-7. Proportion of Senior Residents by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

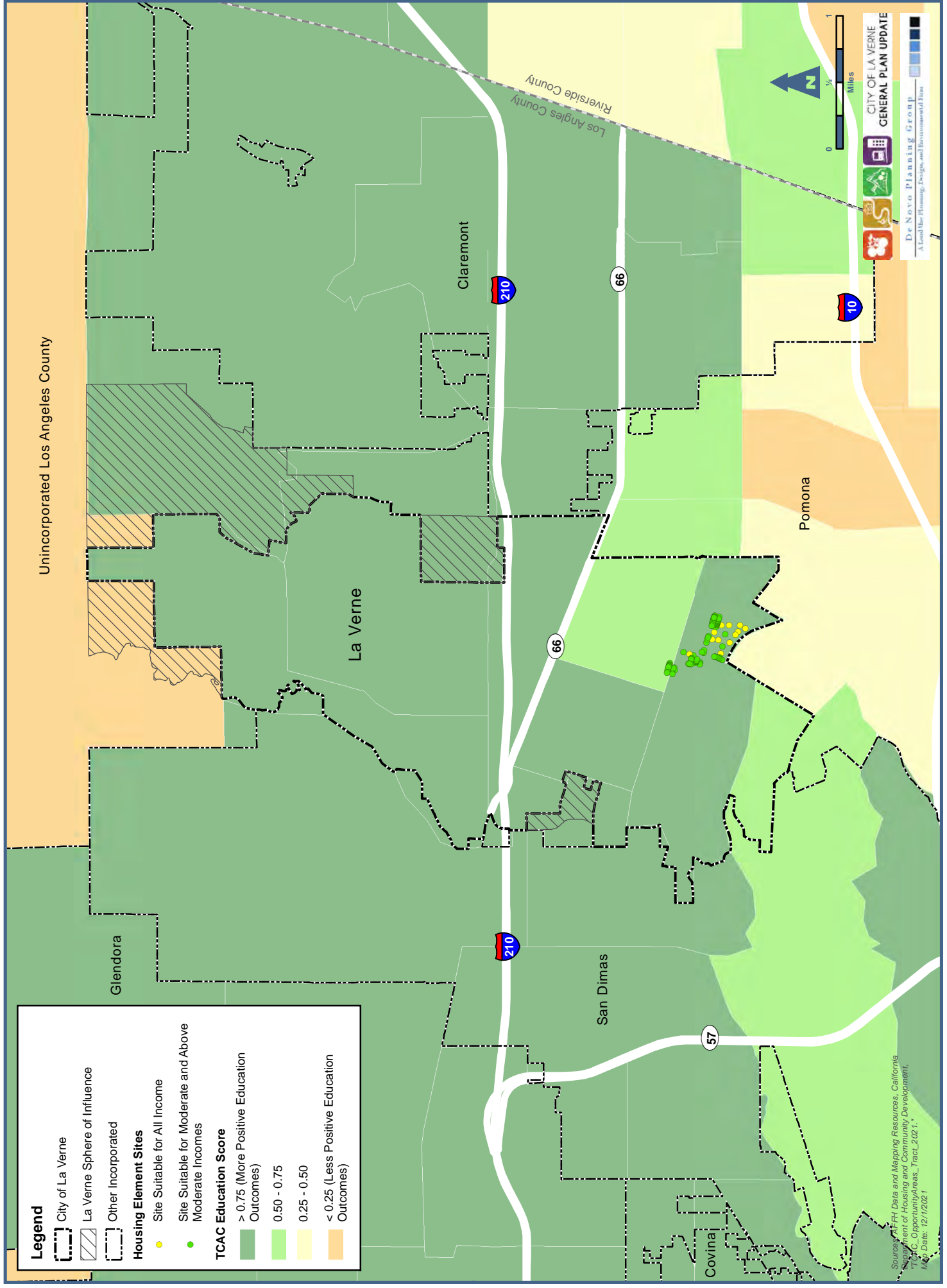
Figure 6-8. TCAC Economic Score by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

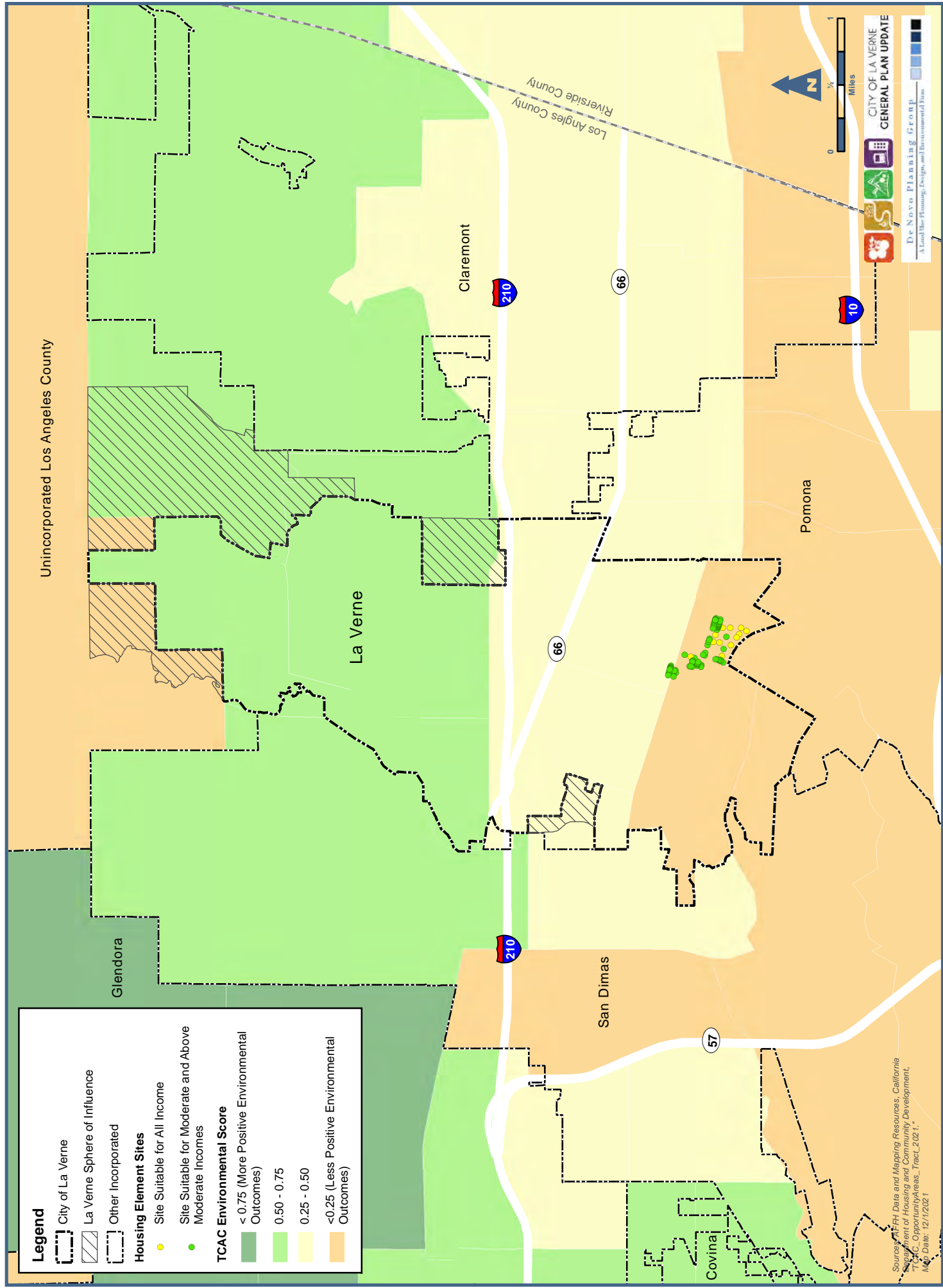
Figure 6-9. TCAC Education Score by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

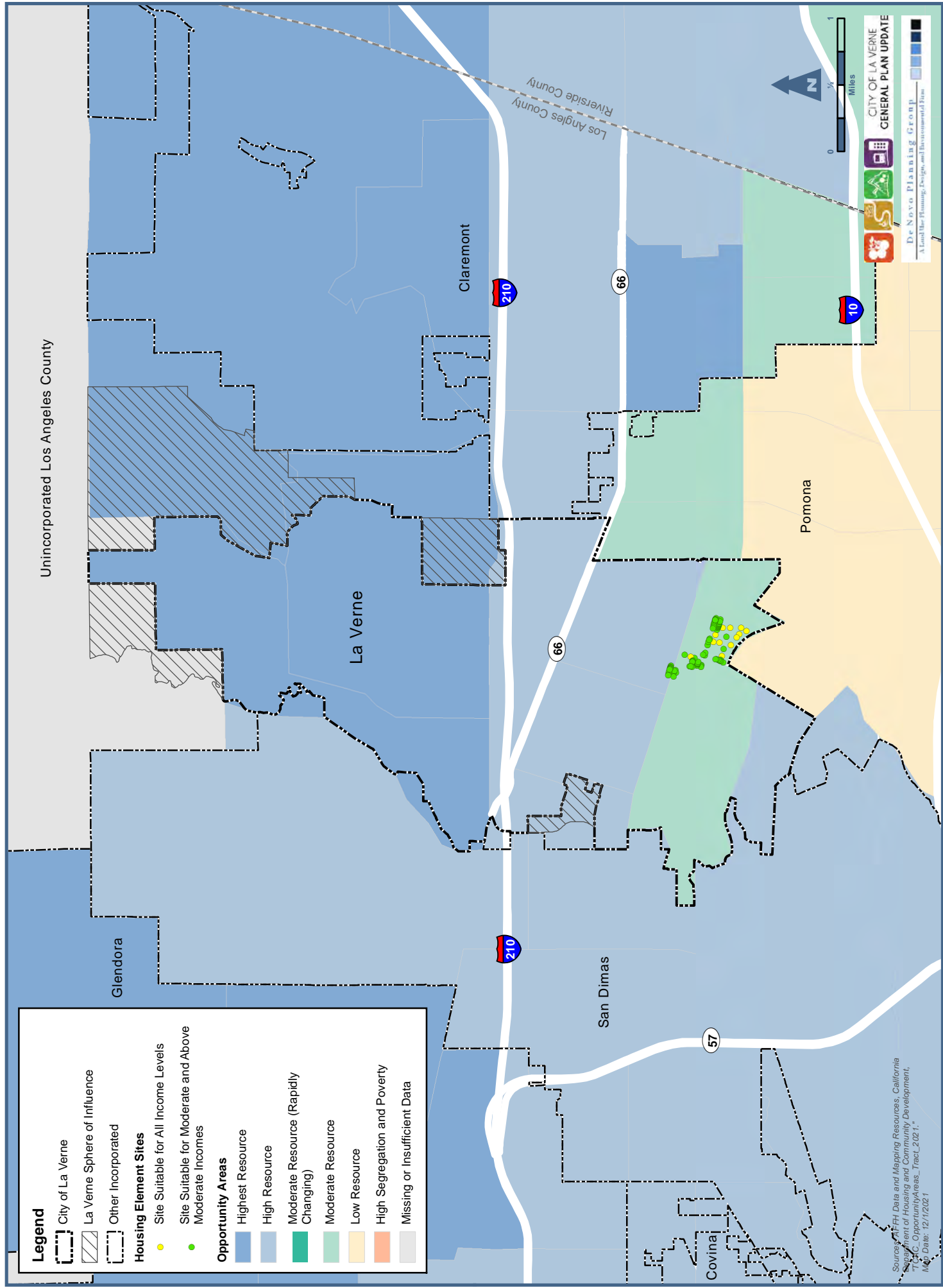
Figure 6-10. TCAC Environmental Score by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

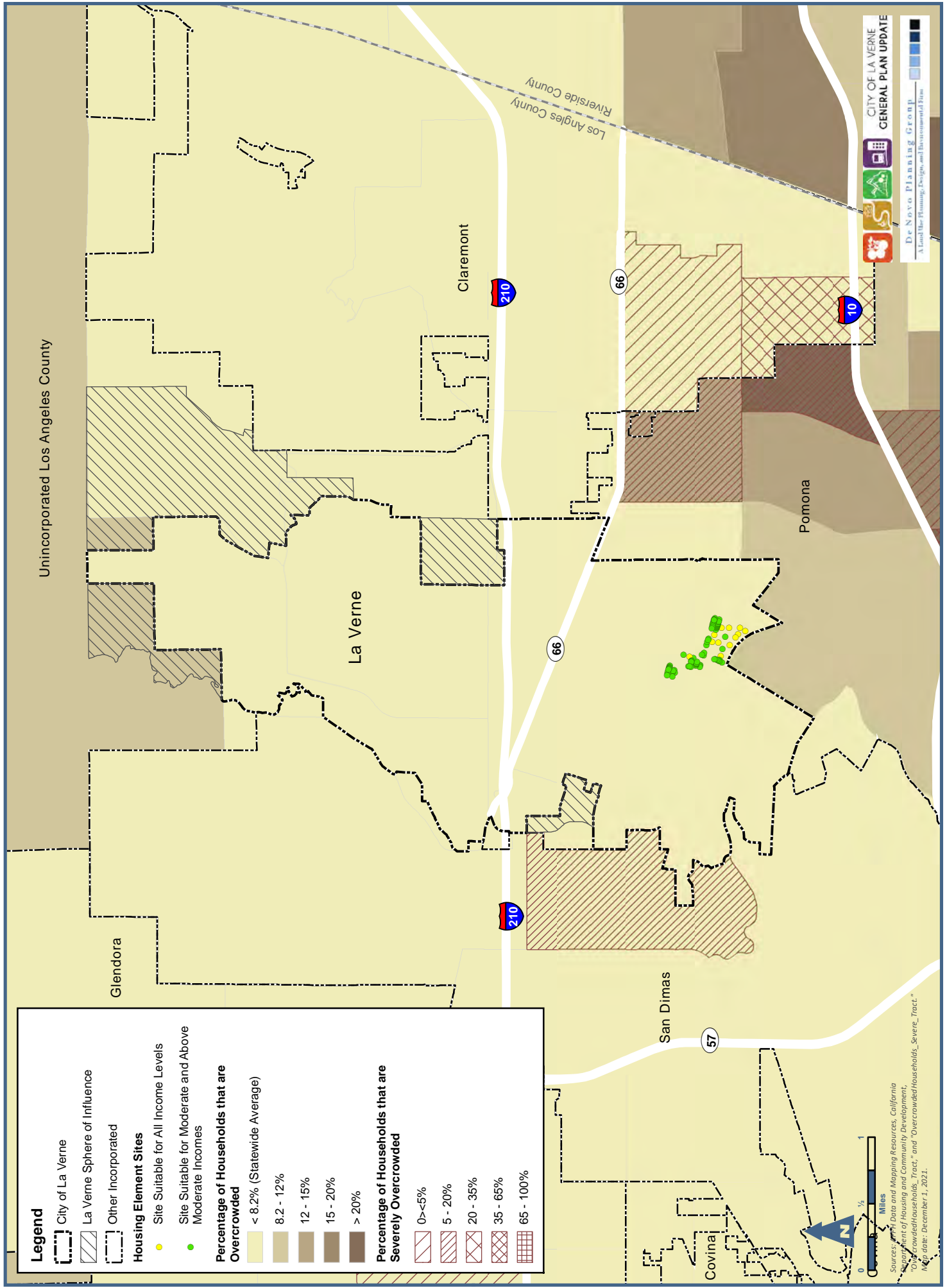
Figure 6-11. TCAC Opportunity Areas by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

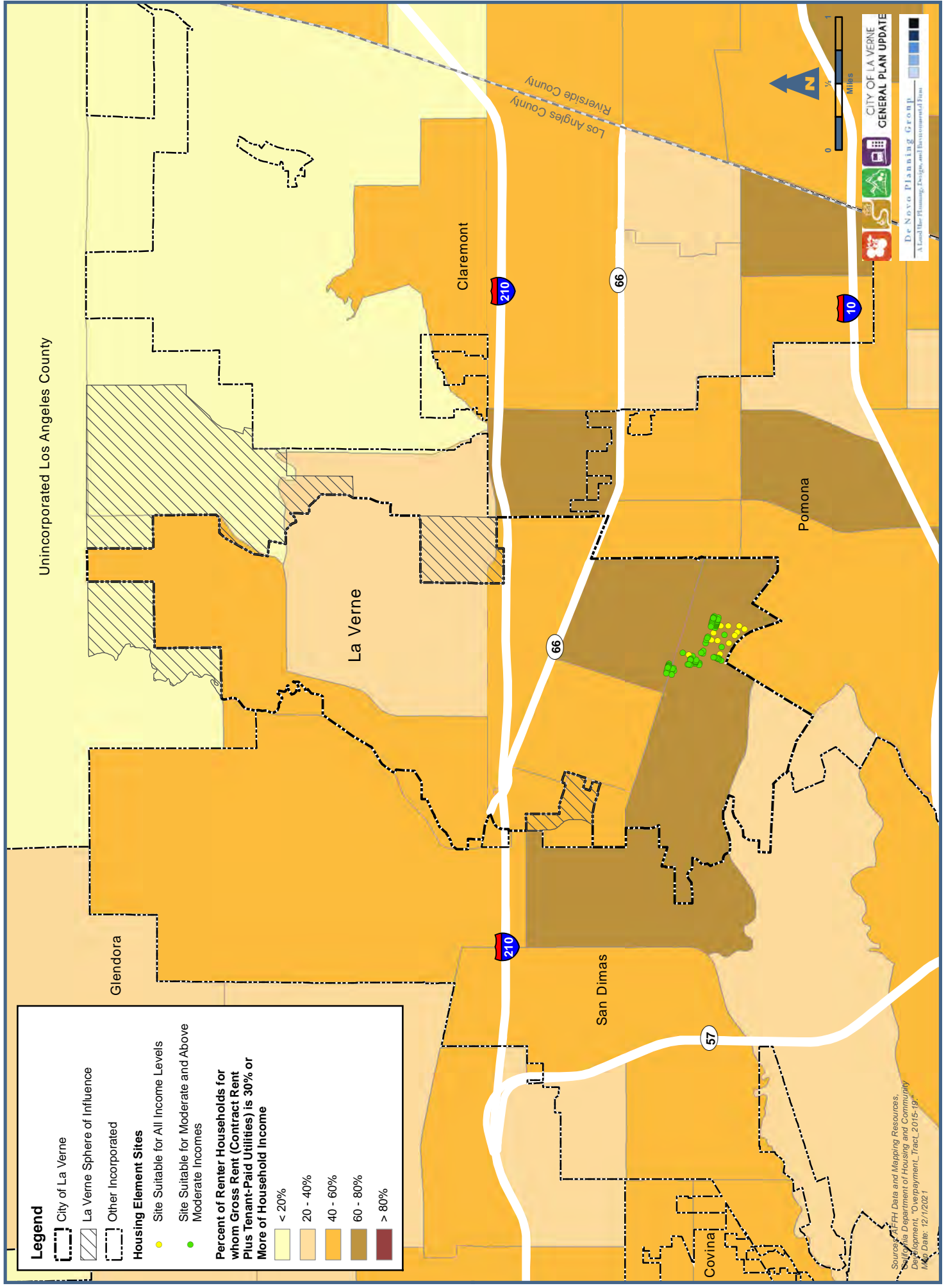
Figure 6-12. Overcrowded Households by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

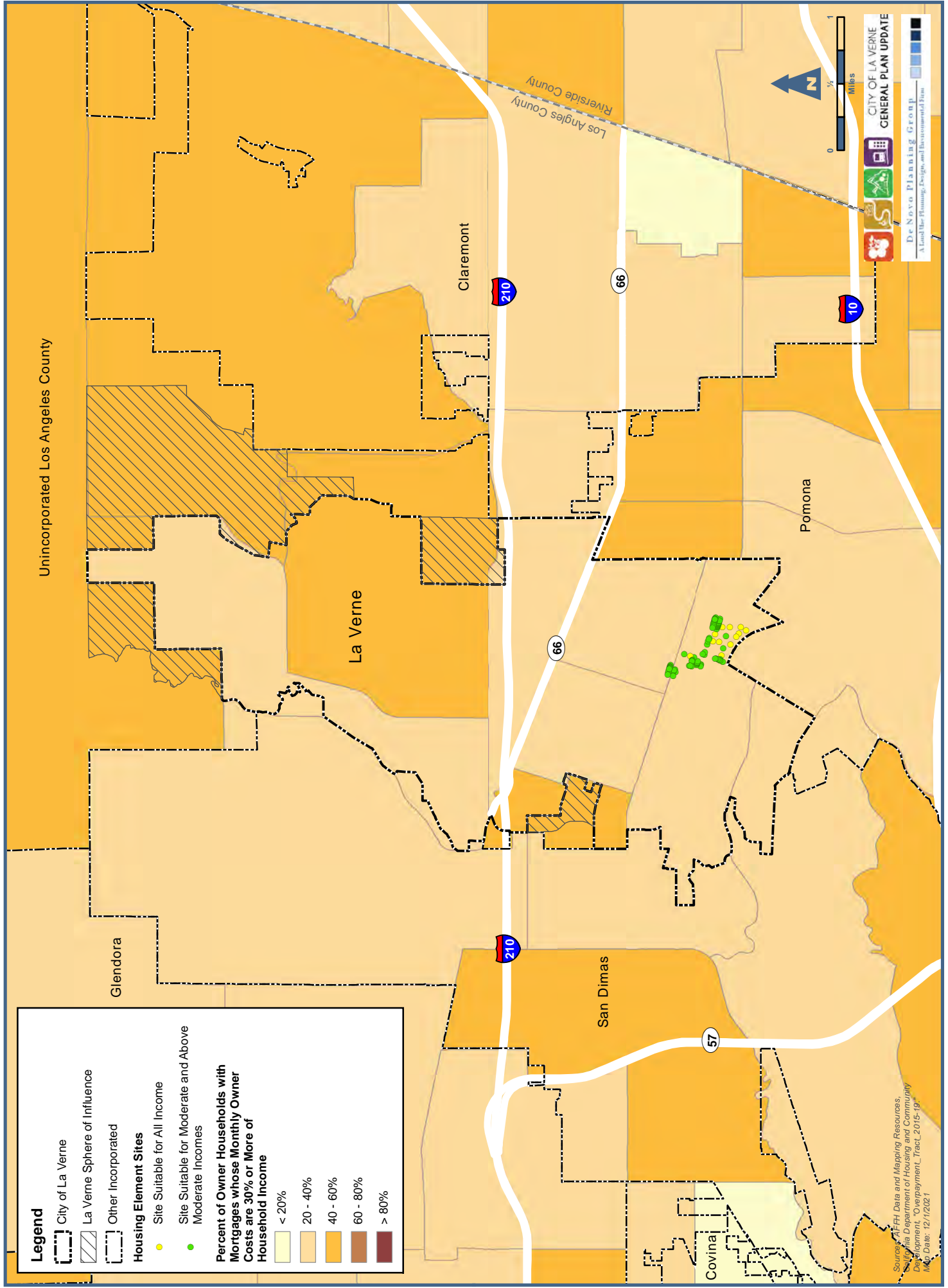
Figure 6-13. Cost-Burdened Renter Households by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

Figure 6-14. Cost-Burdened Owner Households by Census Tract



This page intentionally left blank.

PUBLIC DRAFT

APPENDIX A: SITE INVENTORY

Public Draft
December 2021

Public Draft



CITY OF LA VERNE
GENERAL PLAN UPDATE

This page intentionally left blank.

Public Draft

**Please Start Here, Instructions in Cell A2,
Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	LA VERNE
Housing Element Cycle	6th
Contact Information	
First Name	Eric
Last Name	Scherer
Title	Community Development Director
Email	scherer@cityoflaverne.org
Phone	(909) 596-8706
Mailing Address	
Street Address	<u>3660 D Street</u>
City	LA VERNE
Zip Code	91750

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Visually Nonscenic	Description of Existing Uses	Optional Information	Optional Information	Optional Information
LA VERNE																					

Table C: Land Use, Table Starts in A2

<p style="text-align: center;">Zoning Designation (From Table A, Column G)</p>	<p style="text-align: center;">General Land Uses Allowed</p>
<p>Old Town La Verne Specific Plan</p>	<p>The purpose of the Old Town La Verne Specific Plan is to facilitate and encourage development and improvements that help realize the community’s vision for Old Town, which includes transit-oriented development near the new Metro L Line (Gold) station, affordable housing, and multi-modal transit. The plan outlines a framework for growth and redevelopment of the 90-acre project site located along Arrow Highway in the southeastern portion of the City, bounded by B Street on the west and White Avenue on the east. The Specific Plan is divided into 11 Land Use Districts based on the location of uses and potential impacts of development within the site. Of these, all but the Open Space District permits residential uses by right. The planning areas also allow for customized development standards and guidelines. This approach enables the Old Town La Verne Specific Plan to create unique areas within the project, while ensuring compatibility with uses adjacent to the site. The applicable development standards and parking requirements for each planning area are set forth in the</p>

APPENDIX B: PUBLIC ENGAGEMENT SUMMARY

Public Draft
December 2021

Public Draft



CITY OF LA VERNE
GENERAL PLAN UPDATE

This page intentionally left blank.

Public Draft

Public Engagement Summary

City of La Verne Housing Element Update

December 2021

In partnership with De Novo Planning Group



Contents

Introduction	4
General Education and Advertisements	5
Social Media	5
Flyers	5
Emails	6
Project Website	6
General Plan Workshops.....	7
Virtual Community Workshop	7
Public Review of Draft Housing Element	9
Attachments	11
1. General Plan Update Survey Results	11
2. Housing Element Update Survey Results	11
3. Visioning Workshop Summary Report.....	11
4. Stakeholder Invitation to Participate	11
5. Housing Presentation.....	11

Figures

Figure 1	Error! Bookmark not defined.
Figure 2	Error! Bookmark not defined.
Figure 3	Error! Bookmark not defined.
Figure 4	Error! Bookmark not defined.
Figure 5	Error! Bookmark not defined.
Figure 6	Error! Bookmark not defined.
Figure 7	Error! Bookmark not defined.
Figure 8	Error! Bookmark not defined.

Introduction

The City of La Verne is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). La Verne is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of La Verne and learn more about residents' values, priorities, concerns, and ideas.

The City's public engagement program connected to the Housing Element Update began in 2017, prior to the COVID-19 pandemic. At that time, the City had initiated a comprehensive update to its General Plan, including the Housing Element. Starting in 2020, the public engagement program more specifically focused on community input regarding housing issues and priorities, as described in detail in this Public Engagement Summary.

Throughout the process, the City supported robust public engagement by sending direct advertisements, posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. The City also utilized a General Plan Advisory Committee, facilitated numerous study sessions with Planning Commission and Council, hosted pop-up events, and made community presentations as part of the General Plan Update. Looking forward to the public review period of the Draft Housing Element, the City will continue to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth.

The following activities have been conducted in support of the Housing Element Update and are summarized in this document; copies of key advertisements and presentations are included at the end of this document and are also available on the project website at Laverne.generalplan.org.

- General Education and Advertisements
- Project Website
- Visioning Workshops
- Virtual Housing Element Workshop
- Public Review of Draft 2021-2029 Housing Element

General Education and Advertisements

The City engaged in a multifaceted campaign to advertise, initially, the comprehensive General Plan Update, and then later, the focused update to the City’s Housing Element.

Social Media

The City of La Verne maintains various social media accounts including Facebook, Nextdoor, and Instagram. Starting in February 2020 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

Flyers

Flyers and newsletters were prepared to advertise the General Plan Update and Visioning Workshops; these flyers were made available on the City’s municipal website as well as at key locations around the community.

**CITY OF LA VERNE
GENERAL PLAN UPDATE**

STAY INFORMED! GET INVOLVED!

A successful General Plan will reflect the community's priorities, and your input is needed to confirm the community's values and establish its vision.

VISIT OUR WEBSITE AT LAVERNE.GENERALPLAN.ORG

CHECK THE WEBSITE OFTEN TO LEARN MORE ABOUT THE PROJECT AND HOW TO GET INVOLVED AND PROVIDE FEEDBACK ON THE GENERAL PLAN UPDATE.

YOU CAN ALSO CONTACT CANDICE BOWCOCK, SENIOR PLANNER, AT (909) 596-8706 OR CBOWCOCK@CITYOFLAVERNE.ORG

QUESTIONS FOR YOU TO CONSIDER:

ASSETS

What do you value most about La Verne?
What makes this a special place to live or work?

CHALLENGES

What issues are facing the City that need to be addressed in the General Plan?

VISION

What ideas do you have for the future of La Verne?
What would make your community better?
What three things would you like to see accomplished by 2040?

LA VERNE GENERAL PLAN UPDATE: NEWSLETTER 01, SEPTEMBER 2017

**CITY OF LA VERNE
GENERAL PLAN UPDATE**

STAY INFORMED! GET INVOLVED!

A successful General Plan will reflect the community's priorities, and your input is needed to confirm the community's values and establish its vision.

VISIT OUR WEBSITE AT LAVERNE.GENERALPLAN.ORG

CHECK THE WEBSITE OFTEN TO LEARN MORE ABOUT THE PROJECT AND HOW TO GET INVOLVED AND PROVIDE FEEDBACK ON THE GENERAL PLAN UPDATE.

YOU CAN ALSO CONTACT CANDICE BOWCOCK, SENIOR PLANNER, AT (909) 596-8706 OR CBOWCOCK@CITYOFLAVERNE.ORG

QUESTIONS FOR YOU TO CONSIDER:

ASSETS

What do you value most about La Verne?
What makes this a special place to live or work?

CHALLENGES

What issues are facing the City that need to be addressed in the General Plan?

VISION

What ideas do you have for the future of La Verne?
What would make your community better?
What three things would you like to see accomplished by 2040?

LA VERNE GENERAL PLAN UPDATE: NEWSLETTER 01, SEPTEMBER 2017

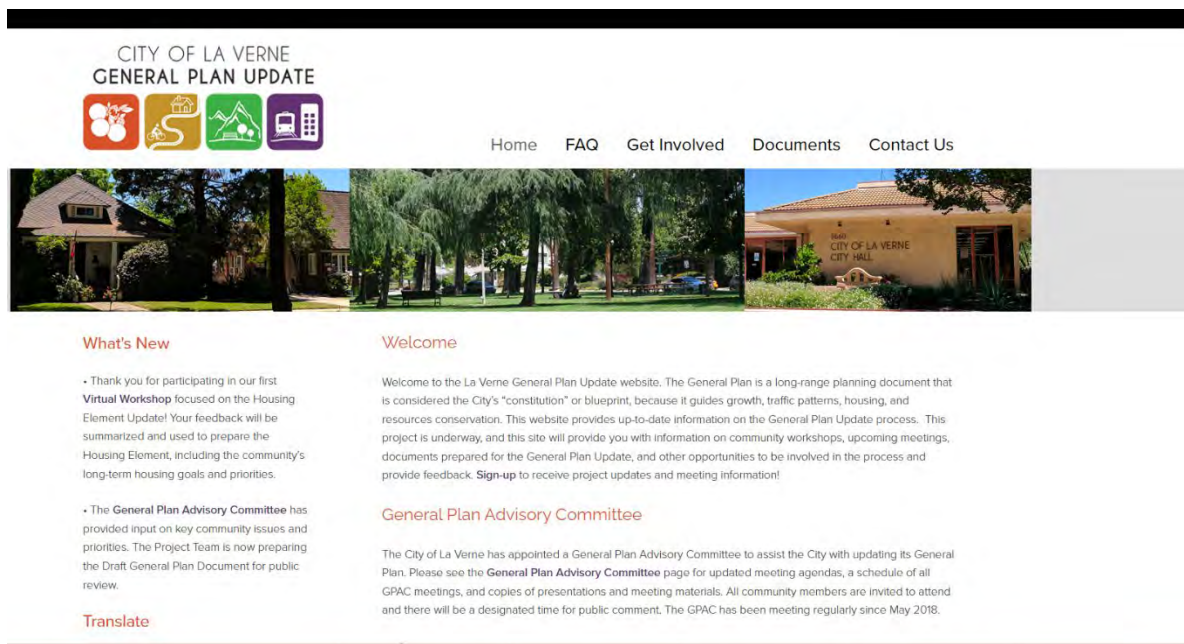
Emails

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to advertise the Housing Element Community Meeting, the Online Workshop, and the Public Review Draft 2021-2029 Housing Element.

Project Website

A dedicated project website (<https://laverne.generalplan.org/>) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access). The project website launched in late 2017 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The project website includes the following pages:

- Home Page: Introduction about the project
- FAQ: A presentation of common questions and answers including an overview of why public feedback is important and how it will be used to shape the work products
- Get Involved: Dedicated page to community events and surveys
- Documents: Library of relevant documents and maps prepared for the project as well as links to the City's Planning Division webpage which hosts additional City documents
- Contact Us: Project team contact information and a fillable form to submit comments on an ongoing basis and register to receive future project updates



General Plan Workshops

The City hosted three in-person General Plan workshops focused on the topics of vision and values, land use planning, and mobility. These activities were held in the Fall of 2017 and engaged all community members, including those that may not traditionally participate in the planning process. Members from different areas of the City attended, including senior residents of mobile home parts, long-time residents, and residents of the community's multifamily communities. Students from the University of La Verne were also in attendance. These Visioning Workshops are summarized in an attachment to this summary.



Virtual Community Workshop

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing La Verne and gather input on housing-related topics. The virtual workshop was hosted on the project website from August 10, 2020 through September 30, 2020. The extended timeframe was intended to allow community members

and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Community Workshop consistent of three parts:

Part A: [Overview video](#) (narrated in English and subtitled in Spanish) describing Housing Elements and why they are important

Part B: PowerPoint presentation describing existing conditions in La Verne and the City's Housing Element Update process

Part C: Two surveys to gather information on housing-related issues. Survey #1 focused on issues of home maintenance, affordability, home types, and living conditions in La Verne as well as demographic questions. Survey #2 focused on community priorities related to housing.

The results of the surveys completed as part of the Virtual Community Workshop are included as an attachment to this report.



[Home](#) [FAQ](#) [Get Involved](#) [Documents](#) [Contact Us](#)

What's New

• Thank you for participating in our first **Virtual Workshop** focused on the Housing Element Update! Your feedback will be summarized and used to prepare the Housing Element, including the community's long-term housing goals and priorities.

• The **General Plan Advisory Committee** has provided input on key community issues and priorities. The Project Team is now preparing the Draft General Plan Document for public review.

Translate

Select Language | ▼

Search

Housing Element Virtual Workshop

Virtual Workshop #1: Housing Priorities (Closed)

The City of La Verne thanks you for sharing your ideas about housing in our community. While this Virtual Workshop has been "closed" to allow the City to summarize and consider the community's feedback, you can still access the information using the links below to better understand the City's Housing Element Update program.

Housing Element Survey Results

If you haven't already done so, please take a look at our "FAQ" to get some of the common Housing Element-related questions answered.

Step 1 - Watch a Video: What is a Housing Element? (Closed captions are available)

To start the Virtual Workshop, watch this **short video** which explains what a Housing Element is and why we are updating our Housing Element right now.

Video: What is a Housing Element?

Step 2 - Watch a Video: What are the Housing Needs of Our Community?

After watching the first video and learning about our Housing Element, let's **dive deeper** into the specific housing issues and challenges facing our community in La Verne.

Video: What are the Housing Needs of our Community?

Step 3 - Provide your Feedback: Housing Conditions and Priorities Surveys

The opportunity to answer these surveys has concluded. Additional opportunities for public feedback will be provided throughout the process and we encourage you to **register your name and email address** to receive future project updates.

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available to the public on December 3, 2021. The material was posted to the project website and a press release was posted to the City's website and advertised at public hearings and to individuals registered for project notifications. The City is also advertising the Public Review Draft and providing direction on how individuals can provide public comment via its social media challenges and direct letters to stakeholder engaged in housing services in and around La Verne.

Interested parties are invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City's Housing Element Project Manager.

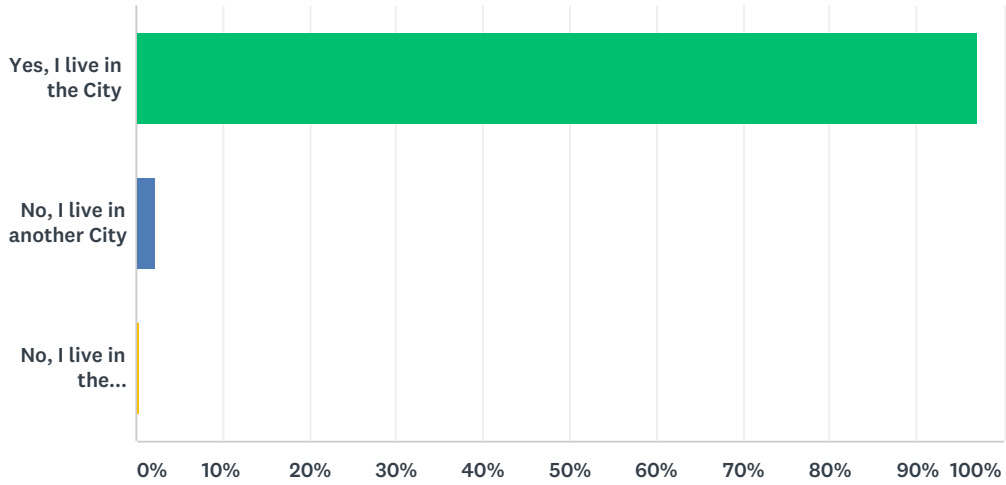
This page intentionally left blank.

Attachments

1. General Plan Update Survey Results
2. Housing Element Update Survey Results
3. Visioning Workshop Summary Report
4. Stakeholder Invitation to Participate
5. Housing Presentation

Q1 Do you live in La Verne?

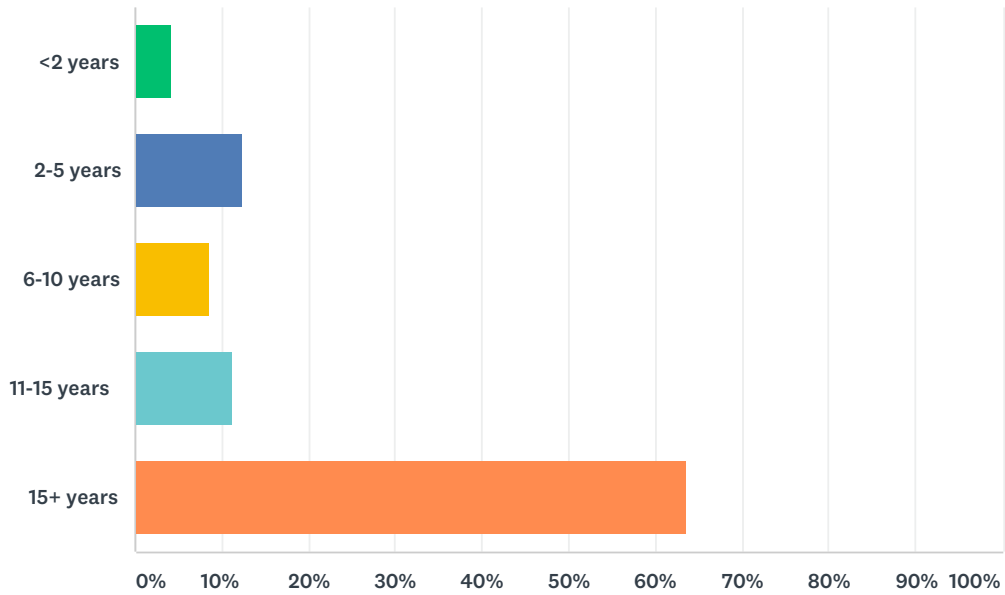
Answered: 212 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes, I live in the City	97.17% 206
No, I live in another City	2.36% 5
No, I live in the unincorporated area in the vicinity of La Verne.	0.47% 1
TOTAL	212

Q2 How long have you lived in La Verne or the La Verne area?

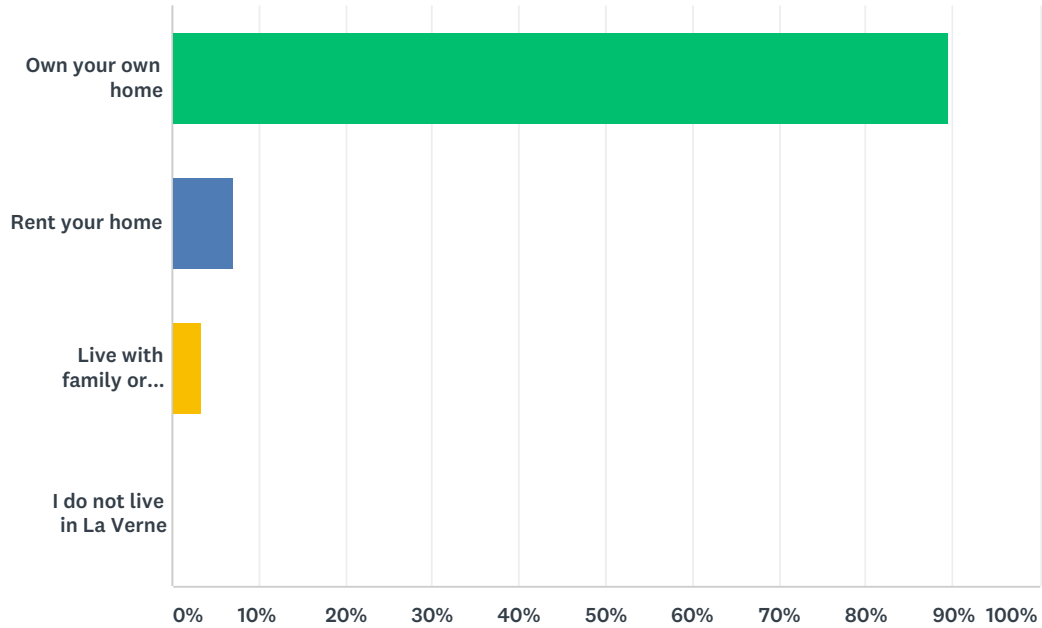
Answered: 211 Skipped: 1



ANSWER CHOICES	RESPONSES
<2 years	4.27% 9
2-5 years	12.32% 26
6-10 years	8.53% 18
11-15 years	11.37% 24
15+ years	63.51% 134
TOTAL	211

Q3 Do you?

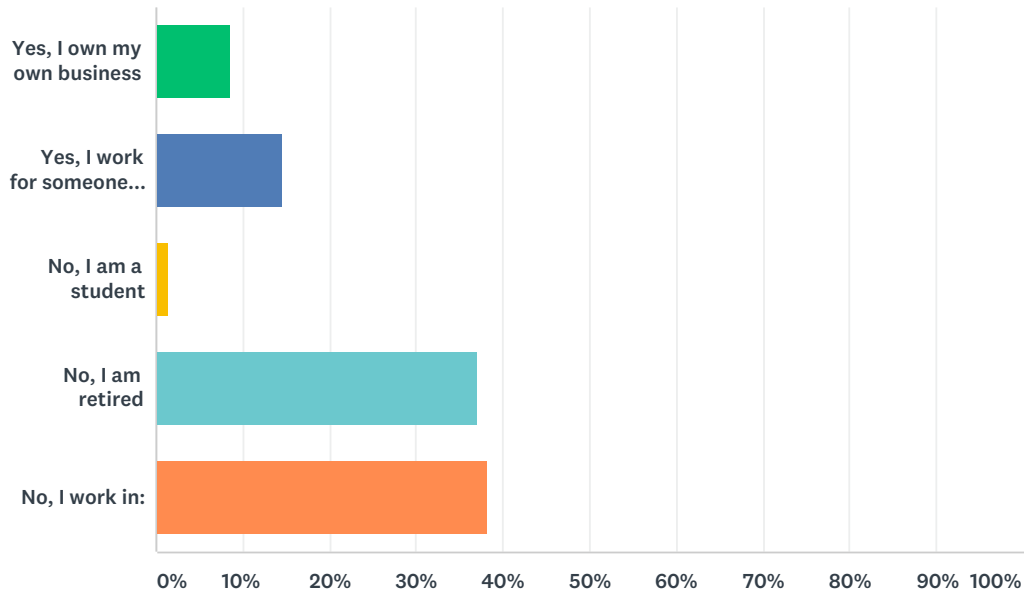
Answered: 211 Skipped: 1



ANSWER CHOICES	RESPONSES
Own your own home	89.57% 189
Rent your home	7.11% 15
Live with family or friends	3.32% 7
I do not live in La Verne	0.00% 0
TOTAL	211

Q4 Do you work in La Verne?

Answered: 211 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, I own my own business	8.53%	18
Yes, I work for someone else	14.69%	31
No, I am a student	1.42%	3
No, I am retired	36.97%	78
No, I work in:	38.39%	81
TOTAL		211

#	NO, I WORK IN:	DATE
1	Glendora	1/10/2018 12:40 PM
2	Walnut	1/10/2018 12:33 PM
3	Upland	1/10/2018 12:31 PM
4	Pasadena	1/10/2018 12:29 PM
5	Upland	1/10/2018 12:27 PM
6	Ontario	1/10/2018 12:27 PM
7	Riverside	1/10/2018 12:21 PM
8	Unemployed	1/10/2018 12:13 PM
9	Claremont	1/10/2018 12:11 PM
10	Ontario	1/10/2018 12:08 PM
11	Pomona	1/10/2018 12:06 PM
12	Ontario	1/10/2018 12:06 PM
13	Yes	1/10/2018 11:59 AM

La Verne General Plan Update Survey

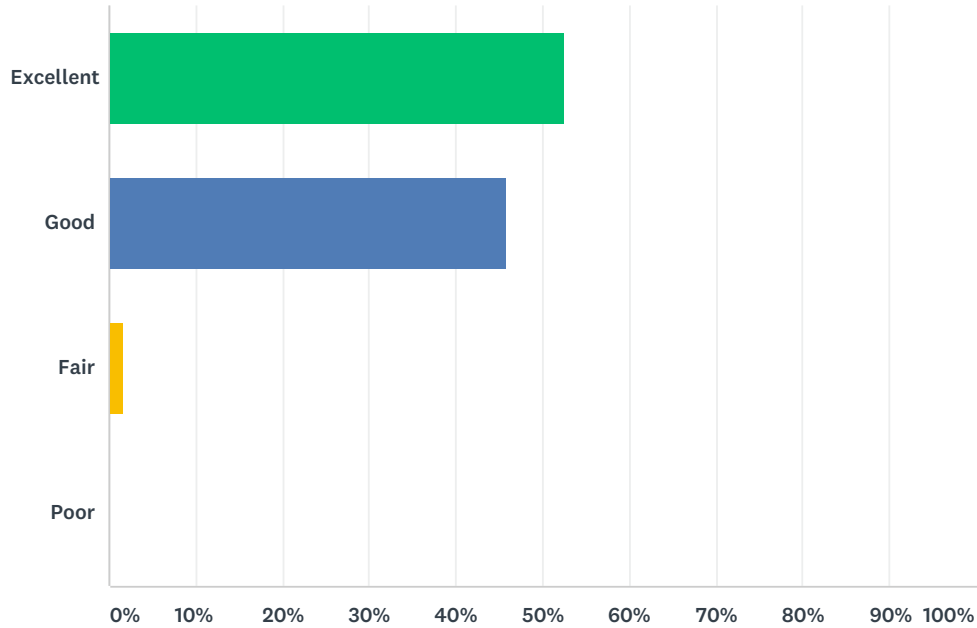
14	another city	1/10/2018 11:57 AM
15	Ontario	1/10/2018 11:56 AM
16	I'm a stay at home mom	1/10/2018 11:54 AM
17	San Dimas	1/10/2018 11:48 AM
18	West Covina	1/10/2018 11:43 AM
19	City of Commerce	1/10/2018 11:39 AM
20	Pomona	1/10/2018 11:38 AM
21	Claremont	1/10/2018 11:35 AM
22	Riverside	1/10/2018 11:30 AM
23	Claremont	1/10/2018 11:28 AM
24	East Los Angeles	1/10/2018 11:18 AM
25	Claremont	1/10/2018 11:17 AM
26	Pasadena	1/10/2018 11:15 AM
27	Orange County	1/10/2018 11:13 AM
28	Fontana	1/10/2018 11:08 AM
29	Long Beach	1/10/2018 11:02 AM
30	Glendora	1/10/2018 10:59 AM
31	Down Town Los Angeles	1/10/2018 10:53 AM
32	Claremont	1/10/2018 10:52 AM
33	Claremont	1/10/2018 10:51 AM
34	Duarte	1/10/2018 10:50 AM
35	Glendora	1/10/2018 10:48 AM
36	San Dimas	1/10/2018 10:47 AM
37	Pomona	1/10/2018 10:46 AM
38	Baldwin Park.	1/10/2018 10:45 AM
39	Arcadia	1/10/2018 10:43 AM
40	Claremont	1/10/2018 10:39 AM
41	Pomona	1/10/2018 10:35 AM
42	Alhambra	1/10/2018 10:34 AM
43	Huntington Beach	1/10/2018 10:32 AM
44	West Covina	1/10/2018 10:30 AM
45	Stay at home mom	1/10/2018 10:29 AM
46	La puente	1/10/2018 10:26 AM
47	Azusa	1/10/2018 10:25 AM
48	Ontario/Pasadena	1/10/2018 10:22 AM
49	LA	1/10/2018 10:21 AM
50	Los Angeles	1/10/2018 10:20 AM
51	Covina	1/10/2018 10:18 AM
52	Irwindale	1/10/2018 10:18 AM
53	City of Industry	1/10/2018 10:17 AM
54	Los Angeles	1/10/2018 10:16 AM

La Verne General Plan Update Survey

55	Los Alamitos	1/10/2018 10:16 AM
56	Pomona	1/10/2018 10:13 AM
57	Claremont	1/10/2018 10:13 AM
58	Irwindale	1/10/2018 10:12 AM
59	Covina	1/10/2018 9:19 AM
60	Los Angeles	1/10/2018 9:19 AM
61	Los Angeles	1/9/2018 11:44 PM
62	Arcadia	1/9/2018 9:48 PM
63	La	1/9/2018 8:11 PM
64	Glendale	1/9/2018 7:45 PM
65	San Dimas	1/9/2018 7:39 PM
66	Fullerton	1/9/2018 6:57 PM
67	Walnut	1/9/2018 6:33 PM
68	San Dimas	1/9/2018 6:30 PM
69	Glendora	1/9/2018 6:09 PM
70	Sales, So Cal	1/9/2018 4:16 PM
71	Rancho Cucamonga	1/9/2018 4:07 PM
72	Riverside	1/9/2018 3:41 PM
73	Chino California	1/9/2018 3:23 PM
74	San Bernardino	1/9/2018 3:21 PM
75	San Dimas	1/9/2018 3:10 PM
76	Pomona	1/9/2018 3:07 PM
77	Rosemead	1/9/2018 3:07 PM
78	Montebello but telecommute from LV)	1/9/2018 3:06 PM
79	Anaheim	1/9/2018 3:03 PM
80	City of Industry	1/9/2018 3:02 PM
81	Redlands, CA	1/9/2018 3:01 PM

Q5 How would you rate the quality of life in La Verne?

Answered: 179 Skipped: 33



ANSWER CHOICES	RESPONSES	
Excellent	52.51%	94
Good	45.81%	82
Fair	1.68%	3
Poor	0.00%	0
TOTAL		179

#	PLEASE EXPLAIN:	DATE
1	Its getting junky with massage parlors and 99 cent stores and empty bldgs from the 60s	1/10/2018 12:37 PM
2	Love the small town feel	1/10/2018 12:37 PM
3	Great small town feel.	1/10/2018 12:35 PM
4	Needs more affordable housing, restaurants and jobs. With the growth of the university the city needs to adapt to a younger demographic to cater to the younger population and make La Verne attractive to younger people	1/10/2018 12:35 PM
5	Great community feeling - good access to surrounding areas.	1/10/2018 12:33 PM
6	The city is well maintained, and I feel reasonably safe here.	1/10/2018 12:26 PM
7	We need to fill up the empty buildings esp, the old Bakers Square building	1/10/2018 12:19 PM
8	Concerts in the park, 4th of July parade, cool cruise, santa on firetruck every Christmas, all the parks. Just a great place to live.	1/10/2018 12:16 PM
9	This is a great town but lately there seems to be more crime.	1/10/2018 12:14 PM
10	La Verne is a wonderful place to live. I love the area and all of tis offerings.	1/10/2018 12:11 PM
11	Crime is increasing, development is down, buildings are vacant	1/10/2018 12:03 PM
12	The city is great but I can see the crime is going up	1/10/2018 12:00 PM

La Verne General Plan Update Survey

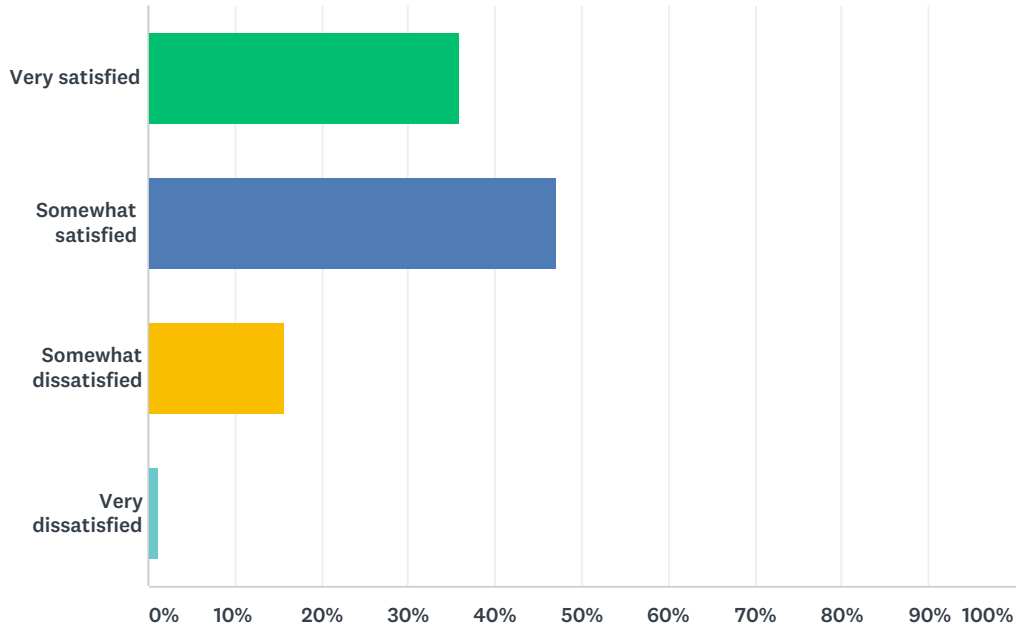
13	Great schools, great family environment, safe	1/10/2018 11:50 AM
14	Enjoy the "small town" atmosphere but the City still has all the services and shopping opportunities of larger communities.	1/10/2018 11:50 AM
15	La Verne provides a small town atmosphere by offering numerous activities and community opportunities.	1/10/2018 11:45 AM
16	The neighborhoods are well kept and crime is low compared to some surrounding areas and other areas of the county.	1/10/2018 11:44 AM
17	STOP THE CAR RACING AND TRAIN NOISE!	1/10/2018 11:30 AM
18	Love the community and shopping is walking distance.	1/10/2018 11:22 AM
19	It would be nice to have more options for social outings, such as in Claremont. Otherwise, quality of life is great!	1/10/2018 11:21 AM
20	More and more houses being broke into	1/10/2018 11:19 AM
21	Crime has risen a bit but still overall safe, wish there was more nightlife and businesses focused on the 25 to 35 year crowd, with and without children. The elderly take a chunk of our community but the young families are taking over as the main demographic alongside students and the businesses and city need to adapt to the change.	1/10/2018 11:17 AM
22	Could be better	1/10/2018 11:15 AM
23	We need more outdoor activities and bike lanes	1/10/2018 11:07 AM
24	Excellent community, police are great. Fire service is good but think too highly of themselves.	1/10/2018 11:04 AM
25	Great small-town vibe, friendly, family oriented	1/10/2018 10:54 AM
26	Commuting to jobs outside of La Verne is difficult because of LA traffic.	1/10/2018 10:46 AM
27	I love the size of the city and the convenience of shopping. I love the City pride as shown in the 4th of July celebrations. I love that the school district is known for quality and especially that the school does a pretty good job of prioritizing children with special needs.	1/10/2018 10:40 AM
28	Love the community and the people. Our neighbors are amazing.	1/10/2018 10:39 AM
29	It seems like a safe place to live, shop, and travel about.	1/10/2018 10:35 AM
30	Home town feel	1/10/2018 10:34 AM
31	It's a nice quiet bedroom type city. So far so good!!	1/10/2018 10:33 AM
32	Lve the small town feel and the awesome events	1/10/2018 10:29 AM
33	Actually "great" would be my response if available. It's a lovely city and I feel like part of a community. Growing crime in the area concerns me, but that's not exclusive to La Verne.	1/10/2018 10:29 AM
34	city has not kept up w/necessary changes due to growth	1/10/2018 10:24 AM
35	Crime is ridiculous need more officers	1/10/2018 10:22 AM
36	More crime recently	1/10/2018 10:21 AM
37	Quiet, very low crime, moderate population density	1/10/2018 10:20 AM
38	We moved to La Verne from Upland and I enjoy living in La Verne but we are surprised at the crime rate in our area. North La Verne has an inordinate number of break ins which could be curbed with more police on the street	1/10/2018 10:18 AM
39	Quiet, little violent crime	1/10/2018 10:17 AM
40	low crime and peaceful neighbors	1/10/2018 7:48 AM
41	We have traffic	1/10/2018 7:21 AM
42	Too many break ins going on lately.	1/10/2018 5:34 AM
43	I live in a quiet neighborhood where we all take care of each other.	1/9/2018 9:53 PM
44	There needs to some affordable housing and programs for the for the homeless	1/9/2018 8:44 PM

La Verne General Plan Update Survey

45	excellent except sierra Laverne country club mows their grass too early in the morning, parking restrictions on the weekends are a drag, the new light on Bonita and B is too sensitive	1/9/2018 7:51 PM
46	Too much commercial construction	1/9/2018 7:48 PM
47	If we had a nightclub for dancing, a Costco, and Disneyland I never would have to cross the LV border	1/9/2018 7:30 PM
48	Too much crime happening in town these days	1/9/2018 7:03 PM
49	I love La Verne!	1/9/2018 6:34 PM
50	La Verne needs to let go of the hokey way they put on events like the lighting of the Christmas tree (embarrassingly small tree). The lights were strung across two trees at the entrance of downtown, certainly not a case of less us more. Take notes from downtown Glendora, Claremont and Monrovia and make this city a shopping, restaurant town, stop holding it down to be Mayberry, those days are long gone.	1/9/2018 6:23 PM
51	Becoming over built.	1/9/2018 5:16 PM
52	Quiet, excellent schools, most shopping needs met	1/9/2018 4:47 PM
53	If I want my son to practice basketball I have to take him to the ULV courts...We should have basketball courts in better condition and well lit where kids can play indoor/outdoor basketball	1/9/2018 4:27 PM
54	La Verne has so much to offer and is able to keep its small town feel.	1/9/2018 4:22 PM
55	Friendly people,small town feel. Love the Christmas tradions as well	1/9/2018 4:03 PM
56	Overnight parking restrictions difficult without a driveway	1/9/2018 3:48 PM
57	Safe, clean, quiet, self-sufficient	1/9/2018 3:37 PM
58	La Verne is a city that is above average, but generally lags leading cities in many cities. In general, the residency and city is conservative in not progressive, generally content to maintain what is in place responsibly, but reluctant to be the leaders change from the status quo.	1/9/2018 3:30 PM
59	Having markets we can shop at has improved everyday living.	1/9/2018 3:28 PM
60	I've lived here for 35 years. Enjoy the small town.	1/9/2018 3:13 PM
61	LaVerne still has the small town atmosphere even though it has experienced solid growth	1/9/2018 3:09 PM
62	...the reason I've lived here for 30+ years...	1/9/2018 3:08 PM
63	I am concerned about crime intruding from nearby areas	1/9/2018 3:04 PM

Q6 How do you feel about the way La Verne has changed over time?

Answered: 172 Skipped: 40



ANSWER CHOICES	RESPONSES	
Very satisfied	36.05%	62
Somewhat satisfied	47.09%	81
Somewhat dissatisfied	15.70%	27
Very dissatisfied	1.16%	2
TOTAL		172

#	PLEASE EXPLAIN:	DATE
1	Gone downhill. Getting more like Pomona	1/10/2018 12:37 PM
2	Crime has risen, homeless is everywhere. A lot more questionable people walking and biking around.	1/10/2018 12:35 PM
3	Too many grocery stores, not enough restaurants with a variety of choices, not many affordable starter homes.	1/10/2018 12:35 PM
4	Many restaurants & store fronts have remained unoccupied for unusually long periods of time.	1/10/2018 12:26 PM
5	I liked the more conservative aspect of La Verne. I think that has changed over time.	1/10/2018 12:23 PM
6	Don't need anymore houses squished in every piece of open land.	1/10/2018 12:16 PM
7	I am not happy with the current unrest in both LVPD and the LVFD.	1/10/2018 12:10 PM
8	to much commercialism	1/10/2018 12:07 PM
9	More crime, decreased public services (plan check at the city is ridiculous) , Community Service division (clerk painting her nails when alone and I have to wait at the counter)	1/10/2018 12:03 PM
10	Crime is on the rise	1/10/2018 12:00 PM
11	Need more retail stores	1/10/2018 12:00 PM
12	Would be nice to get a national chain restaurant at the former Bakers Square location.	1/10/2018 11:44 AM

La Verne General Plan Update Survey

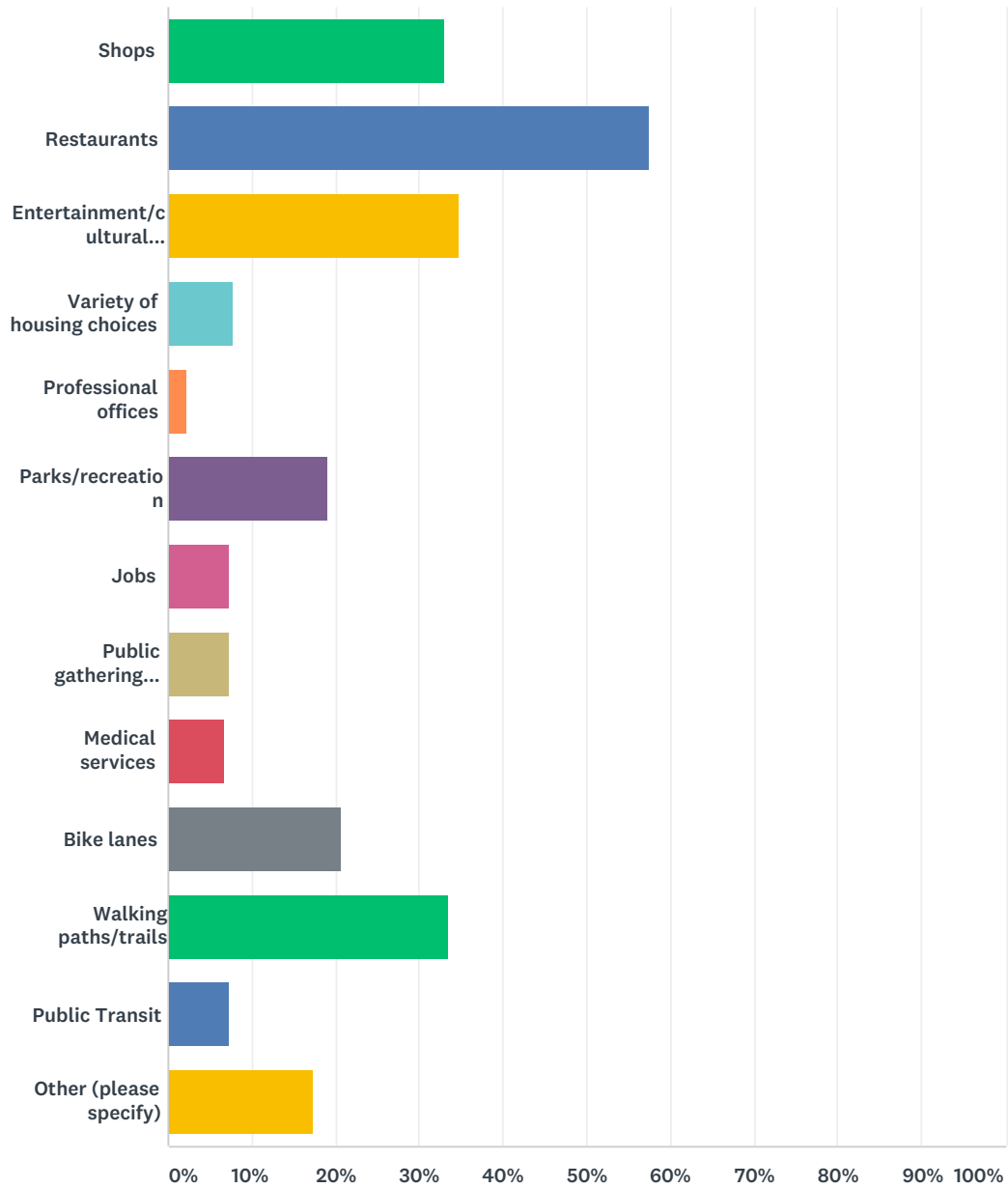
13	Too many people, condos and apartments	1/10/2018 11:31 AM
14	Havent lived here long enough to comment.	1/10/2018 11:30 AM
15	Having only lived in La Verne only slightly over 2 years, I am not aware of the changes.	1/10/2018 11:29 AM
16	See above.	1/10/2018 11:21 AM
17	Please have more police patrolling. Give the fire department what they need.	1/10/2018 11:19 AM
18	As above, would prefer more for the younger families and students. Along with the lifestyle choices of most of them which more closely resemble the culture of Claremont	1/10/2018 11:17 AM
19	I don't like the fact that the city is allowing homeowners to let the outside of their property get run down and not maintained.	1/10/2018 11:15 AM
20	Too many petty crimes. car break ins. home burglaries	1/10/2018 11:07 AM
21	Growth has been too fast for me.	1/10/2018 11:04 AM
22	I don't like that every open space is being developed.	1/10/2018 10:54 AM
23	I have not confidence in the current administration based on recent decisions	1/10/2018 10:40 AM
24	To me, it seems like the quality has remained high.	1/10/2018 10:40 AM
25	I love the updates to the area with Sprouts, the local owned restaurants. I wish we had a few more community events like Monrovia's Friday night street fair. Everyone keeps their business area nice, and updated. It is a good look.	1/10/2018 10:39 AM
26	Growth has generally been well-managed, maintaining its historic community characteristics.	1/10/2018 10:35 AM
27	I dont like how we have so many smoke and nail salons in the city. We need good eating places.	1/10/2018 10:34 AM
28	I haven't seen negative things taking place.	1/10/2018 10:33 AM
29	Do not like the number of "dollar store" type businesses.	1/10/2018 10:31 AM
30	Good city improvements but growing traffic is a concern.	1/10/2018 10:29 AM
31	Needs more restaurants and less Asian foods/business. Also we don't need anymore "Dollar Tree" type stores.	1/10/2018 10:27 AM
32	I like that new businesses have come in and it still retains that hometown atmosphere.	1/10/2018 10:25 AM
33	above	1/10/2018 10:24 AM
34	neutral	1/10/2018 10:23 AM
35	Way too much crime lately	1/10/2018 10:22 AM
36	New shops and services	1/10/2018 10:20 AM
37	although I haven't been in the city long enough to recognize changes	1/10/2018 10:20 AM
38	crime has risen	1/10/2018 10:20 AM
39	I like the small town feel that La Verne has and we should always strive to maintain it.	1/10/2018 10:18 AM
40	I don't like how there are a lot of empty businesses.	1/10/2018 10:17 AM
41	I like how old town is being treated as a community center. The public safety people seem to really care about people and the community.	1/10/2018 7:50 AM
42	Crime is on the rise.	1/10/2018 5:34 AM
43	Getting rid of the golf course which was stopped to build expensive homes above the city was a poor idea.	1/9/2018 8:44 PM
44	New houses in North Laverne	1/9/2018 7:51 PM
45	Too much commercial construction	1/9/2018 7:48 PM
46	More variety is my desire, but I understand the process. We have enough nail salons, pizza joints, and dry cleaners.	1/9/2018 7:30 PM
47	It enough restaurants ad fast food places. Tired of driving to other cities to go out.	1/9/2018 7:03 PM

La Verne General Plan Update Survey

48	Not happy with some real estate development	1/9/2018 6:34 PM
49	Please see my remarks above.	1/9/2018 6:23 PM
50	Over built.	1/9/2018 5:16 PM
51	extreme cost of police & fire salaries.	1/9/2018 5:15 PM
52	Too much traffic, miss orchards	1/9/2018 4:47 PM
53	La Verne is not progressing! My family often wonders who do we have working in our city planning department? They have absolutely no vision and no desire to allow our city to progress! Is having multiple dollar stores & massage shops progression?	1/9/2018 4:27 PM
54	Traffic is getting terrible	1/9/2018 4:03 PM
55	Eastbound Foothill Blvd from Damien to Town center Drive lacks a bicycle lane; very dangerous.	1/9/2018 3:48 PM
56	Progressive improvements	1/9/2018 3:37 PM
57	Although the City often identifies itself as a small, historic, people oriented town, this became diluted as it developed. Moving from its historic, tree shaded roots, it adopted auto centric sprawl designs, and more recently almost all new developments have been gated communities further isolating neighborhoods. The main buisness district (Foothill) is generally human hostile, and lacks a sense of continuity, and human scale.	1/9/2018 3:30 PM
58	Hearing we may lose the police and get sheriffs, not a pleasant thought.	1/9/2018 3:28 PM
59	Hasn't changed much.	1/9/2018 3:17 PM
60	Don't agree with all decisions the City has made.	1/9/2018 3:13 PM
61	Growth has occured at a measured and sustainable pace	1/9/2018 3:09 PM

Q7 What would you like to see more of in La Verne? (Pick up to three)

Answered: 179 Skipped: 33



ANSWER CHOICES	RESPONSES	
Shops	32.96%	59
Restaurants	57.54%	103
Entertainment/cultural facilities	34.64%	62
Variety of housing choices	7.82%	14
Professional offices	2.23%	4
Parks/recreation	18.99%	34

La Verne General Plan Update Survey

Jobs	7.26%	13
Public gathering places	7.26%	13
Medical services	6.70%	12
Bike lanes	20.67%	37
Walking paths/trails	33.52%	60
Public Transit	7.26%	13
Other (please specify)	17.32%	31
Total Respondents: 179		

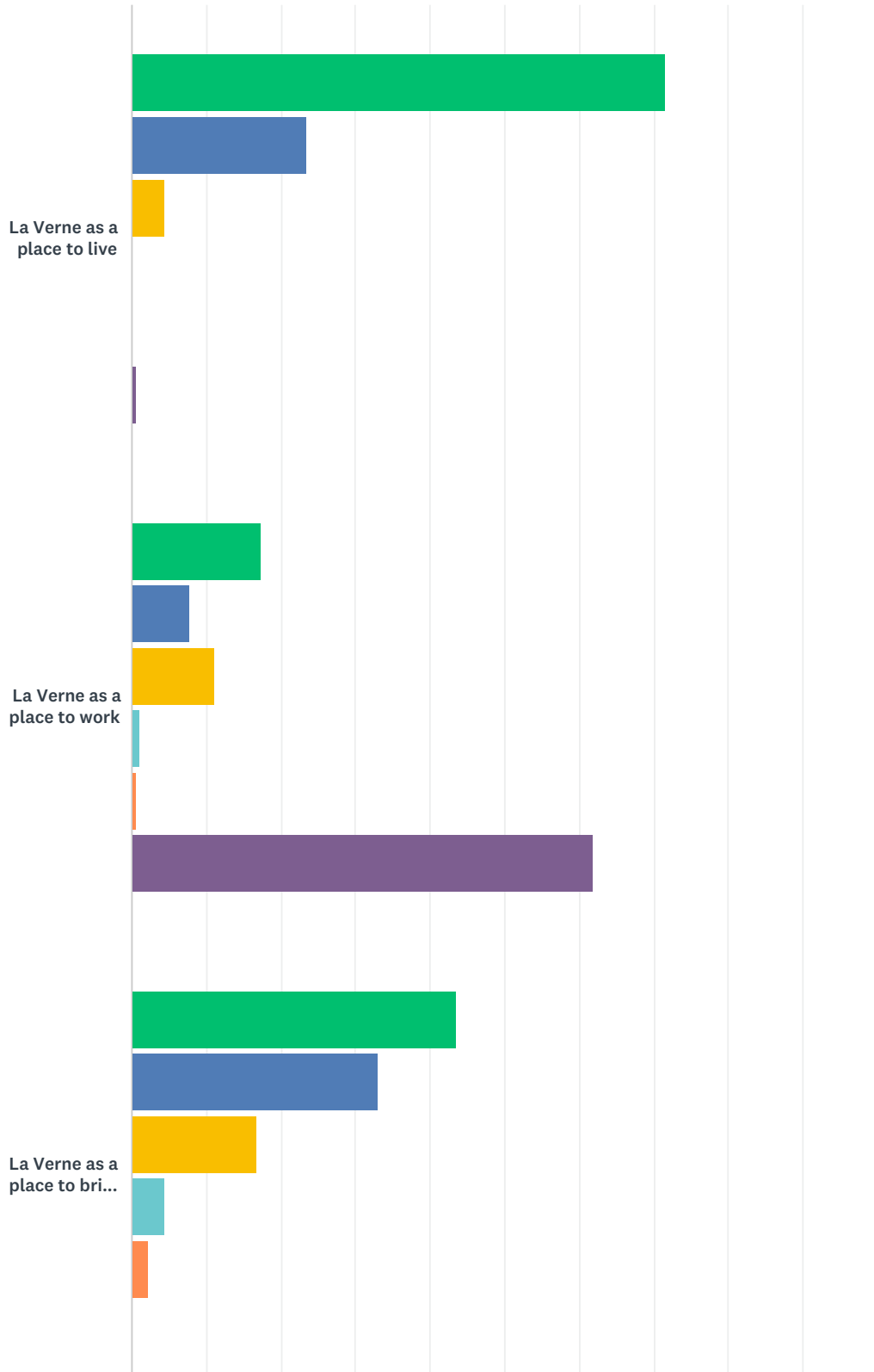
#	OTHER (PLEASE SPECIFY)	DATE
1	Lit running/walking paths would be amazing!	1/10/2018 12:31 PM
2	city owned internet	1/10/2018 12:25 PM
3	less traffic on Bonita Ave. and other residential streets, concerned about closing a lane on Arrow Hwy for bikes. That will mean more cars on our other main streets.	1/10/2018 12:24 PM
4	Happy	1/10/2018 12:16 PM
5	more upscale restaurants instead of fast food	1/10/2018 11:54 AM
6	No more big chains	1/10/2018 11:50 AM
7	Verizon cell towers	1/10/2018 11:31 AM
8	Fix the roads, S Wheeler especially. City owned green belts & medians going into neighborhoods maintained. A bit embarrassing- not kept up.	1/10/2018 11:19 AM
9	add stop signs and reduce speed limit on Golden Hills Road	1/10/2018 11:10 AM
10	More options for entertaining 12-16 year olds	1/10/2018 10:46 AM
11	I would like to keep the feeling of living in a small town	1/10/2018 10:40 AM
12	Need to develop like Monrovia and Claremont have.	1/10/2018 10:27 AM
13	traffci is horrible north of la verne. too many accidents	1/10/2018 10:24 AM
14	something done about the vacant restaurant on Wheeler/Foothill	1/10/2018 10:23 AM
15	Police officers	1/10/2018 10:22 AM
16	Basketball hoops at more parks	1/10/2018 10:21 AM
17	improve street conditions (Baseline)	1/10/2018 10:20 AM
18	crime	1/10/2018 10:20 AM
19	Updated and upgraded roads and landscaping.	1/10/2018 10:18 AM
20	Higher End Restaurants	1/10/2018 9:22 AM
21	If it is economically possible, I would hope more non-chain local serving shops would establish themselves here as they seem to have in Claremont.	1/10/2018 7:50 AM
22	Stop building homes, over crowding.	1/10/2018 5:34 AM
23	Big Box Store	1/9/2018 7:30 PM
24	Crime prevention	1/9/2018 7:03 PM
25	Bakery	1/9/2018 5:54 PM
26	None. Current facilities well maintained. NO BIKE LANES.	1/9/2018 5:16 PM
27	more street repairs	1/9/2018 5:14 PM
28	24 hour public restroom downtown	1/9/2018 4:47 PM

La Verne General Plan Update Survey

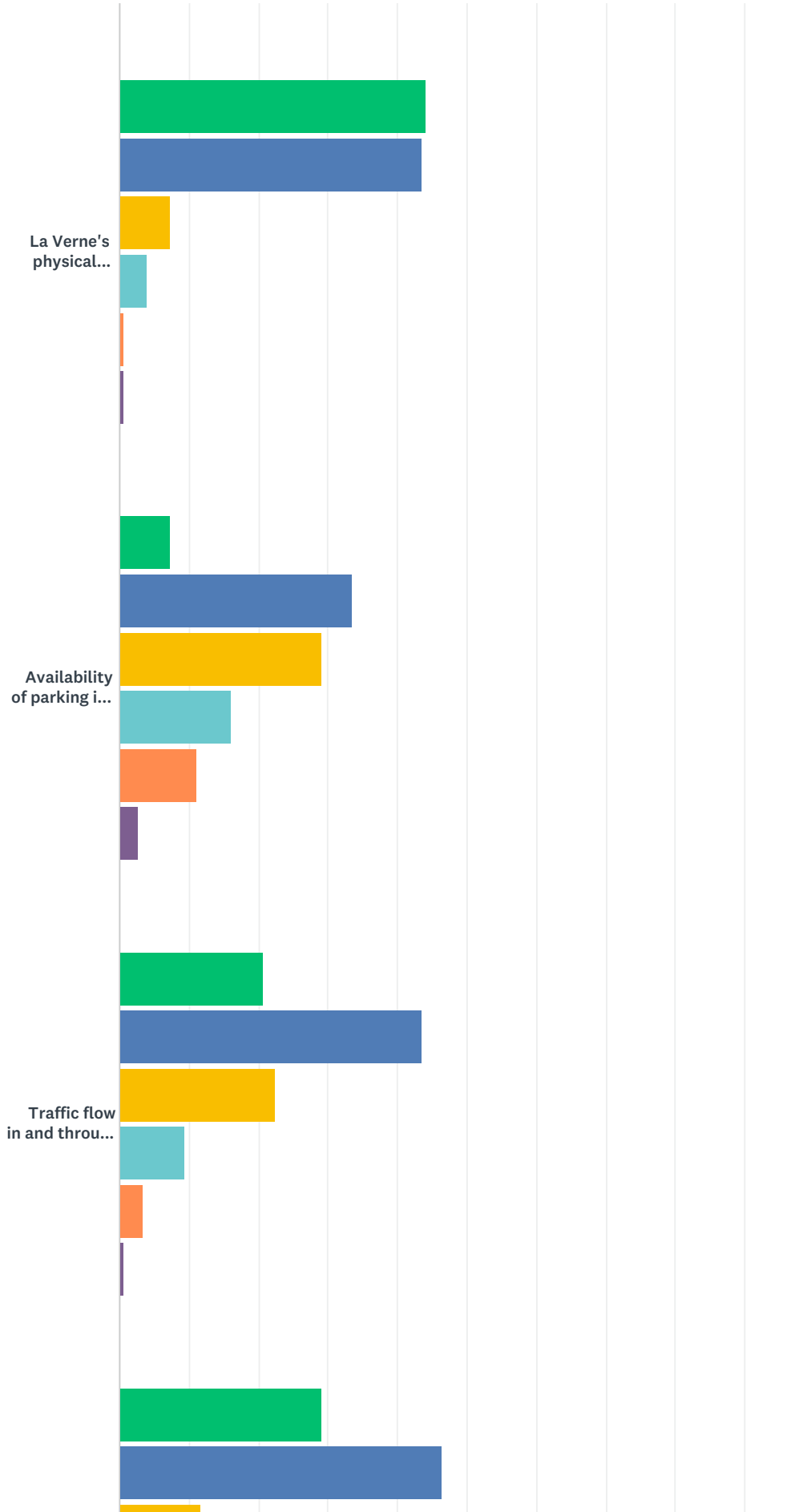
29	Focus on creating more human scale / complete environments. This would include trees in the neighborhood that lack them, medians on the vast, stark roads running through the neighborhoods, and high quality infrastructure allowing movement without requiring a vehicle.	1/9/2018 3:30 PM
30	Better restaurants. There's no place affordable and good to eat. Glad to see Blaze coming in.	1/9/2018 3:05 PM
31	more police in the night 3 officers are not enough at night even it out between day and night as far as police officers for our safty .	1/7/2018 8:10 PM

Q8 Please rate your level of satisfaction on a scale from 1 to 5 (1 – very satisfied, 2 – somewhat satisfied, 3 – mixed, 4 – somewhat dissatisfied, 5 – very dissatisfied, N/A – No Opinion) with the following:

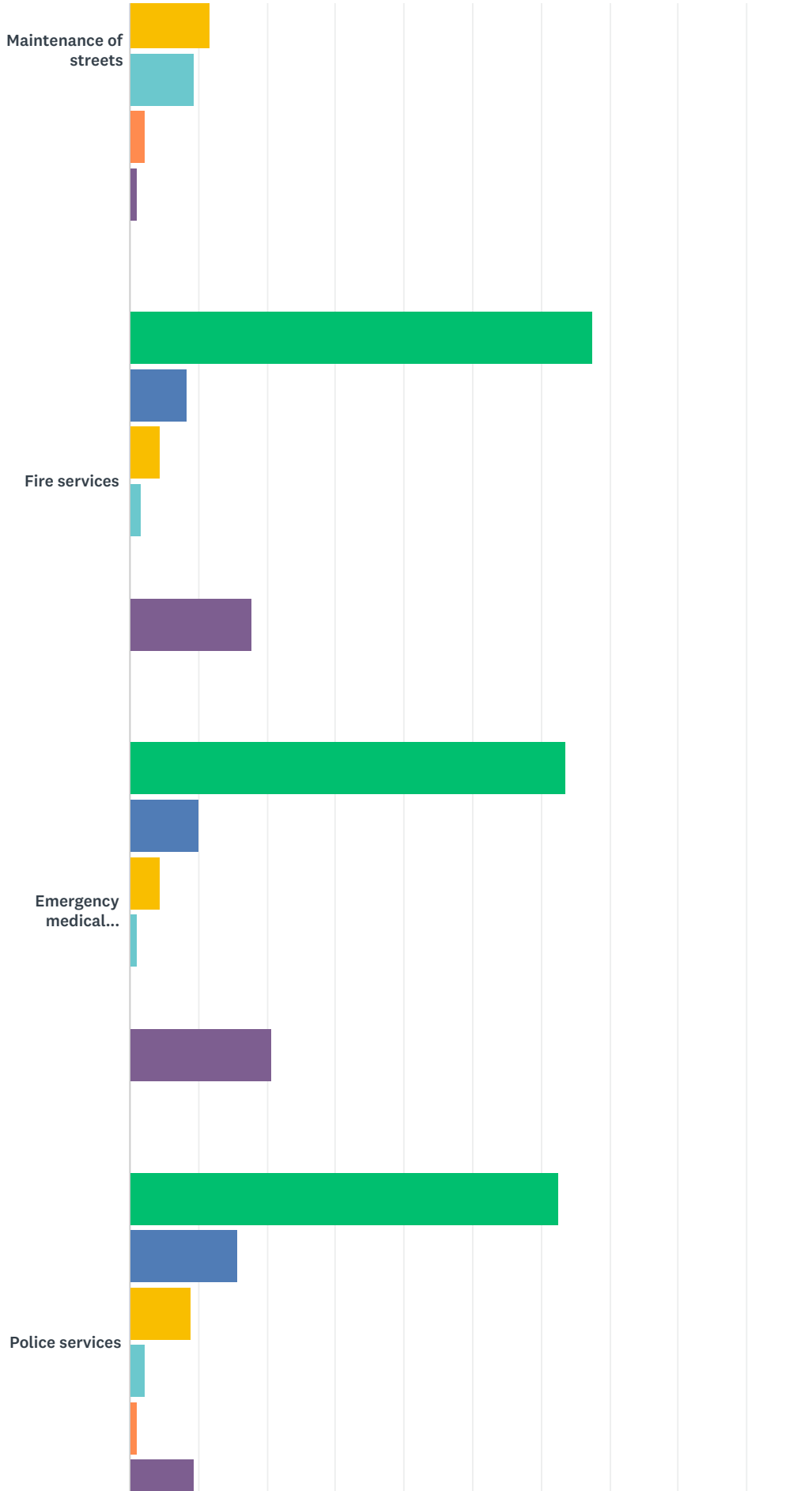
Answered: 179 Skipped: 33



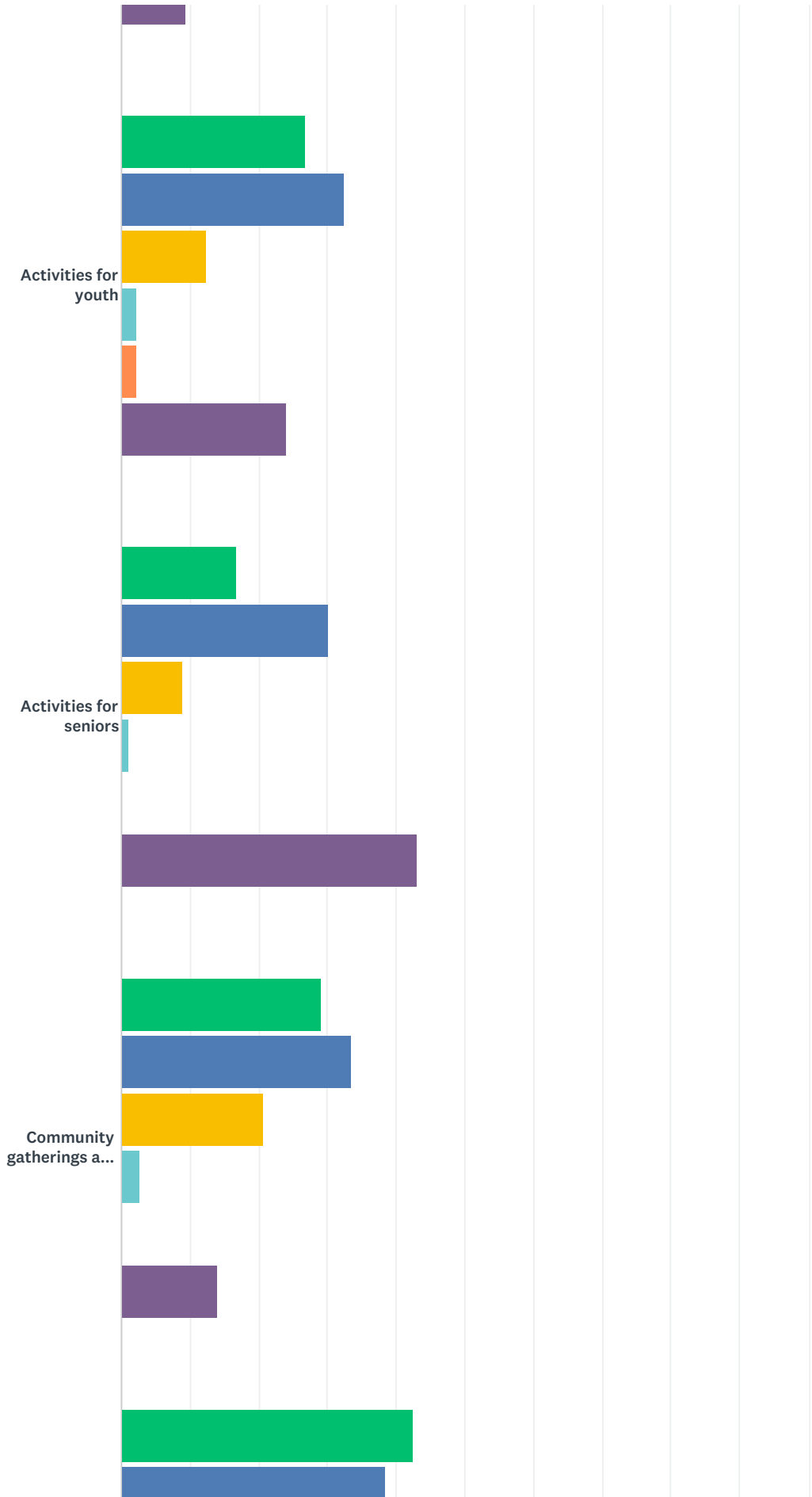
La Verne General Plan Update Survey



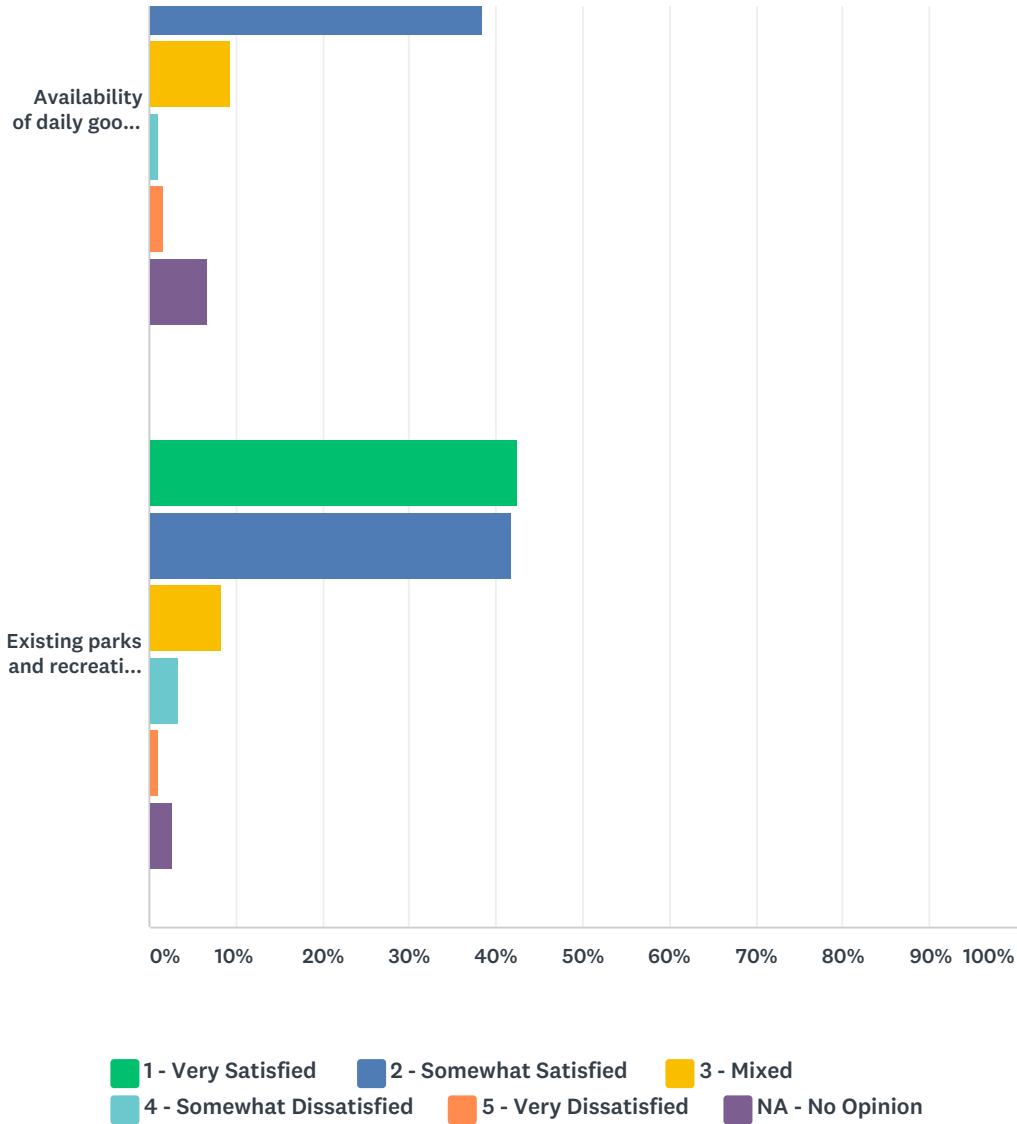
La Verne General Plan Update Survey



La Verne General Plan Update Survey



La Verne General Plan Update Survey



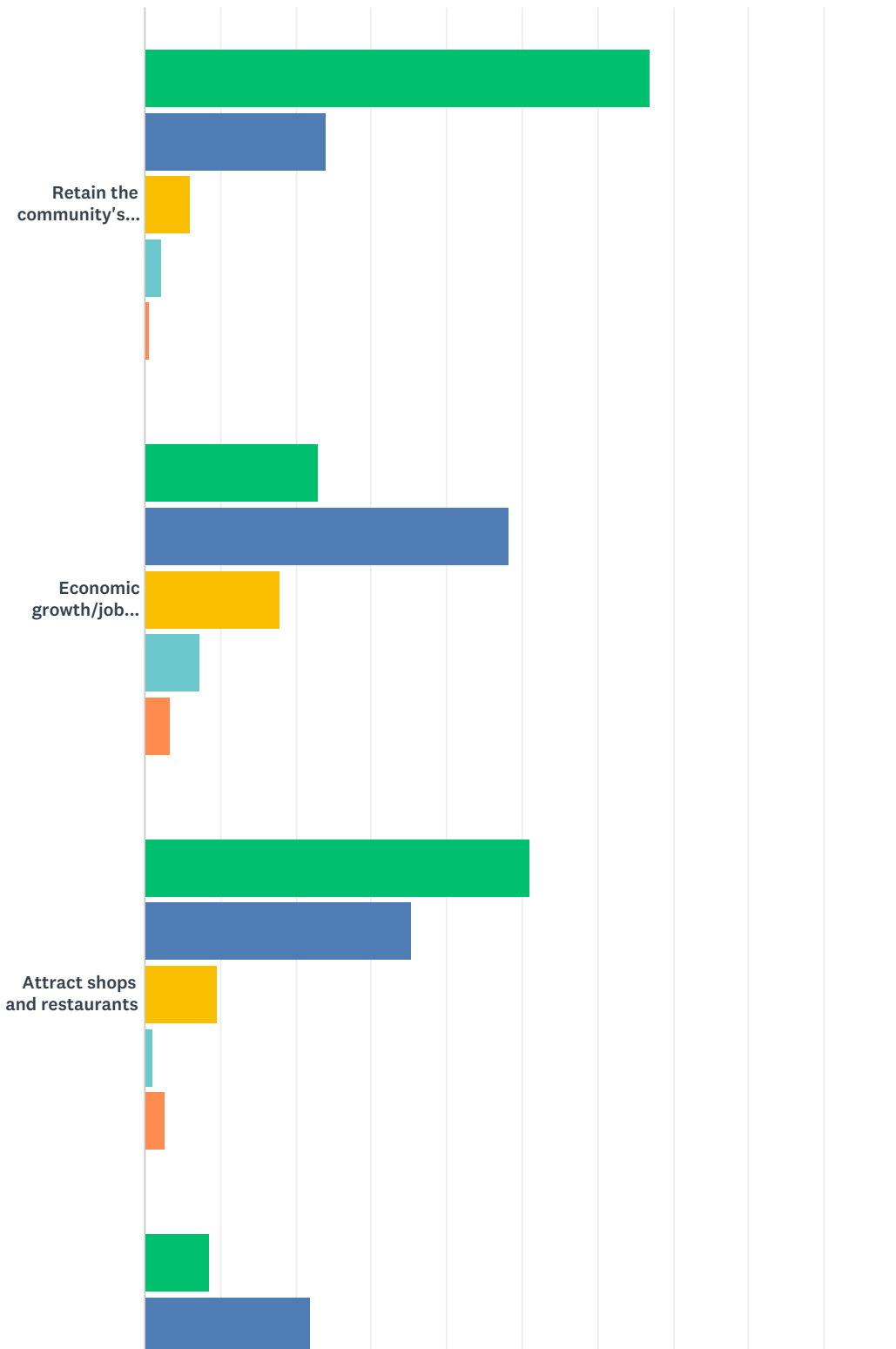
	1 - VERY SATISFIED	2 - SOMEWHAT SATISFIED	3 - MIXED	4 - SOMEWHAT DISSATISFIED	5 - VERY DISSATISFIED	NA - NO OPINION	TOTAL
La Verne as a place to live	71.51% 128	23.46% 42	4.47% 8	0.00% 0	0.00% 0	0.56% 1	179
La Verne as a place to work	17.32% 31	7.82% 14	11.17% 20	1.12% 2	0.56% 1	62.01% 111	179
La Verne as a place to bring your out of town friends and family to visit	43.58% 78	32.96% 59	16.76% 30	4.47% 8	2.23% 4	0.00% 0	179
La Verne's physical appearance	44.13% 79	43.58% 78	7.26% 13	3.91% 7	0.56% 1	0.56% 1	179
Availability of parking in the Old Town area	7.26% 13	33.52% 60	29.05% 52	16.20% 29	11.17% 20	2.79% 5	179
Traffic flow in and through the City	20.67% 37	43.58% 78	22.35% 40	9.50% 17	3.35% 6	0.56% 1	179
Maintenance of streets	29.05% 52	46.37% 83	11.73% 21	9.50% 17	2.23% 4	1.12% 2	179
Fire services	67.60% 121	8.38% 15	4.47% 8	1.68% 3	0.00% 0	17.88% 32	179

La Verne General Plan Update Survey

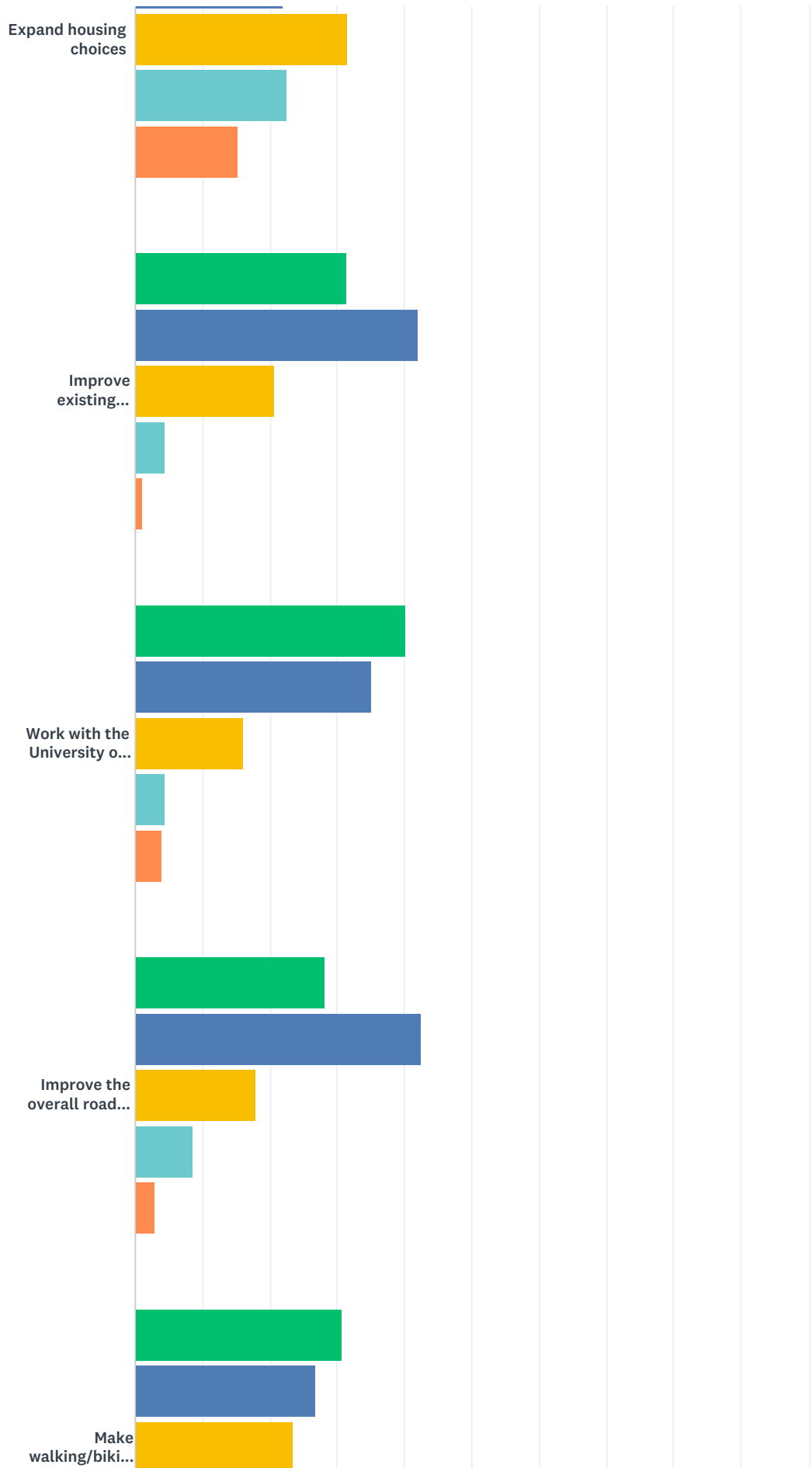
Emergency medical services	63.69% 114	10.06% 18	4.47% 8	1.12% 2	0.00% 0	20.67% 37	179
Police services	62.57% 112	15.64% 28	8.94% 16	2.23% 4	1.12% 2	9.50% 17	179
Activities for youth	26.82% 48	32.40% 58	12.29% 22	2.23% 4	2.23% 4	24.02% 43	179
Activities for seniors	16.76% 30	30.17% 54	8.94% 16	1.12% 2	0.00% 0	43.02% 77	179
Community gatherings and events	29.05% 52	33.52% 60	20.67% 37	2.79% 5	0.00% 0	13.97% 25	179
Availability of daily goods and services	42.46% 76	38.55% 69	9.50% 17	1.12% 2	1.68% 3	6.70% 12	179
Existing parks and recreation facilities	42.46% 76	41.90% 75	8.38% 15	3.35% 6	1.12% 2	2.79% 5	179

Q9 Rank the priority of the General Plan addressing the following development-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)

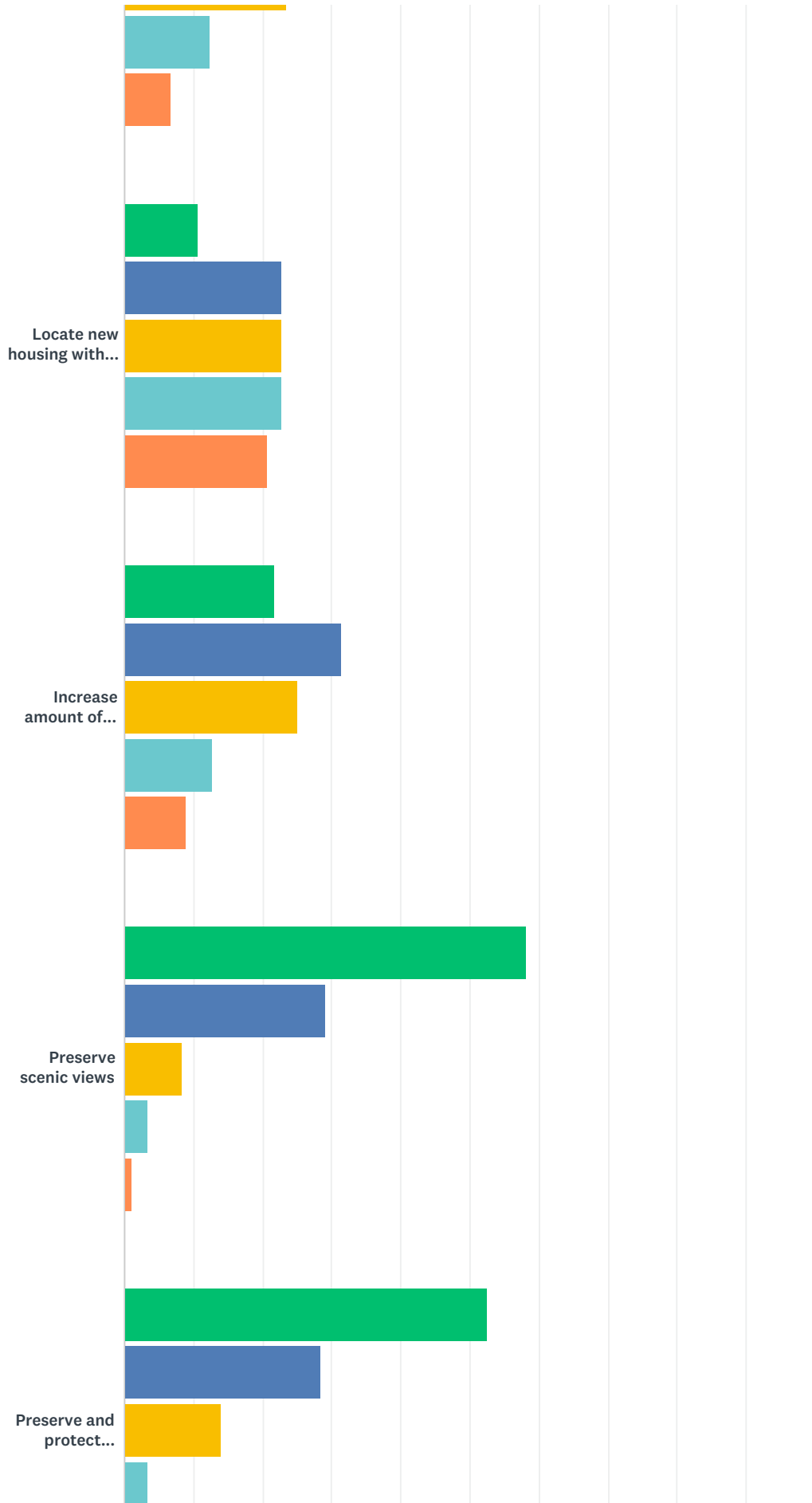
Answered: 179 Skipped: 33



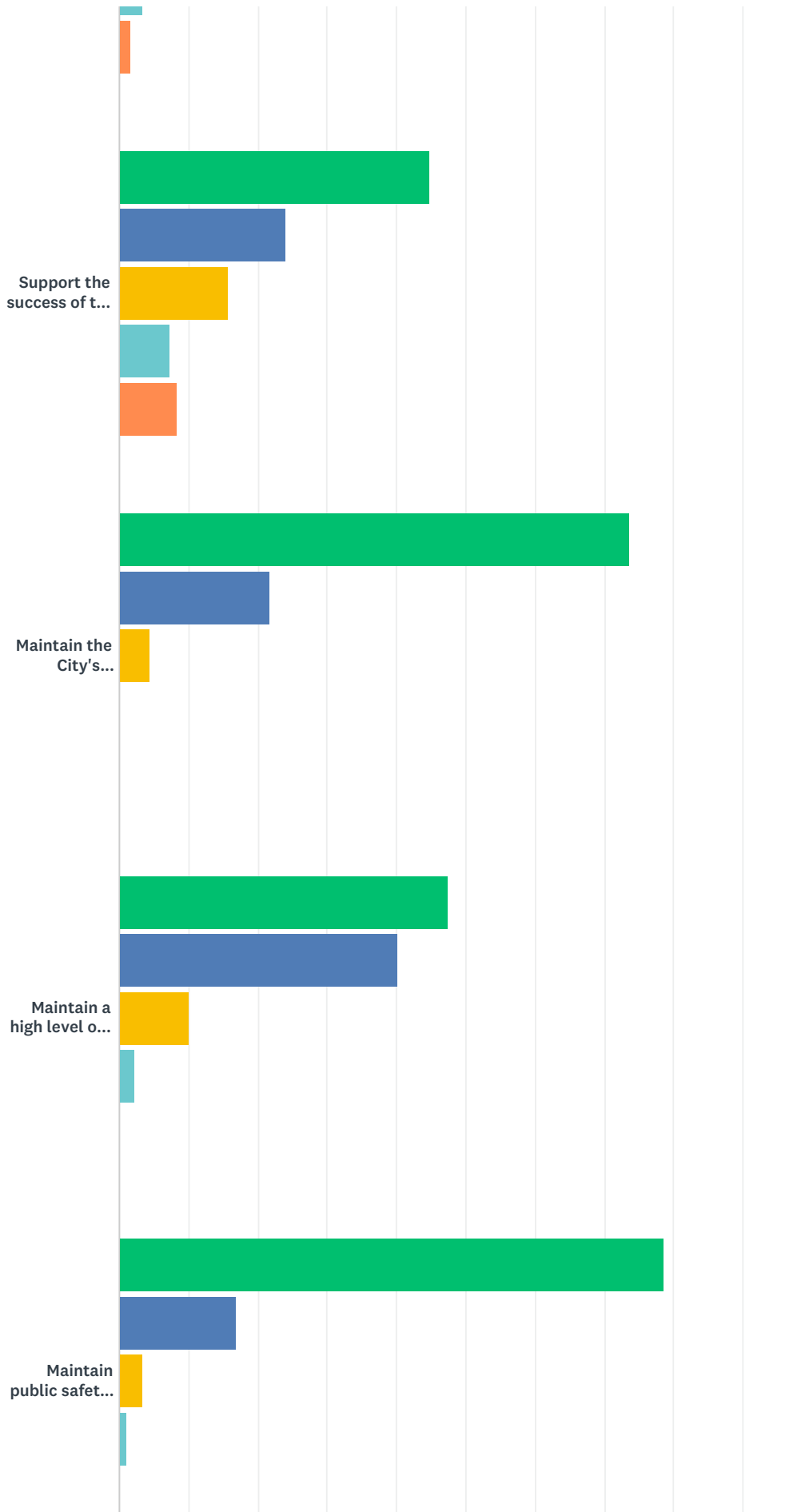
La Verne General Plan Update Survey



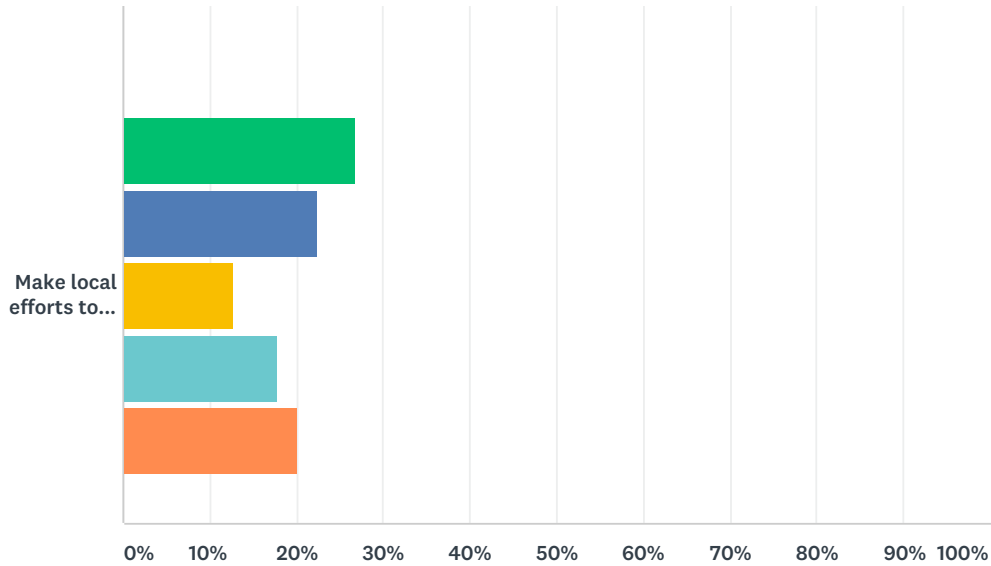
La Verne General Plan Update Survey



La Verne General Plan Update Survey



La Verne General Plan Update Survey



■ 1 - Very Important
 ■ 2 - Important
 ■ 3 - Somewhat Important
■ 4 - Low Importance
 ■ 5 - Not Important

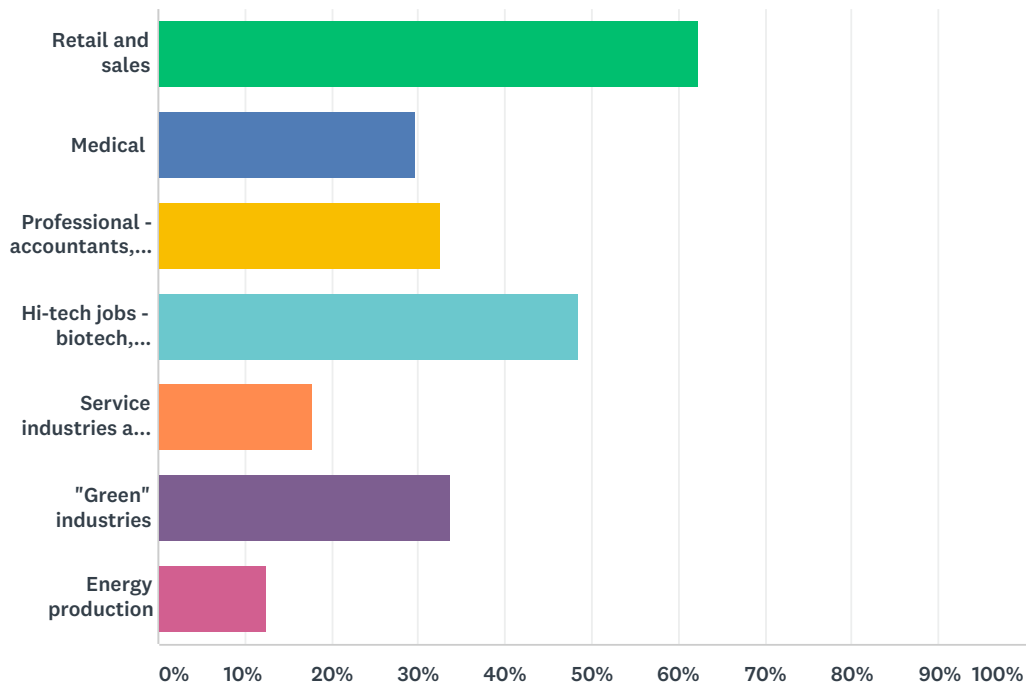
	1 - VERY IMPORTANT	2 - IMPORTANT	3 - SOMEWHAT IMPORTANT	4 - LOW IMPORTANCE	5 - NOT IMPORTANT	TOTAL
Retain the community's small-town character	67.04% 120	24.02% 43	6.15% 11	2.23% 4	0.56% 1	179
Economic growth/job creation	23.03% 41	48.31% 86	17.98% 32	7.30% 13	3.37% 6	178
Attract shops and restaurants	51.12% 91	35.39% 63	9.55% 17	1.12% 2	2.81% 5	178
Expand housing choices	8.47% 15	22.03% 39	31.64% 56	22.60% 40	15.25% 27	177
Improve existing housing/neighborhoods	31.46% 56	42.13% 75	20.79% 37	4.49% 8	1.12% 2	178
Work with the University of La Verne to improve Old Town	40.22% 72	35.20% 63	16.20% 29	4.47% 8	3.91% 7	179
Improve the overall road system	28.25% 50	42.37% 75	18.08% 32	8.47% 15	2.82% 5	177
Make walking/biking around the community easier	30.73% 55	26.82% 48	23.46% 42	12.29% 22	6.70% 12	179
Locate new housing with convenient access to public transportation	10.61% 19	22.91% 41	22.91% 41	22.91% 41	20.67% 37	179
Increase amount of parks/open space facilities	21.79% 39	31.28% 56	25.14% 45	12.85% 23	8.94% 16	179
Preserve scenic views	58.10% 104	29.05% 52	8.38% 15	3.35% 6	1.12% 2	179
Preserve and protect historical structures, facilities and other locations	52.51% 94	28.49% 51	13.97% 25	3.35% 6	1.68% 3	179
Support the success of the Gold Line extension	44.69% 80	24.02% 43	15.64% 28	7.26% 13	8.38% 15	179

La Verne General Plan Update Survey

Maintain the City's financial sustainability	73.74% 132	21.79% 39	4.47% 8	0.00% 0	0.00% 0	179
Maintain a high level of quality recreation, leisure, and social programs and facilities	47.49% 85	40.22% 72	10.06% 18	2.23% 4	0.00% 0	179
Maintain public safety services	78.65% 140	16.85% 30	3.37% 6	1.12% 2	0.00% 0	178
Make local efforts to address climate change	26.82% 48	22.35% 40	12.85% 23	17.88% 32	20.11% 36	179

Q10 What types of jobs or industries should La Verne try to attract? (Pick up to three)

Answered: 175 Skipped: 37



ANSWER CHOICES	RESPONSES
Retail and sales	62.29% 109
Medical	29.71% 52
Professional - accountants, lawyers, etc.	32.57% 57
Hi-tech jobs - biotech, computers, etc.	48.57% 85
Service industries and trades - construction, electricians, plumbing, etc.	17.71% 31
"Green" industries	33.71% 59
Energy production	12.57% 22
Total Respondents: 175	

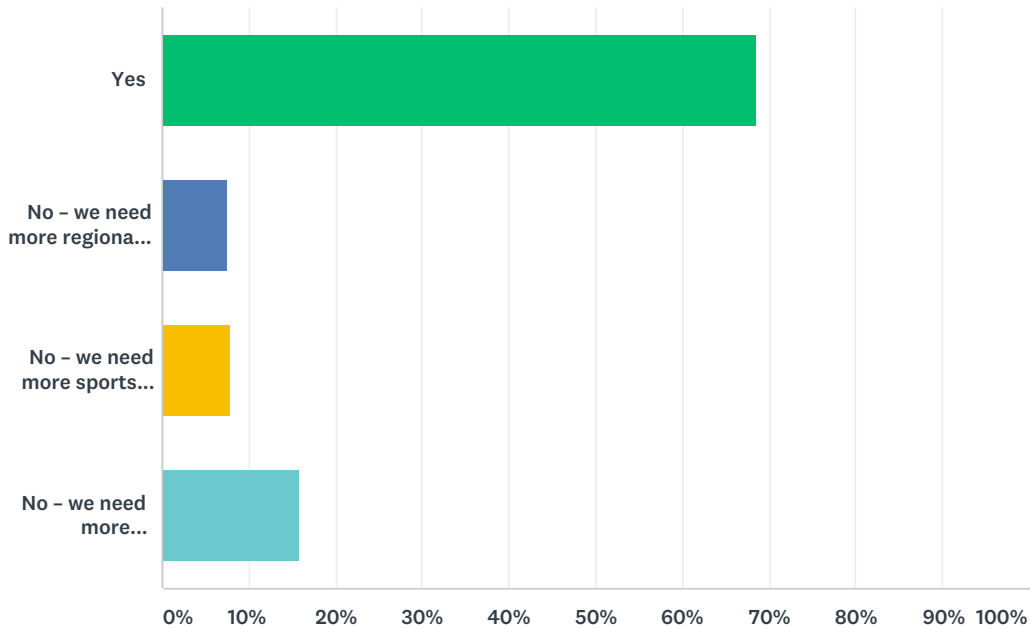
#	OTHER (PLEASE SPECIFY):	DATE
1	Our downtown stinks, you literally have to uber to eat downtown.	1/10/2018 12:06 PM
2	Amazon? Another big company?	1/10/2018 11:20 AM
3	no comment	1/10/2018 11:12 AM
4	The types of jobs selected should align with the talent graduating from ULV and the Claremont Colleges	1/10/2018 10:51 AM
5	Do not want industry in La Verne	1/10/2018 10:41 AM
6	just fill older buildings and not leave them vacant	1/10/2018 10:24 AM
7	Attract tech companies.	1/10/2018 10:19 AM

La Verne General Plan Update Survey

8	Innovation companies	1/10/2018 10:19 AM
9	Restaurants	1/9/2018 7:52 PM
10	More "mom and pop" and boutique type shops.	1/9/2018 6:39 PM
11	Manufacturing	1/9/2018 6:18 PM

Q11 Are there enough parks and recreation facilities in La Verne?

Answered: 175 Skipped: 37



ANSWER CHOICES	RESPONSES
Yes	68.57% 120
No – we need more regional parks	7.43% 13
No – we need more sports fields	8.00% 14
No – we need more neighborhood parks	16.00% 28
TOTAL	175

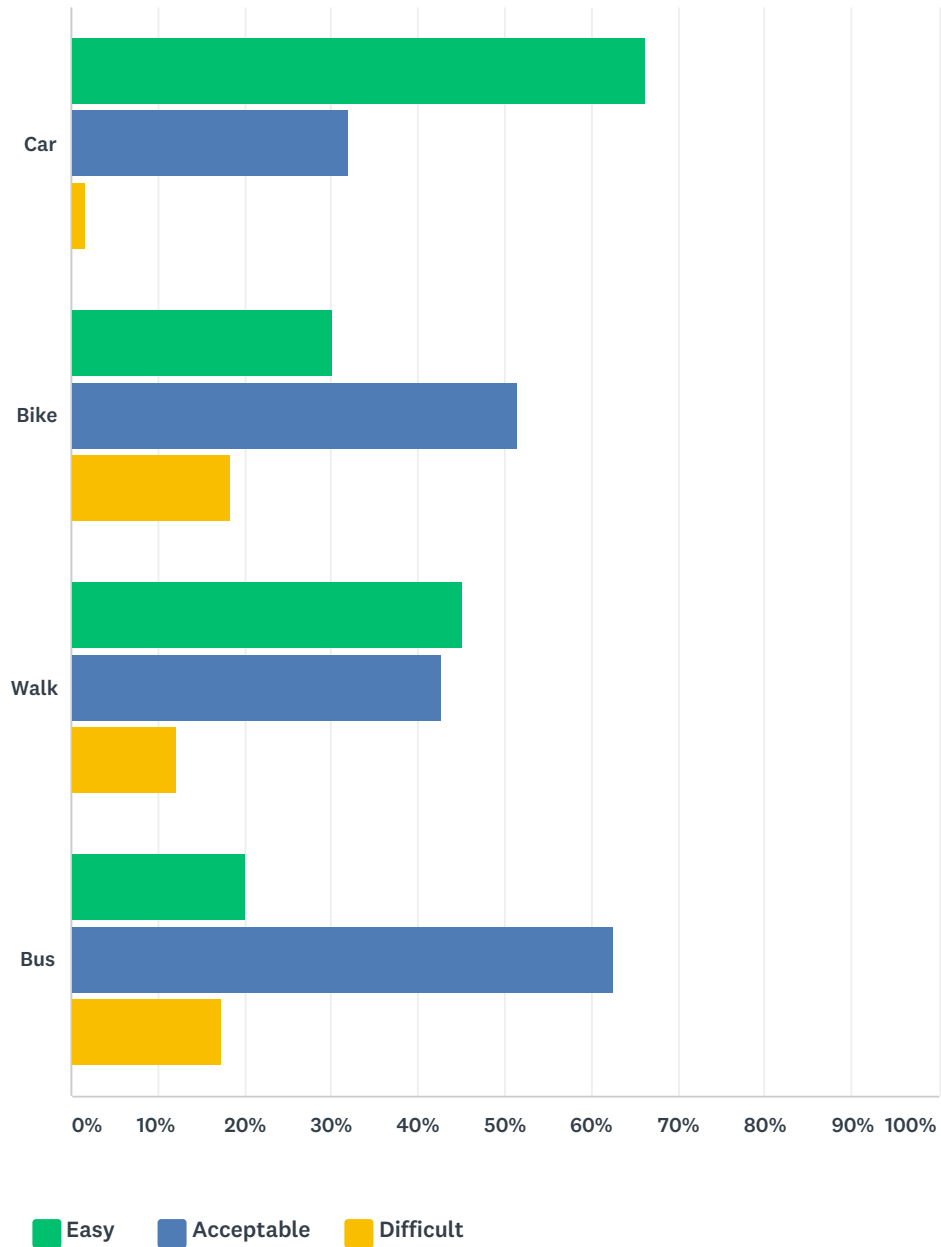
#	NO - WE NEED MORE:	DATE
1	Walking/running/biking trails	1/10/2018 12:32 PM
2	Need a place to have a fun game of baseball. Kicked off the baseball fields, softball fields and treated terribly by the people doing so.	1/10/2018 12:06 PM
3	Activities for kids	1/10/2018 11:31 AM
4	more greenery and open space is needed. Dont strip mall laverne	1/10/2018 11:08 AM
5	Not sure	1/10/2018 10:41 AM
6	Paved walking and/or bike paths.	1/10/2018 10:40 AM
7	basketball hoops are not accessible and people hop fences into schools after hours - not safe	1/10/2018 10:23 AM
8	Or repair the fields	1/10/2018 10:21 AM
9	We need to better maintain and upgrade current facilities.	1/9/2018 5:21 PM
10	perhaps upgrade rather than more	1/9/2018 4:50 PM
11	Update basketball courts!!! The court in wheeler park are old and in poor condition. This is where our city basketball league has to practice every week.	1/9/2018 4:30 PM
12	Let's not get complacent.	1/9/2018 3:50 PM

La Verne General Plan Update Survey

13	We need a soccer facility. It is our largest recreational activity in the city. We have no dedicated facility. The fields we use now are terrible.	1/9/2018 3:16 PM
14	We need a dog park like the one in San Dimas!	1/9/2018 3:07 PM

Q12 How easy is it to move in and around La Verne using:

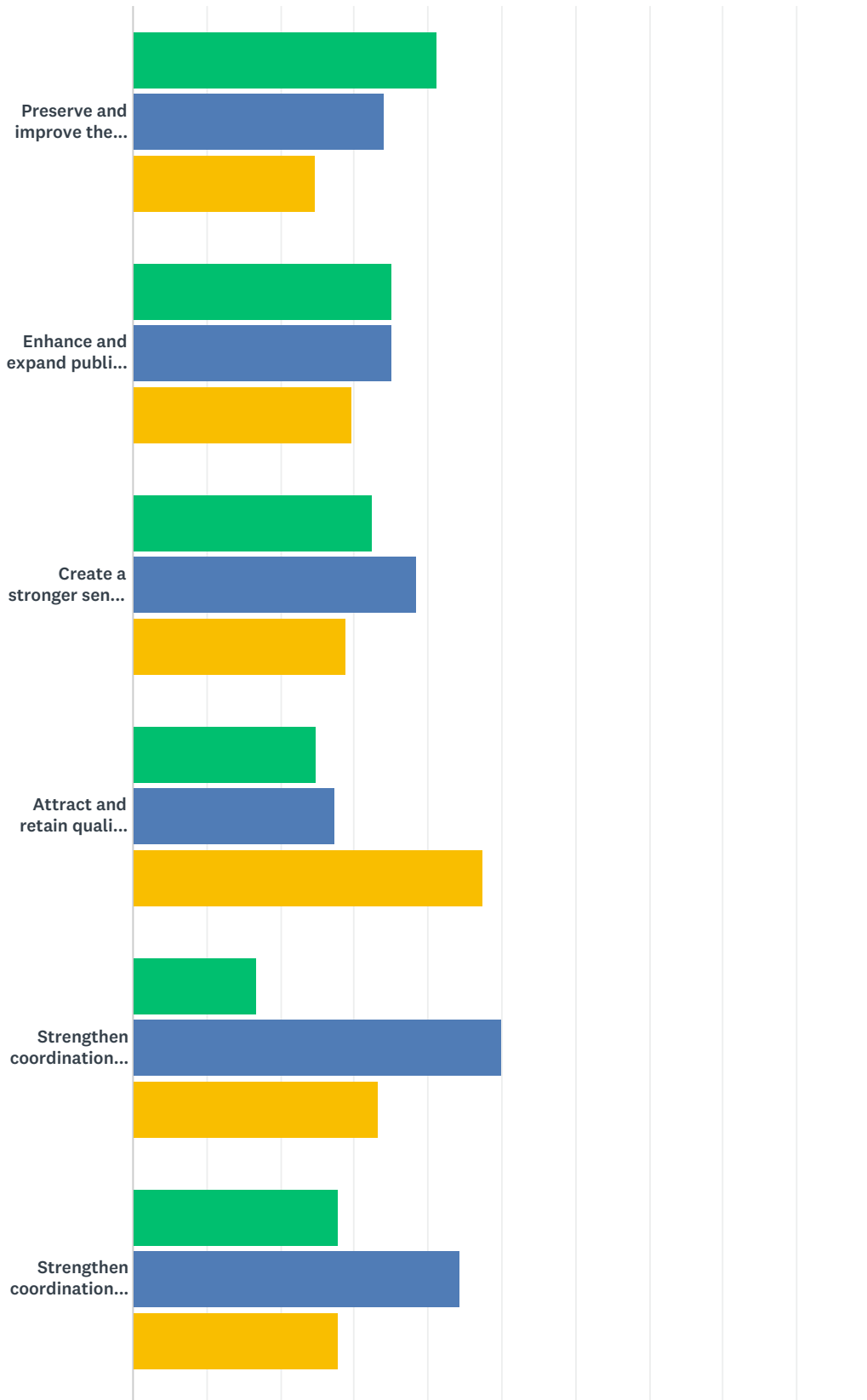
Answered: 175 Skipped: 37



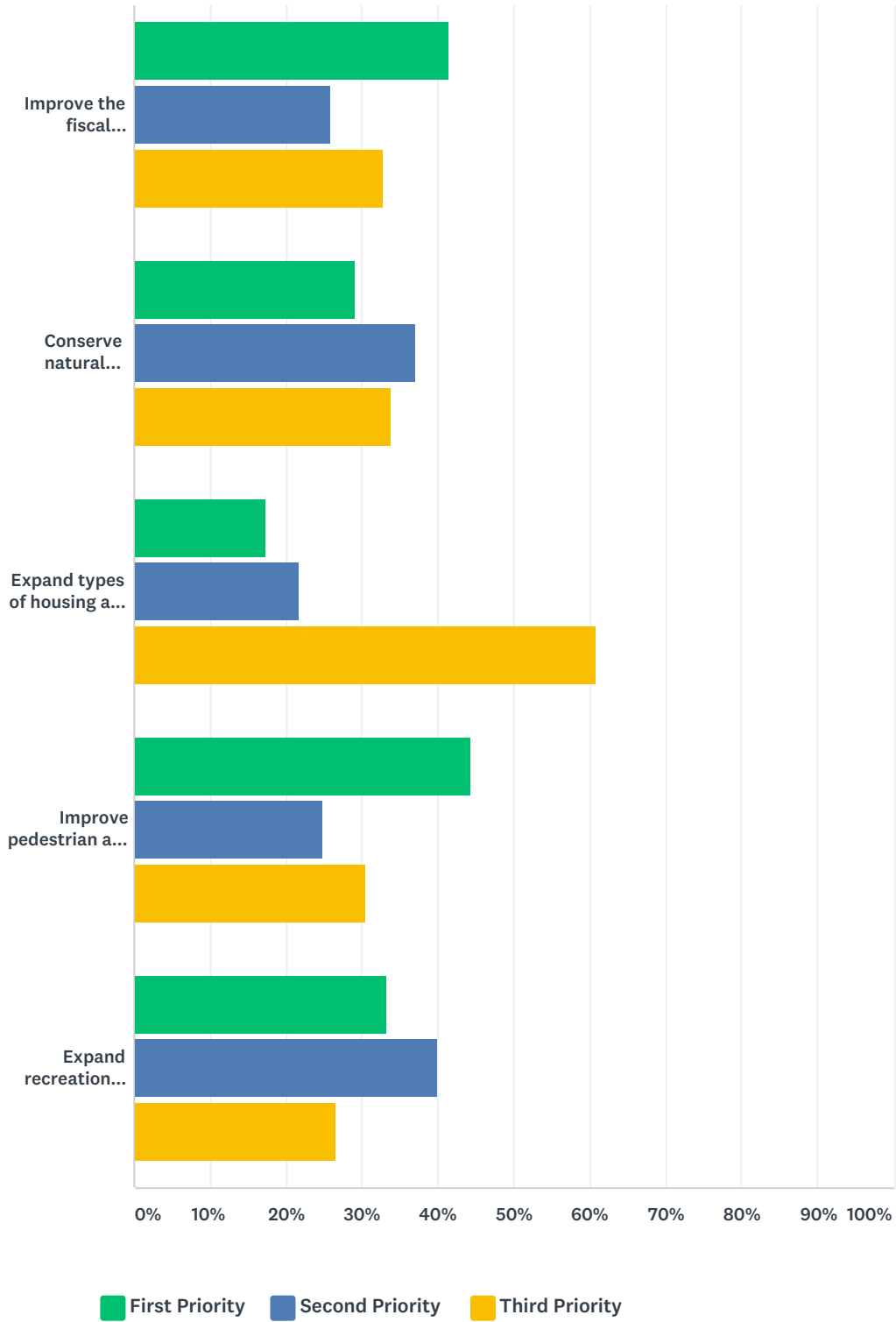
	EASY	ACCEPTABLE	DIFFICULT	TOTAL
Car	66.29% 116	32.00% 56	1.71% 3	175
Bike	30.18% 51	51.48% 87	18.34% 31	169
Walk	45.09% 78	42.77% 74	12.14% 21	173
Bus	20.00% 31	62.58% 97	17.42% 27	155

Q13 From the following seven goals, please rank the THREE most important issues in order from highest priority (1) to lowest (3).

Answered: 164 Skipped: 48



La Verne General Plan Update Survey



	FIRST PRIORITY	SECOND PRIORITY	THIRD PRIORITY	TOTAL
Preserve and improve the physical condition of the community	41.18% 35	34.12% 29	24.71% 21	85
Enhance and expand public services and amenities, such as public safety and parks	35.14% 13	35.14% 13	29.73% 11	37
Create a stronger sense of place and revenue base by improving the Old Town area	32.53% 27	38.55% 32	28.92% 24	83

La Verne General Plan Update Survey

Attract and retain quality jobs in a variety of industries	25.00% 10	27.50% 11	47.50% 19	40
Strengthen coordination and partnerships with local agencies and neighboring jurisdictions	16.67% 1	50.00% 3	33.33% 2	6
Strengthen coordination and partnerships with residents and local organizations	27.78% 5	44.44% 8	27.78% 5	18
Improve the fiscal viability of the City	41.38% 24	25.86% 15	32.76% 19	58
Conserve natural resources through protecting water supply, wildlife habitat, and open space	29.03% 18	37.10% 23	33.87% 21	62
Expand types of housing and range of affordability of housing	17.39% 4	21.74% 5	60.87% 14	23
Improve pedestrian and bicycle connections and make it easier to get around the City without a car	44.44% 16	25.00% 9	30.56% 11	36
Expand recreation programs, including for youths and seniors	33.33% 10	40.00% 12	26.67% 8	30

#	OTHER (PLEASE SPECIFY):	DATE
1	sanctuary city, more trees, city owned internet	1/10/2018 12:32 PM
2	Fill the numerous vacant businesses with new ones	1/10/2018 12:04 PM
3	Keep our city a foothill city. Natural, wild, scenic and pollution free.	1/10/2018 11:12 AM
4	Improve transportation access to/from outside the City	1/10/2018 10:56 AM
5	2) Identifying new cost saving measures that will reduce local taxes.	1/10/2018 10:44 AM
6	Financially plan to maintain and expand our private policing services, crime is the biggest issue facing La Verne right now. Our Fire Department is overstaffed and Police is understaffed.	1/10/2018 10:43 AM
7	public safety should have it own category	1/10/2018 10:23 AM
8	Expand the ease of use of cars through the city. Especially in the downtown.	1/10/2018 10:22 AM
9	We need a dog park!	1/9/2018 3:09 PM

Q14 Thinking about the future of La Verne, what three words or phrases best describe how you would like to see the community in 2040?

Answered: 165 Skipped: 47

ANSWER CHOICES	RESPONSES	
1.	100.00%	165
2.	88.48%	146
3.	83.03%	137

#	1.	DATE
1	More like claremont less like pomona	1/10/2018 12:40 PM
2	Preserve our view	1/10/2018 12:39 PM
3	Small town feel	1/10/2018 12:39 PM
4	No new housing developments	1/10/2018 12:37 PM
5	Home	1/10/2018 12:35 PM
6	Safe	1/10/2018 12:34 PM
7	Affordable	1/10/2018 12:34 PM
8	Saying the same feeling of a close knit community	1/10/2018 12:33 PM
9	culturally diverse	1/10/2018 12:32 PM
10	progressive	1/10/2018 12:32 PM
11	None	1/10/2018 12:31 PM
12	unified & suppor for local government	1/10/2018 12:29 PM
13	Homey	1/10/2018 12:28 PM
14	Keep our schools above average	1/10/2018 12:23 PM
15	Will our kids be able to afford to live here?	1/10/2018 12:21 PM
16	Small town	1/10/2018 12:20 PM
17	Keep the small feeling	1/10/2018 12:20 PM
18	Maintain the great town that it is	1/10/2018 12:20 PM
19	Safe	1/10/2018 12:14 PM
20	More open and accessible	1/10/2018 12:12 PM
21	Sustainability	1/10/2018 12:11 PM
22	safe	1/10/2018 12:11 PM
23	Responsible	1/10/2018 12:09 PM
24	Expansion of old town	1/10/2018 12:06 PM
25	Safe	1/10/2018 12:04 PM
26	More retail stores	1/10/2018 12:03 PM
27	Safe	1/10/2018 12:01 PM
28	maintain open space and beauty of the hillsides	1/10/2018 11:59 AM
29	Maintain sense of Community	1/10/2018 11:58 AM

La Verne General Plan Update Survey

30	Family friendly	1/10/2018 11:57 AM
31	Safe	1/10/2018 11:56 AM
32	Continued small town feel	1/10/2018 11:55 AM
33	Youthful	1/10/2018 11:54 AM
34	Small town	1/10/2018 11:53 AM
35	Keeping the old town feeling	1/10/2018 11:53 AM
36	Clean	1/10/2018 11:52 AM
37	Safe	1/10/2018 11:51 AM
38	don't know	1/10/2018 11:49 AM
39	Fiscal stability	1/10/2018 11:49 AM
40	Interactive	1/10/2018 11:47 AM
41	Thrive	1/10/2018 11:47 AM
42	Remains	1/10/2018 11:46 AM
43	Small Town	1/10/2018 11:38 AM
44	Charming	1/10/2018 11:35 AM
45	Less cars and people	1/10/2018 11:34 AM
46	historic buildings preserved	1/10/2018 11:33 AM
47	Family	1/10/2018 11:33 AM
48	Small community complete	1/10/2018 11:33 AM
49	Safe	1/10/2018 11:32 AM
50	alive	1/10/2018 11:32 AM
51	growth	1/10/2018 11:31 AM
52	Self sufficient	1/10/2018 11:24 AM
53	Charming	1/10/2018 11:23 AM
54	More restaurants	1/10/2018 11:22 AM
55	Thriving	1/10/2018 11:22 AM
56	less traffic	1/10/2018 11:22 AM
57	Forward thinking	1/10/2018 11:17 AM
58	Keep taxes low.	1/10/2018 11:13 AM
59	Safe	1/10/2018 11:12 AM
60	People outside walking biking, clean open spaces.	1/10/2018 11:12 AM
61	Prosperous	1/10/2018 11:11 AM
62	innovative	1/10/2018 11:10 AM
63	Cleanliness	1/10/2018 11:09 AM
64	Safe	1/10/2018 11:07 AM
65	Accessible	1/10/2018 11:02 AM
66	Small time feel	1/10/2018 11:02 AM
67	End new construction of housing/buildings	1/10/2018 11:02 AM
68	family oriented	1/10/2018 11:01 AM
69	Safe	1/10/2018 11:00 AM
70	Not overcrowded with house built on every piece of open land	1/10/2018 11:00 AM

La Verne General Plan Update Survey

71	Modern	1/10/2018 10:58 AM
72	Green	1/10/2018 10:56 AM
73	Hometown	1/10/2018 10:54 AM
74	Home-Town feel	1/10/2018 10:52 AM
75	Small town	1/10/2018 10:51 AM
76	Prosperous	1/10/2018 10:49 AM
77	Less builing wherever there is free space	1/10/2018 10:45 AM
78	Forward Thinking	1/10/2018 10:44 AM
79	Improved fiscal city management	1/10/2018 10:43 AM
80	Safe and secure place to live.	1/10/2018 10:43 AM
81	Retain small town feel	1/10/2018 10:43 AM
82	Small town feel	1/10/2018 10:41 AM
83	Old Town La Verne with widespread attraction	1/10/2018 10:41 AM
84	Welcoming	1/10/2018 10:39 AM
85	small town	1/10/2018 10:37 AM
86	Maintaining the small town feel	1/10/2018 10:36 AM
87	small-town feeling	1/10/2018 10:34 AM
88	Matain small town atmosphere	1/10/2018 10:33 AM
89	A great city to live in with a small town feel	1/10/2018 10:33 AM
90	Small town feel	1/10/2018 10:30 AM
91	large QUALITY retail establishments	1/10/2018 10:29 AM
92	i can shop, eat out and with available parking space	1/10/2018 10:29 AM
93	clean air	1/10/2018 10:27 AM
94	easy access	1/10/2018 10:26 AM
95	A great place to work	1/10/2018 10:26 AM
96	Safe place to live	1/10/2018 10:26 AM
97	Diverse	1/10/2018 10:25 AM
98	Easy to get around	1/10/2018 10:24 AM
99	green	1/10/2018 10:24 AM
100	Small Town	1/10/2018 10:24 AM
101	Less crime	1/10/2018 10:23 AM
102	safe	1/10/2018 10:23 AM
103	Hi tech industry hub	1/10/2018 10:22 AM
104	safe	1/10/2018 10:22 AM
105	More technology based jobs	1/10/2018 10:22 AM
106	Safe	1/10/2018 10:22 AM
107	I'll be dead	1/10/2018 10:21 AM
108	Clean	1/10/2018 10:20 AM
109	Maintain infrastructure and public services	1/10/2018 10:20 AM
110	CUT DOWN ON SPEEDERS AND TRAFFIC	1/10/2018 10:19 AM
111	Friendly	1/10/2018 10:19 AM

La Verne General Plan Update Survey

112	Stable financially	1/10/2018 9:50 AM
113	small town atmospherer	1/10/2018 9:25 AM
114	Family	1/10/2018 8:56 AM
115	A true sense of community.	1/10/2018 7:55 AM
116	Old Town atmosphere	1/10/2018 7:51 AM
117	Green	1/10/2018 7:27 AM
118	Crime free	1/10/2018 5:48 AM
119	Community	1/10/2018 12:09 AM
120	Safe	1/9/2018 11:51 PM
121	Better/safer Bicycling infrastructure	1/9/2018 10:21 PM
122	Financially stable	1/9/2018 10:07 PM
123	Friendly	1/9/2018 10:01 PM
124	Vibrant	1/9/2018 8:50 PM
125	Less state control more independence.	1/9/2018 8:16 PM
126	Kids able to walk or ride to schools	1/9/2018 7:55 PM
127	Stable	1/9/2018 7:50 PM
128	With my own eyes (I hope to be alive)	1/9/2018 7:35 PM
129	Safe	1/9/2018 7:09 PM
130	Preserve small town/community feel	1/9/2018 6:49 PM
131	Limit new construction	1/9/2018 6:39 PM
132	Restaurants and shops in a bigger DT.	1/9/2018 6:35 PM
133	Better nightlife	1/9/2018 6:21 PM
134	Fiscally sustainable	1/9/2018 6:07 PM
135	Well maintained	1/9/2018 5:24 PM
136	clean	1/9/2018 5:18 PM
137	retain "small Town" image	1/9/2018 4:52 PM
138	More places to eat & shop	1/9/2018 4:43 PM
139	Friendly	1/9/2018 4:39 PM
140	Hometown	1/9/2018 4:24 PM
141	more local goods & services, less need to travel away	1/9/2018 4:21 PM
142	heritage	1/9/2018 4:13 PM
143	Small Town Feel	1/9/2018 4:08 PM
144	Small town feeling	1/9/2018 4:08 PM
145	Sustainable	1/9/2018 4:06 PM
146	Improved cultural amenities	1/9/2018 4:05 PM
147	Stronger shopping and dining dynamic in Old Town.	1/9/2018 4:02 PM
148	The best small town in California	1/9/2018 3:48 PM
149	Strong	1/9/2018 3:47 PM
150	Human scale	1/9/2018 3:43 PM
151	gold line	1/9/2018 3:41 PM
152	Safety	1/9/2018 3:32 PM

La Verne General Plan Update Survey

153	Tight knit	1/9/2018 3:30 PM
154	available facilities, programs for all ages	1/9/2018 3:29 PM
155	Growth	1/9/2018 3:21 PM
156	Family-friendly	1/9/2018 3:20 PM
157	Younger families	1/9/2018 3:19 PM
158	small	1/9/2018 3:15 PM
159	Safe	1/9/2018 3:13 PM
160	Vibrant	1/9/2018 3:11 PM
161	safe	1/9/2018 3:11 PM
162	One of the safest Cities in California	1/9/2018 3:09 PM
163	Safe	1/9/2018 3:08 PM
164	Sustainability	1/9/2018 3:06 PM
165	na	1/7/2018 3:00 PM
#	2.	DATE
1	Clean it up. Make commercial landlords fix up ancient buildings	1/10/2018 12:40 PM
2	Keep it a small town	1/10/2018 12:39 PM
3	Great place to raise a family	1/10/2018 12:39 PM
4	No new housing developments	1/10/2018 12:37 PM
5	Stable	1/10/2018 12:35 PM
6	Beautiful	1/10/2018 12:34 PM
7	Welcoming	1/10/2018 12:34 PM
8	multiple types of entertainment for all age groups	1/10/2018 12:32 PM
9	less traffic on Bonita steer to less residential	1/10/2018 12:29 PM
10	Family	1/10/2018 12:28 PM
11	Have great restaurants and shops	1/10/2018 12:23 PM
12	Affordable for seniors	1/10/2018 12:20 PM
13	Improve downtown La verne	1/10/2018 12:20 PM
14	Beautiful	1/10/2018 12:14 PM
15	More parking in Old Town	1/10/2018 12:12 PM
16	Safe	1/10/2018 12:11 PM
17	friendly	1/10/2018 12:11 PM
18	Proactive	1/10/2018 12:09 PM
19	More high tech jobs	1/10/2018 12:06 PM
20	Small town community	1/10/2018 12:04 PM
21	Clean and attractive community	1/10/2018 12:03 PM
22	Knitted community	1/10/2018 12:01 PM
23	keep small town feel of downtown area	1/10/2018 11:59 AM
24	Healthy economic vitality	1/10/2018 11:58 AM
25	Great dining	1/10/2018 11:57 AM
26	Family-minded	1/10/2018 11:56 AM
27	Keep La Verne independant	1/10/2018 11:55 AM

La Verne General Plan Update Survey

28	attractive to families	1/10/2018 11:54 AM
29	Safe family environment	1/10/2018 11:53 AM
30	Safe	1/10/2018 11:52 AM
31	Inviting	1/10/2018 11:51 AM
32	Accessible	1/10/2018 11:47 AM
33	Retain small town atmosphere	1/10/2018 11:47 AM
34	The	1/10/2018 11:46 AM
35	Accessible	1/10/2018 11:35 AM
36	uncrowded	1/10/2018 11:33 AM
37	Cultural	1/10/2018 11:33 AM
38	Safe city, to live.	1/10/2018 11:33 AM
39	Clean	1/10/2018 11:32 AM
40	youthful	1/10/2018 11:32 AM
41	history	1/10/2018 11:31 AM
42	Safe	1/10/2018 11:24 AM
43	Safe	1/10/2018 11:23 AM
44	Family activities	1/10/2018 11:22 AM
45	less speeding in residential areas	1/10/2018 11:22 AM
46	Small town feel	1/10/2018 11:17 AM
47	Maintain financial viability of the city.	1/10/2018 11:13 AM
48	Beautiful	1/10/2018 11:12 AM
49	A wild foothill city tied to its environment.	1/10/2018 11:12 AM
50	sustainable	1/10/2018 11:10 AM
51	Good people	1/10/2018 11:09 AM
52	Financially viable	1/10/2018 11:07 AM
53	Safe	1/10/2018 11:02 AM
54	Safe	1/10/2018 11:02 AM
55	Fill vacant buildings with Rest/shops	1/10/2018 11:02 AM
56	small town vibe	1/10/2018 11:01 AM
57	Clean	1/10/2018 11:00 AM
58	Family oriented	1/10/2018 11:00 AM
59	Updated	1/10/2018 10:58 AM
60	Active	1/10/2018 10:56 AM
61	Friendly	1/10/2018 10:54 AM
62	Safe	1/10/2018 10:52 AM
63	Safe	1/10/2018 10:51 AM
64	Accountable	1/10/2018 10:49 AM
65	Leave open areas open	1/10/2018 10:45 AM
66	Financially responsible	1/10/2018 10:44 AM
67	keep small town feel	1/10/2018 10:43 AM
68	Upscale.	1/10/2018 10:43 AM

La Verne General Plan Update Survey

69	Retain small business & restraurants	1/10/2018 10:43 AM
70	Safe	1/10/2018 10:41 AM
71	Every neighborhood has beautiful streets	1/10/2018 10:41 AM
72	Diverse	1/10/2018 10:39 AM
73	friendly	1/10/2018 10:37 AM
74	Thriving Mom and Pop Shops and Restaurants	1/10/2018 10:36 AM
75	people who care about each other	1/10/2018 10:34 AM
76	Don't let what happened to Arcadia/Monterey Park happen here.	1/10/2018 10:33 AM
77	Financially stable with a growing job market	1/10/2018 10:33 AM
78	Family	1/10/2018 10:30 AM
79	Growth of entertainment and restaurants	1/10/2018 10:29 AM
80	appropriate signs, spd bumps or light bumps as for area	1/10/2018 10:29 AM
81	transportation access	1/10/2018 10:27 AM
82	clean	1/10/2018 10:26 AM
83	A great place to life	1/10/2018 10:26 AM
84	Businesses that generate revenue for the city	1/10/2018 10:26 AM
85	Affordable	1/10/2018 10:25 AM
86	Abundant job opportunities	1/10/2018 10:24 AM
87	safe	1/10/2018 10:24 AM
88	Tech-Friendly	1/10/2018 10:24 AM
89	Safer	1/10/2018 10:23 AM
90	safe	1/10/2018 10:23 AM
91	More vibrant downtown area	1/10/2018 10:22 AM
92	up to date	1/10/2018 10:22 AM
93	Batter roads	1/10/2018 10:22 AM
94	Community oriented	1/10/2018 10:22 AM
95	Maintain population size	1/10/2018 10:20 AM
96	PRESERVE THE SHOPS WITH HIGH END STORES	1/10/2018 10:19 AM
97	Affordable	1/10/2018 10:19 AM
98	Stable	1/10/2018 8:56 AM
99	A diverse mix of people in terms of age and ethnicity	1/10/2018 7:55 AM
100	strong tax base	1/10/2018 7:51 AM
101	Easy to live and work	1/10/2018 7:27 AM
102	Home town architecture	1/10/2018 5:48 AM
103	Safety	1/10/2018 12:09 AM
104	Quaint	1/9/2018 11:51 PM
105	Slow down cars moving thru the city	1/9/2018 10:21 PM
106	Every storefront occupied	1/9/2018 10:07 PM
107	Safe	1/9/2018 10:01 PM
108	Friendly	1/9/2018 8:50 PM
109	Less government	1/9/2018 8:16 PM

La Verne General Plan Update Survey

110	Thriving downtown area (like Claremont)	1/9/2018 7:55 PM
111	Safe	1/9/2018 7:50 PM
112	Profitable	1/9/2018 7:35 PM
113	Fiscally sufficient	1/9/2018 7:09 PM
114	Create more public prkng w/out spoiling the look of old town	1/9/2018 6:49 PM
115	Improve main roads like Wheeler	1/9/2018 6:39 PM
116	Companies with job opportunities.	1/9/2018 6:35 PM
117	Embracing new technology	1/9/2018 6:21 PM
118	Affordable housing opportunities	1/9/2018 6:07 PM
119	Vibrant and quaint downtown	1/9/2018 5:24 PM
120	great police and fire departments	1/9/2018 5:18 PM
121	Sports complex for our youth	1/9/2018 4:43 PM
122	Safe	1/9/2018 4:39 PM
123	Historic	1/9/2018 4:24 PM
124	community participation & genuinely democratic govt.	1/9/2018 4:21 PM
125	community	1/9/2018 4:13 PM
126	Vibrant shopping/restaurants	1/9/2018 4:08 PM
127	Bicycle-able	1/9/2018 4:06 PM
128	Upscale restaurants	1/9/2018 4:05 PM
129	Trails are quality of living builders.	1/9/2018 4:02 PM
130	Safest City	1/9/2018 3:48 PM
131	Safe	1/9/2018 3:47 PM
132	Balanced and sustainable transportation network - not car centric	1/9/2018 3:43 PM
133	inproverestaurants	1/9/2018 3:41 PM
134	Modern but without destroying what is left of nature	1/9/2018 3:32 PM
135	Historic	1/9/2018 3:30 PM
136	transportation hub	1/9/2018 3:29 PM
137	Quality restaurants and shopping	1/9/2018 3:21 PM
138	Financially solvent	1/9/2018 3:20 PM
139	Younger businesses	1/9/2018 3:19 PM
140	economically sound	1/9/2018 3:13 PM
141	Current	1/9/2018 3:11 PM
142	scenic	1/9/2018 3:11 PM
143	Outdoor Seating at Restaurants	1/9/2018 3:09 PM
144	Community	1/9/2018 3:08 PM
145	Safety	1/9/2018 3:06 PM
146	na	1/7/2018 3:00 PM
#	3.	DATE
1	Get rid of the 99 cent and discount stores and crappy food dives	1/10/2018 12:40 PM
2	Safe	1/10/2018 12:39 PM
3	No new housing developments	1/10/2018 12:37 PM

La Verne General Plan Update Survey

4	Green	1/10/2018 12:35 PM
5	Thriving	1/10/2018 12:34 PM
6	Educated/informed	1/10/2018 12:34 PM
7	welcoming	1/10/2018 12:32 PM
8	Continue the support of our great Fire Dept.	1/10/2018 12:29 PM
9	Old and modern	1/10/2018 12:28 PM
10	Keep our city safe!	1/10/2018 12:23 PM
11	Preserve safe senior living areas	1/10/2018 12:20 PM
12	Improve public parking in downtown	1/10/2018 12:20 PM
13	More locally-focused businesses	1/10/2018 12:12 PM
14	Home	1/10/2018 12:11 PM
15	small	1/10/2018 12:11 PM
16	Promosing	1/10/2018 12:09 PM
17	Safe place to live	1/10/2018 12:06 PM
18	Friendly	1/10/2018 12:04 PM
19	Small town America	1/10/2018 12:03 PM
20	Clean	1/10/2018 12:01 PM
21	invite more upscale restaurants such as seafood or steakhouses	1/10/2018 11:59 AM
22	Improved traffic through the City	1/10/2018 11:58 AM
23	Small town feel	1/10/2018 11:57 AM
24	Education focused	1/10/2018 11:56 AM
25	diversified population	1/10/2018 11:54 AM
26	Unique	1/10/2018 11:53 AM
27	Friendly	1/10/2018 11:52 AM
28	Home	1/10/2018 11:51 AM
29	Thriving	1/10/2018 11:47 AM
30	Same	1/10/2018 11:46 AM
31	Very Safe	1/10/2018 11:35 AM
32	Historical	1/10/2018 11:33 AM
33	Maintaining the charm, updated. Fix median.	1/10/2018 11:33 AM
34	Conservation minded	1/10/2018 11:32 AM
35	friendly	1/10/2018 11:32 AM
36	Intergrated	1/10/2018 11:24 AM
37	Social	1/10/2018 11:23 AM
38	Blended community involvement	1/10/2018 11:22 AM
39	less traffic noise in residential areas	1/10/2018 11:22 AM
40	Cognizant of resident's needs	1/10/2018 11:17 AM
41	Improve noise ordinance (barking dogs)	1/10/2018 11:13 AM
42	Growth	1/10/2018 11:12 AM
43	A sense of place, small town, university town.	1/10/2018 11:12 AM
44	green	1/10/2018 11:10 AM

La Verne General Plan Update Survey

45	Less crime	1/10/2018 11:09 AM
46	Stable	1/10/2018 11:07 AM
47	Welcoming	1/10/2018 11:02 AM
48	Families	1/10/2018 11:02 AM
49	Maintain conditions of ALL streets,etc.	1/10/2018 11:02 AM
50	safe	1/10/2018 11:01 AM
51	Commuter Friendly	1/10/2018 11:00 AM
52	Variety of quality dining options	1/10/2018 11:00 AM
53	Trendy	1/10/2018 10:58 AM
54	Liveable	1/10/2018 10:56 AM
55	Families	1/10/2018 10:54 AM
56	Quiet	1/10/2018 10:52 AM
57	Culture/history	1/10/2018 10:51 AM
58	Accommodating	1/10/2018 10:49 AM
59	Stop building EVERYWHERE!!	1/10/2018 10:45 AM
60	A Great Place to Live	1/10/2018 10:44 AM
61	educate the bike riders	1/10/2018 10:43 AM
62	Attractive.	1/10/2018 10:43 AM
63	Keep our community safe by investing in OUR Police Department	1/10/2018 10:43 AM
64	Family orientated	1/10/2018 10:41 AM
65	A cultural hub with theatre and art centers	1/10/2018 10:41 AM
66	Attractive	1/10/2018 10:39 AM
67	safe	1/10/2018 10:37 AM
68	pride in our city and what we stand for	1/10/2018 10:34 AM
69	Increase restaurants and higher end shops.	1/10/2018 10:33 AM
70	Great shops and restaurants to make residents want to stay local	1/10/2018 10:33 AM
71	Safety	1/10/2018 10:30 AM
72	Improved safety	1/10/2018 10:29 AM
73	more neighborhood watch set up	1/10/2018 10:29 AM
74	safety	1/10/2018 10:27 AM
75	able to enjoy nature	1/10/2018 10:26 AM
76	A natural beauty	1/10/2018 10:26 AM
77	No unoccupied buildings	1/10/2018 10:26 AM
78	Freedom	1/10/2018 10:25 AM
79	Everyone is friendly, like a small western town	1/10/2018 10:24 AM
80	fiscally sound	1/10/2018 10:24 AM
81	Community driven	1/10/2018 10:24 AM
82	Cleaner	1/10/2018 10:23 AM
83	safe	1/10/2018 10:23 AM
84	Can't think of a 3rd	1/10/2018 10:22 AM
85	prosperous	1/10/2018 10:22 AM

La Verne General Plan Update Survey

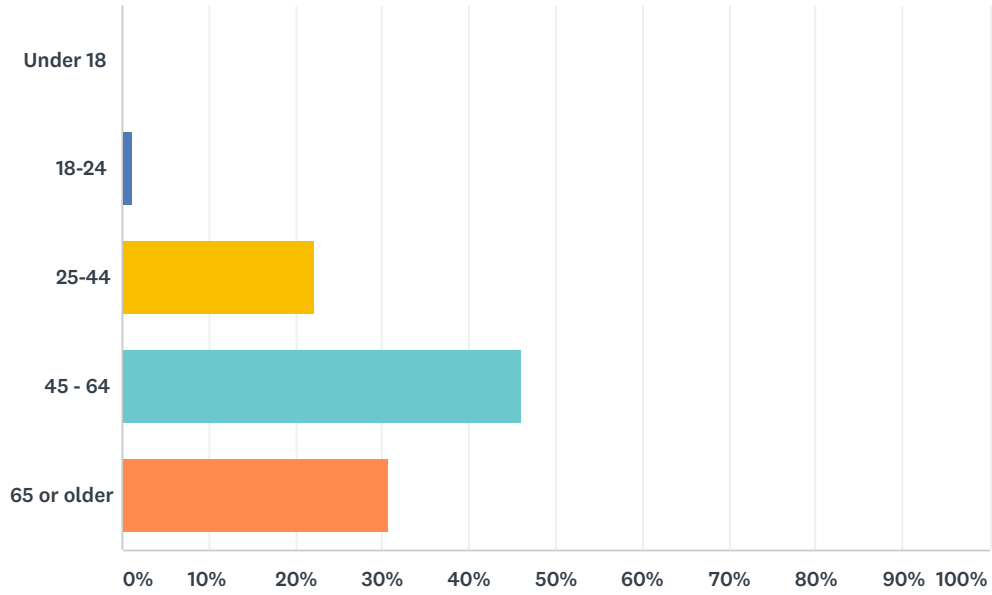
86	Gold line	1/10/2018 10:22 AM
87	Easy to traverse by automobile	1/10/2018 10:22 AM
88	Increase jobs	1/10/2018 10:20 AM
89	KEEP THE CITY A SMALL OLD TOWN FEELING	1/10/2018 10:19 AM
90	Interesting	1/10/2018 10:19 AM
91	Place to live	1/10/2018 8:56 AM
92	Strong fiscal base	1/10/2018 7:55 AM
93	no new housing	1/10/2018 7:51 AM
94	Feels healthy	1/10/2018 7:27 AM
95	Clean and friendly	1/10/2018 5:48 AM
96	Fun	1/9/2018 11:51 PM
97	Better parking down town	1/9/2018 10:21 PM
98	More community based organizations	1/9/2018 10:07 PM
99	Quiet	1/9/2018 10:01 PM
100	Fantastic Schools	1/9/2018 8:50 PM
101	Well maintained roads and views of the foothills	1/9/2018 7:55 PM
102	Reasonably priced	1/9/2018 7:50 PM
103	Sustainable	1/9/2018 7:35 PM
104	Flourishing with eateries and retail	1/9/2018 7:09 PM
105	Expanding old town to provide more entertainment opportuni	1/9/2018 6:49 PM
106	Keep private emergency services	1/9/2018 6:39 PM
107	A parking structure built DT.	1/9/2018 6:35 PM
108	Safe	1/9/2018 6:21 PM
109	Go Green	1/9/2018 6:07 PM
110	Educated and well informed	1/9/2018 5:24 PM
111	well-maintained infrustructure	1/9/2018 5:18 PM
112	No dollar stores & no massage shops	1/9/2018 4:43 PM
113	Stable	1/9/2018 4:39 PM
114	Family	1/9/2018 4:24 PM
115	calmer streets with more pedestrians and bike riders	1/9/2018 4:21 PM
116	services	1/9/2018 4:13 PM
117	Fiscally sustainable	1/9/2018 4:08 PM
118	Clean	1/9/2018 4:06 PM
119	Consider contract public safety	1/9/2018 4:05 PM
120	Keep fire department city employed	1/9/2018 4:02 PM
121	Economically sound	1/9/2018 3:48 PM
122	Family Oriented	1/9/2018 3:47 PM
123	Financially stable	1/9/2018 3:43 PM
124	get rid police, fire dept.	1/9/2018 3:41 PM
125	Not building more homes	1/9/2018 3:32 PM
126	Nostalgic	1/9/2018 3:30 PM

La Verne General Plan Update Survey

127	professional services hub	1/9/2018 3:29 PM
128	Increased property values	1/9/2018 3:21 PM
129	Safe	1/9/2018 3:20 PM
130	More options	1/9/2018 3:19 PM
131	quality retail and restaurant locations	1/9/2018 3:13 PM
132	Community events (see Monrovia)	1/9/2018 3:11 PM
133	clean	1/9/2018 3:11 PM
134	Able to walk and ride safely	1/9/2018 3:09 PM
135	preserve open space and viewshed	1/9/2018 3:08 PM
136	Sense of Community	1/9/2018 3:06 PM
137	na	1/7/2018 3:00 PM

Q15 Your age group is:

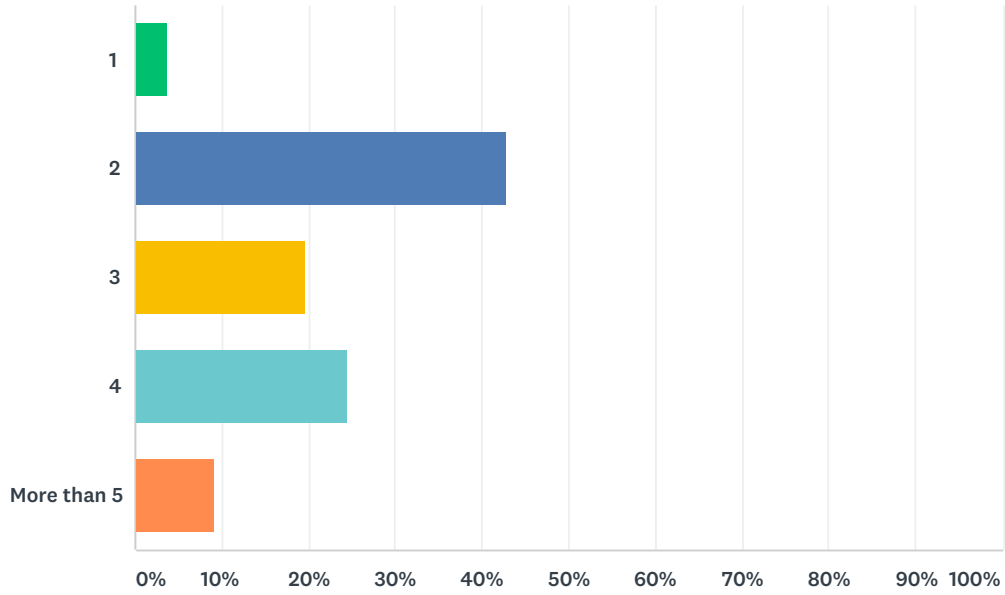
Answered: 163 Skipped: 49



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.23%	2
25-44	22.09%	36
45 - 64	46.01%	75
65 or older	30.67%	50
TOTAL		163

Q16 How many people live in your household

Answered: 163 Skipped: 49



ANSWER CHOICES	RESPONSES	
1	3.68%	6
2	42.94%	70
3	19.63%	32
4	24.54%	40
More than 5	9.20%	15
TOTAL		163

Q17 Is there anything else you would like to share with the City regarding its General Plan Update?

Answered: 60 Skipped: 152

#	RESPONSES	DATE
1	Clean up the city and it's commercial buildings and more people will spend money in La Verne. Then we wont have to travel to claremont and other cities to shop and enjoy ourselves.	1/10/2018 12:42 PM
2	I shop in pomona, i bank in glendora, i go to the movies in claremont, san dimas is across the street, artificial political lines create artificial problems, work together with neighboring cities reduce duplicaton of effort	1/10/2018 12:36 PM
3	What is going on with forcing seniors who have retired here because of superior community to lose mobile homes and be kicked out of city to become HOMELESS due to life investment in their home becoming land sold to commercial or unaffordable living which in most cases are also not suited to senior physical abilities???? These people have lived here, participated in community in valuable ways such as free helping in all levels of schools by very qualified retired teachers,offering free services to many other community projects by equally qualified people, financially supported local businesses almost exclusively Now in their last year's they are being told to go??? makes it seen like La AVERNE is ONLY motivated by the dollar, NOT LOYALTY, CARING FOR HUMANITY, COMMUNITY SERVICE...JUST MONEY..	1/10/2018 12:36 PM
4	More housing with bigger yards. Also areas patrolled more.	1/10/2018 12:31 PM
5	You are ALL doing a great job! Council members and the mayor and it would be great to see you support one another instead of berate the accomplishments that have been made. This is a great place to live and it must change as the world changes. Work together :)	1/10/2018 12:30 PM
6	Enforce city ordinance code violations to homeowners who are bringing down home price values by not maintaining their property aesthetically.	1/10/2018 12:17 PM
7	Take note from Claremont and what a real functioning downtown is like. Listen to people!!	1/10/2018 12:10 PM
8	I would like the city to work on enhancing the traffic situation in LaVerne. The traffic has gotten worse throughout the years with the increased development to the east. It is important to work with Caltrans to create a 4th lane on the freeway to accommodate the increased development in the inland empire. Secondly, I know it is difficult to maintain the "small town" character of the City while trying to encourage economic growth, with the emphasis of continuing to focus business activities on the Foothill corridor and areas south of Arrow Highway and not encroaching into residential neighborhoods.	1/10/2018 12:07 PM
9	Access to and parking for Old Town is becoming more and more difficult. I believe that Old Town is very important for the general cohesiveness of the community and making this an easier place to visit and eat and shop is of great importance.	1/10/2018 11:52 AM
10	No	1/10/2018 11:49 AM
11	Maintain city owned green space. Entering Via Arroyo put in a Ranch La Verne Brick Entrance & maintain the area. Keep neighborhood looking good, not full of weeds or dead plants.	1/10/2018 11:37 AM
12	The Verizon cell service is awful in and outside of the home.	1/10/2018 11:36 AM
13	Add more activities to parks and rev for 8 year old boys it's either for older or younger or lots of dance gymnastics and cheer...	1/10/2018 11:33 AM
14	Do not exchange properties with county for the golf course.	1/10/2018 11:33 AM
15	Regrettably I have not been able to attend any of the general plan update meetings. However, I trust that our leadership has the best interest of our city and its residents in mind, and believe that they will act to maintain a safe and comfortable city that we all enjoy. I do believe that attracting New shops and restaurants will help to make the city more of a destination for residence within the city and surrounding communities, which will help bolster our image and provide additional revenue in the years to come.	1/10/2018 11:26 AM

La Verne General Plan Update Survey

16	It would be great to adapt the culture seen in Claremont on a La Verne scale. Claremont has the multiple colleges so goes for a large old town, we have ULV and we shouldn't be fighting the students there or the young families coming from them but embracing them and working to incorporate and make them feel more a part of the overall community. Students at ULV who are from La Verne often feel treated outside while attending school since the community often wants business only from the elderly or the older families.	1/10/2018 11:26 AM
17	20 years living on Golden Hill Road and heavier traffic and not enough stop signs to slow down hotroding even during school bus loading and unloading. 40 mph is not observed!	1/10/2018 11:26 AM
18	We need to get our population out of their cars. Lets create a small college town feel. Keep our historical core intact. We are a unique foothill town. Wilderness is key.	1/10/2018 11:13 AM
19	Gain some kind of control of the fire fighters. Hire better people that share my sense of community. Remind fire fighters that L A County is hiring.	1/10/2018 11:08 AM
20	Wish the city of La Verne could have remained like it was in 1986 when we purchased our home. It was like living in the country.	1/10/2018 11:05 AM
21	I would love to see more high quality restaurants, and fewer dollar stores/nail salons.	1/10/2018 11:02 AM
22	The City of Rancho Cucamonga is using a new rapid-feedback service called FlashVote (www.flashvote.com) to gather public input and increase citizen engagement. It might be a good fit for La Verne's General Plan Update (and in general).	1/10/2018 11:02 AM
23	Please don't grow too large! I love our small town atmosphere. Please keep the Old Town area pedestrian friendly. Don't add a lot of condos or apartments that will increase the traffic in an already congested area.	1/10/2018 10:57 AM
24	Public services are affordable, friendly, and available. The police, emergency, and fire depot do a great job. Public works is also solid. Keep it up!!	1/10/2018 10:55 AM
25	La Verne is showing its age with baby-boomers moving out of La Verne; Local taxes continue to rise with no relief in sight; The restaurant building on the corner of Wheeler and Foothill has been vacant for over three years and a constant reminder that LV cannot attract a high-end restaurant i.e. Red Lobster, El Torito, Flemings or other well-know entity	1/10/2018 10:54 AM
26	Stop giving lines of credit to local business.	1/10/2018 10:44 AM
27	I am concerned by people who do not live in la verne being encouraged to come to our schools. Some of these come from poor and gang ridden areas and home that bring down our scores and safety in our schools. Also these people bringing their kids to school provide opportunity for theft etc. At oak mesa the students who live in the attendance area are now the minority. This is not right!	1/10/2018 10:44 AM
28	I loved the addition of Sprouts! More businesses of that caliber, please!	1/10/2018 10:43 AM
29	Need to keep the city an "All-American " type city. No more small Asian owned businesses and any signage needs to only be in English.	1/10/2018 10:38 AM
30	right now most of us take our money out of this city to go eat. lets fix that.	1/10/2018 10:30 AM
31	Would love to see the City get involved in obtaining a popular restaurant at the corner of Wheeler and Foothill.	1/10/2018 10:29 AM
32	Please try and attract quality restaurants into existing eye sore sites (Wheeler and Foothill)	1/10/2018 10:25 AM
33	crime has risen and everyone knows it. Reduce crime in the city	1/10/2018 10:25 AM
34	Keep city Fire and Police. I would not like to see them move to County coverage.	1/10/2018 10:25 AM
35	Hire more officers. We like La Verne for a reason great city, do more to keep it that way and safer. Officer told me they are short on staff.	1/10/2018 10:24 AM
36	No	1/10/2018 10:24 AM
37	No	1/10/2018 10:23 AM
38	MORE POLICE PATROLLING ON STREETS WHERE THEY TEND TO SPEED DOWN STREETS AND CAN HIT PEDESTRIANS. ESPECIALLY FRUIT AND BOWDOIN. They cut down Bowdoin to get to Fruit to get to the freeway faster!!	1/10/2018 10:21 AM
39	There are too many empty businesses in La Verne that stay empty	1/10/2018 10:20 AM

La Verne General Plan Update Survey

40	Keep up the good work !!	1/10/2018 9:52 AM
41	Keep citizens actively involved but don't let special interest stymie completing the plan.	1/10/2018 7:57 AM
42	We are a bedroom community. I think we should head toward s place where people can live AND work AND move around with less automotive traffic	1/10/2018 7:30 AM
43	No	1/9/2018 10:07 PM
44	More information as far as roadworks and construction made available to the public.	1/9/2018 8:17 PM
45	Please fix wheeler between foothill and arrow soon!	1/9/2018 7:57 PM
46	No. You are doing a great job.	1/9/2018 7:36 PM
47	Get rid of smoke shop!	1/9/2018 6:51 PM
48	Please quit trying to build housing tracts on open land. One reason La Verne is so great is the open environment—otherwise it's just like LA!!	1/9/2018 6:41 PM
49	Preserve the city's small town, family atmosphere.	1/9/2018 6:10 PM
50	Do not install bike lanes. Bicyclists ignore traffic laws. LV would need to employ a separate law enforcement group for bicyclists.	1/9/2018 5:27 PM
51	Don't go overboard on bike lanes and climate change measures.	1/9/2018 5:20 PM
52	No	1/9/2018 4:53 PM
53	We have too many empty retail spaces! Be more selective, enough with the massage and dollar shops! Is that the only shops we can attract to come to our city? When will we see something built in the empty lot next to Edwards cinema?	1/9/2018 4:48 PM
54	No	1/9/2018 4:40 PM
55	There needs to be more of a good faith effort to involve the community, rather than simply a token outreach to satisfy legal requirements.	1/9/2018 4:24 PM
56	Allow mother in law dwellings on a property	1/9/2018 4:14 PM
57	Bonita High School needs to be updated.	1/9/2018 4:09 PM
58	Is illegal immigration accounted for in your growth projections?	1/9/2018 4:08 PM
59	Don't allow the Fore Department to bully the City.	1/9/2018 4:03 PM
60	no	1/7/2018 3:01 PM

CITY OF LA VERNE
GENERAL PLAN UPDATE



Housing Element Community Survey Results

August 2021

In partnership with De Novo Planning Group

Contents

Introduction	3
Executive Summary	4
Survey Responses #1: Existing Conditions.....	5
Respondent Demographics	5
Values and Priorities	7
Housing Affordability	8
Housing Maintenance.....	9
Housing Fit.....	11
Survey Responses #2: Existing Conditions.....	15
Appendices.....	16
A: Survey #1 Questions	16
B: Survey #1 Responses	16
C: Survey #2 Questions	16
D: Survey #2 Responses	16

Figures

Figure 1: How long have you lived in La Verne? (Residents Only)	6
Figure 2: What made you decide to live here? (Residents Only).....	8
Figure 3: If you wish to own a home in La Verne but do not currently own one, what issues are preventing you from owning a home at this time?	9
Figure 4: How would you rate the physical condition of the residence you live in?	10
Figure 5: Which of the following housing upgrades or expansions have you considered making on your home?....	11
Figure 6: What types of housing are most needed in the City of La Verne?	13
Figure 7: If you are currently employed, approximately how long is your one-way commute to work?	14

Introduction

The City of La Verne is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The Housing Element Update process is a unique opportunity to connect with residents of La Verne and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, two community surveys were conducted online using the SurveyMonkey platform. The two surveys gathered information on housing-related issues. Survey #1, which was posted on October 25, 2020 and closed on January 24, 2021, focused on existing conditions to better understand the characteristics of households in La Verne. Survey #2, which was posted on October 25, 2020 and closed on January 24, 2021 focused on identifying the community's housing needs and priorities.

This report is a summary of the responses received and the general themes that emerged.

To help gain insight into the profile of respondents, included in each survey was a question asking the respondent to identify whether they live in La Verne or do not live in La Verne. This Report summarizes the results of both surveys based on the respondent's answer to this question; in other words, the results of each question/topic area are grouped into **resident responses** (people who live in La Verne) and **non-resident responses** (people who do not live in La Verne). The breakdown of response types by group is included in the summary for each survey.

Executive Summary

- 79% of residents have lived in La Verne for 10+ years
- 50% of residents chose to live in La Verne because of safe neighborhoods
- 67% of residents would rate their housing as being in excellent condition, while 29% rated it as showing signs of minor deferred maintenance
- 88% of residents are very satisfied or somewhat satisfied with their current housing situation
- 92% of residents already own a home in La Verne, while 8% rent

Issues that residents rated as most important to them include:

- Rehabilitate existing housing (100%)
- Ensure that children who grow up in La Verne can afford to live in La Verne as adults (94%)
- Promote affordable housing for working families (88%)
- Support fair/equitable housing opportunities (81%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (77%)
- Support programs to help maintain and secure neighborhoods that have suffered foreclosures (71%)

Survey Responses #1: Existing Conditions

The first survey related to existing housing conditions and had 14 questions. It had a completion rate of 100% with 25 total responses. The survey responses reveal information about existing housing conditions in La Verne. The results are organized into four categories: values and priorities; housing affordability; housing maintenance; and housing fit.

Respondent Demographics

The survey contained seven questions related to demographics. The first question asked respondents if they live or work in La Verne. The answers to this question provide the following breakdown of response types by group: ¹

Resident Responses:

- The majority of respondents (24 respondents or 96%) are residents of La Verne.

Non-Resident Responses:

- One respondent (4%) does not live in La Verne.

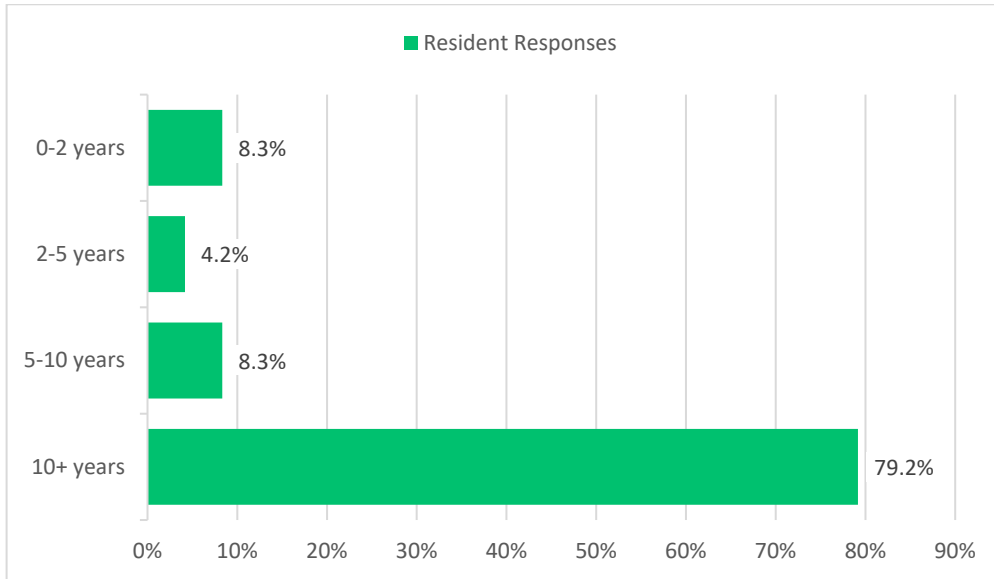
The other five questions highlighted the following about the respondents:

- Of those individuals who live in La Verne, approximately 79% have lived here for 10+ years. The next highest response (8% each) was tied between 5-10 years and less than two years, and finally, 2-5 years (4%).²

¹ Survey 1, Question 1: Do you live in La Verne?

² Survey 1, Question 2: How long have you lived in the City?

Figure 1: How long have you lived in La Verne? (Residents Only)



- The majority of respondents own their home (92%), while the remaining 8% of respondents rent their home.³
 - Of resident responses, the majority (92%) own their home, followed by 8% who rent.
 - The only non-resident respondent did not answer this question.
- Most of the respondents (83%) live in a single-family home, followed by duplex/attached homes (13%), with the remaining 4% living in multi-family homes.⁴
 - Of resident responses, the majority (83%) live in a single-family home, followed by duplex/attached homes (13%), with the remaining 4% living in multi-family homes
 - The only non-resident respondent did not answer this question.
- Of all the respondents surveyed, the most common types of households include couples (48%) and couples with children younger than 18 (20%), followed by single-person households (12%). Of the remaining responses, 8% (each) identified as a multi-generational household or other, with the remaining 4% identifying as a young adult living with parents.⁵
 - Of resident responses, the most common types of households include couples (46%) and couples with children younger than 18 (21%), followed by single-person households (13%). Of the remaining responses, 8% (each) identified as a multi-generational household or other, with the remaining 4% identifying as a young adult living with parents.
 - Of non-resident responses, 100% identified as couples.

³ Survey 1, Question 4: Do you currently own or rent your home?

⁴ Survey 1, Question 5: Select the type of housing that best describes your current home.

⁵ Survey 1, Question 9: Which of the following best describes your household type?

-
- The respondents were primarily between the ages of 40-55 years old (44%), followed by 56-74 years old (38%), 24-39 years old (17%), and 75 or more years old (4%).⁶
 - Of resident responses, respondents were primarily between the ages of 40-55 years old (46%), followed by 56-74 years old (40%), 24-39 years old (16%), and 75 or more years old (4%).
 - Of non-resident responses, 100% were between the ages of 56-74 years old.

Values and Priorities

When resident respondents were asked, “What made you decide to live here? (Select all that apply)”⁷ the most common answers were:

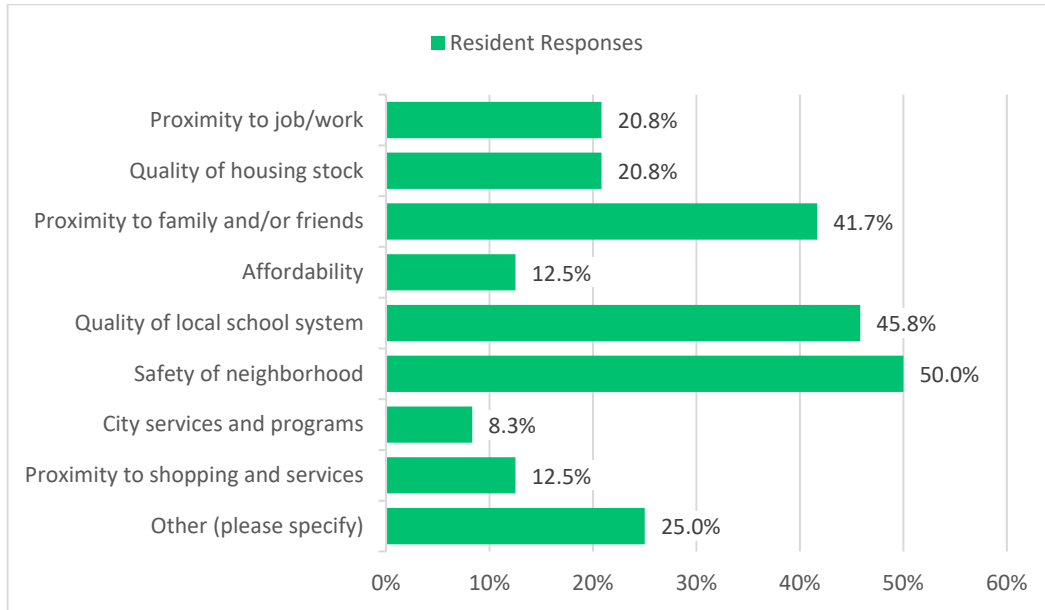
- Safety of neighborhood (50%)
- Quality of local school system (46%)
- Proximity to family and/or friends (42%)
- Other (25%)
- Proximity to job/work (21%)
- Quality of housing stock (21%)
- Affordability (13%)
- Proximity to shopping and services (13%)
- City services and programs (8%)

It should be noted that this question was only answered by those respondents who live in La Verne. Those who do not live in La Verne were not asked this question.

⁶ Survey 1, Question 14: What age range most accurately describes you?

⁷ Survey 1, Question 3: What made you decide to live here? (Select all that apply)

Figure 1: What made you decide to live here? (Residents Only)



Housing Affordability

When respondents were asked, “If you wish to own a home in La Verne but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)”⁸ those who do not already own a home responded as summarized below.

Resident Responses

Of resident responses, 87% who responded to this question already owned a home in La Verne. No residents expressed the opinion that they currently do not wish to own or rent in La Verne. Other responses included:

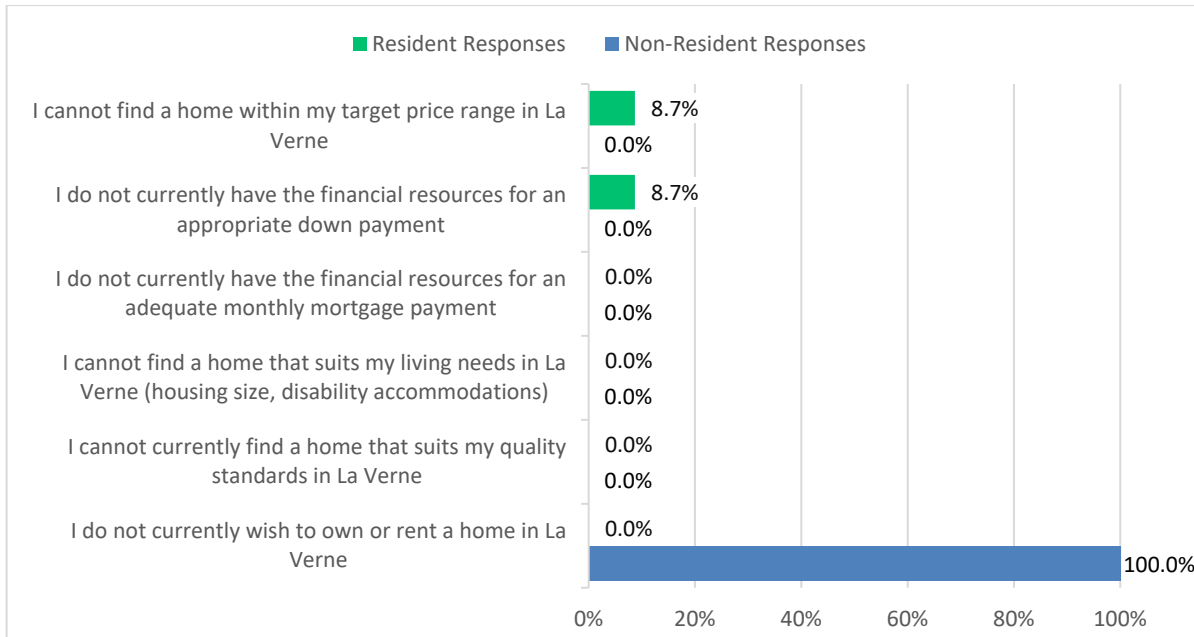
- I cannot find a home within my target price range in La Verne (9%)
- I do not currently have the financial resources for an appropriate down payment (9%)

Non-Resident Responses:

Of non-resident responses, 100% expressed the opinion that they currently do not wish to own or rent in La Verne.

⁸ Survey 1, Question 10: If you wish to own a home in La Verne but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

Figure 2: If you wish to own a home in La Verne but do not currently own one, what issues are preventing you from owning a home at this time?



Housing Maintenance

When respondents were asked, “How would you rate the physical condition of the residence you live in?”⁹ most respondents answered positively, with the response “excellent condition” receiving 67% of resident responses.

Resident Responses:

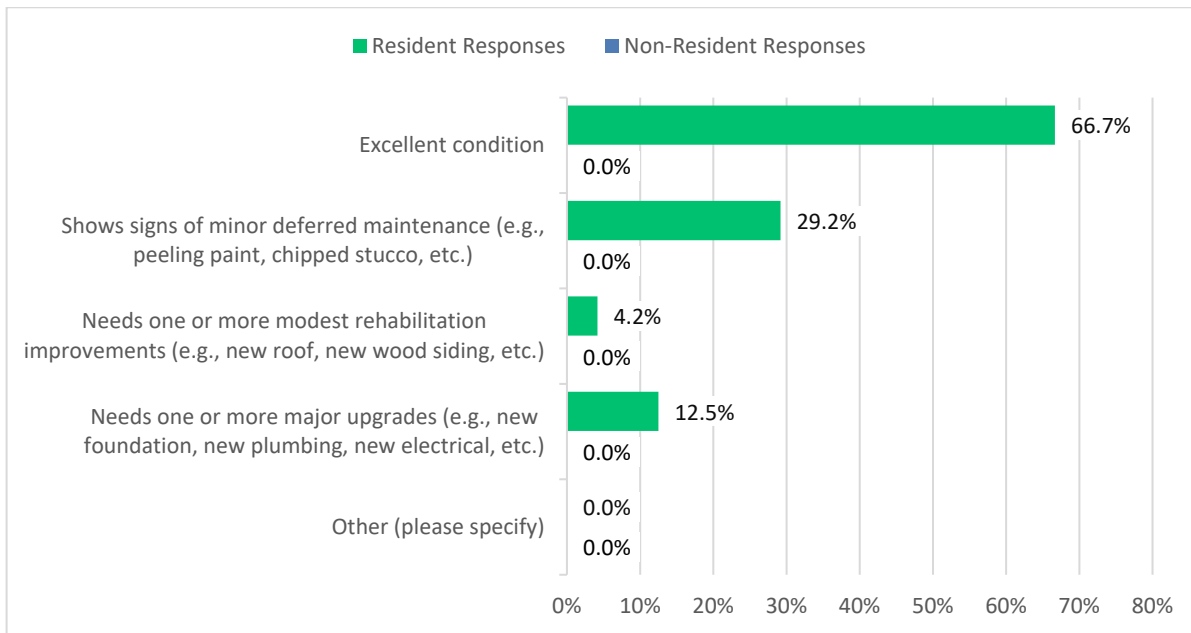
Of resident responses, approximately 29% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 13% of residents indicated that their home needed one or more major systems upgrades such as a new roof or windows. The remaining 4% indicated that their home needed one or more modest rehabilitation improvements such as a new roof or new wood siding.

Non-Resident Responses

The only non-resident respondent did not answer this question.

⁹ Survey 1, Question 7: How would you rate the physical condition of the residence you live in?

Figure 4: How would you rate the physical condition of the residence you live in?



When asked, “Which of the following housing upgrades or expansions have you considered making on your home?” (select all that apply)¹⁰ the top responses included:

Resident Responses:

- Does not apply (33%)
- Painting (29%)
- Other (25%)
- Solar (21%)
- Room addition (17%)
- HVAC (13%)
- Roofing (4%)
- Backup Generator (4%)
- Accessory dwelling unit (4%)

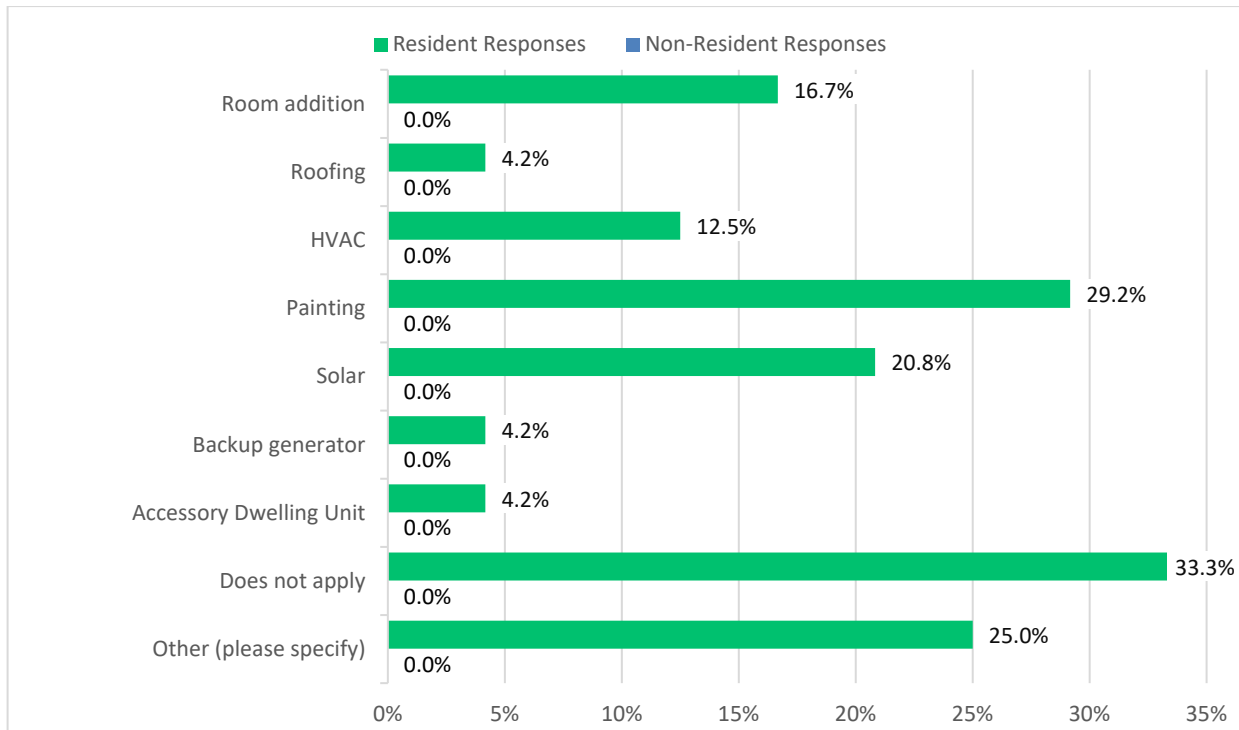
The “other” responses included landscaping, a pool, energy efficient windows, and other maintenance related to the interior of the home.

¹⁰ Survey 1, Question 8: Which of the following housing upgrades or expansions have you considered making on your home?

Non-Resident Responses:

The only non-resident respondent did not answer this question.

Figure 5: Which of the following housing upgrades or expansions have you considered making on your home?



Housing Fit

When asked “How satisfied are you with your current housing situation?”¹¹ over 85% of resident respondents indicated that they were very satisfied or somewhat satisfied with their current housing. The top responses were:

Resident Responses:

- I am very satisfied (67%)
- I am somewhat satisfied (21%)
- I am somewhat dissatisfied (8%)
- I am dissatisfied (4%)

Non-Resident Responses:

¹¹ Survey 1, Question 6: How satisfied are you with your current housing situation?

The only non-resident respondent did not answer this question.

When asked, “Do you think that the range of housing options currently available in the City of La Verne meets your needs?”¹² most respondents thought it did. Responses broken down by group were:

Resident Responses:

- Yes (79%)
- No (21%)

Non-Resident Responses:

- Yes (0%)
- No (100%)

When asked, “What types of housing are most needed in the City of La Verne? (Select all that apply)”¹³, the most common response was that single-family (detached) homes were most needed. Responses broken down by group were:

Resident Responses:

- Single-family (detached) (54%)
- Condominiums (multi-family ownership homes) (38%)
- Other (25%)
- Duplex/attached housing (21%)
- Apartments (multi-family rental homes) (21%)
- Housing for people with disabilities (13%)
- Senior housing (8%)
- Accessory dwelling unit (4%)

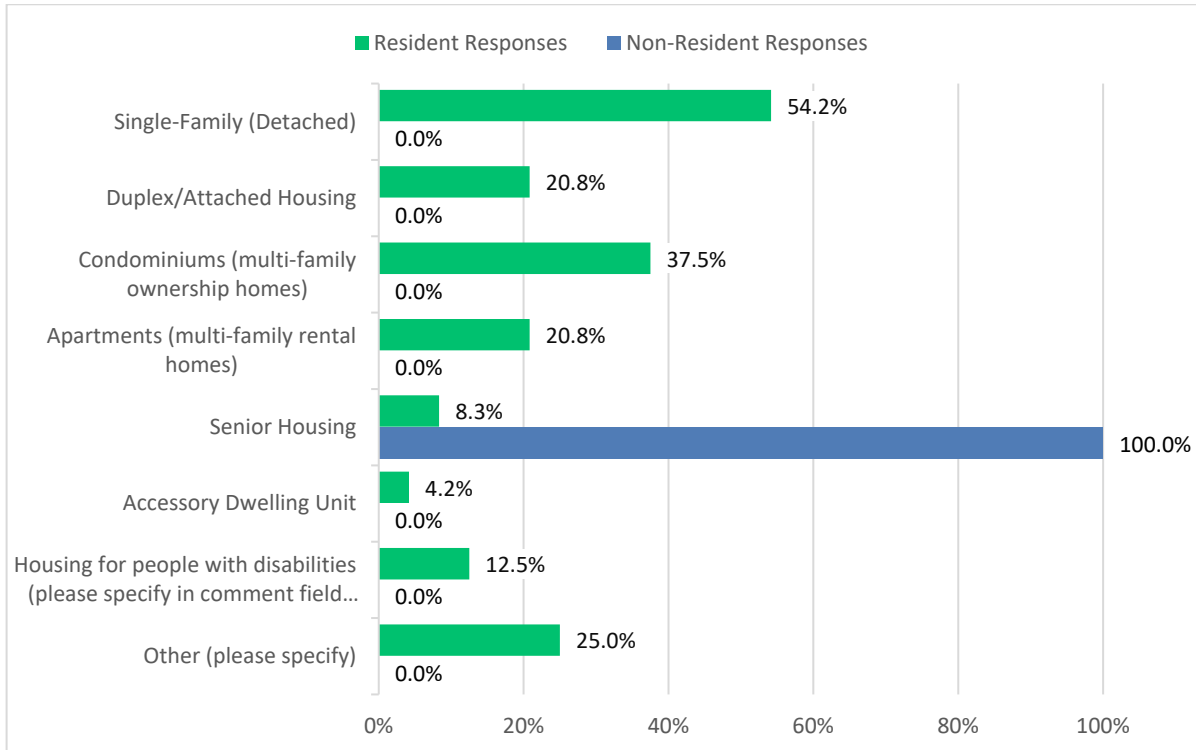
Non-Resident Responses:

- Senior Housing (100%)

¹² Survey 1, Question 11: Do you think that the range of housing options currently available in the City of La Verne meets your needs?

¹³ Survey 1, Question 12: What types of housing are most needed in the City of La Verne? (Select all that apply).

Figure 6: What types of housing are most needed in the City of La Verne?



Some of the other responses included:

- No additional housing needed
- Homeless housing

When asked, “If you are currently employed, approximately how long is your one-way commute to work?”¹⁴ respondents showed considerable range. Responses broken down by group were:

Resident Responses:

- 10-25 miles (25%)
- 25-40 miles (21%)
- I am employed but work from home (21%)
- I am not currently employed (17%)
- 5-10 miles (13%)
- Less than 5 miles (8%)
- More than 40 miles (4%)

¹⁴ Survey 1, Question 13: If you are currently employed, approximately how long is your one-way commute to work?

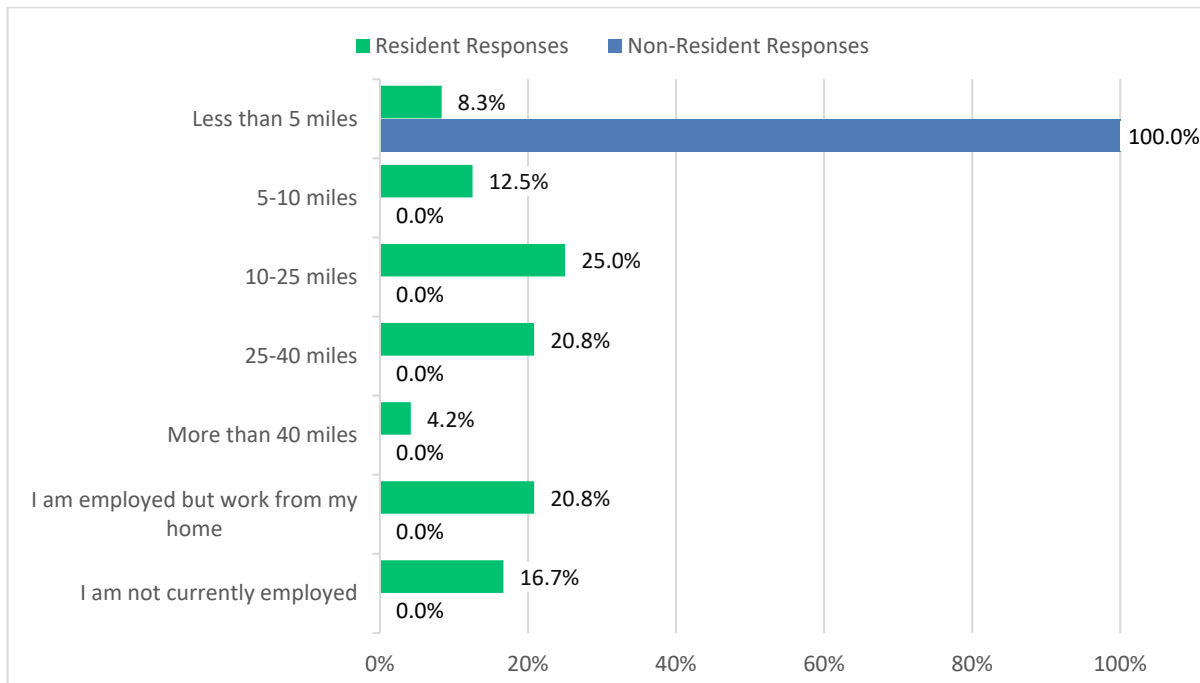
Non-Resident Responses:

- Less than 5 miles (100%)

The range of responses amongst residents suggests that while there is great diversity in commute distances, the majority of residents work outside of La Verne. Of those not currently employed, the age group of respondents suggests that a portion may be retired.

It should be noted that answers are based on commute distance during the Coronavirus pandemic, which may have had an impact on travel patterns.

Figure 7: If you are currently employed, approximately how long is your one-way commute to work?



Survey Responses #2: Existing Conditions

The second survey related to housing priorities and had two questions. It had a completion rate of 89% with 19 total responses. The survey responses reveal information about housing needs in La Verne. While non-residents had an opportunity to participate in Survey #2, no non-resident responses were recorded. Accordingly, the following data focuses on resident responses only.

When asked if they lived and/or worked in La Verne¹⁵ all responses (100%) came from residents.

When asked, “How important are the following housing priorities to you and your family?”¹⁶ respondents were most likely to identify the following factors as being very important or somewhat important:

- Rehabilitate existing housing (100%)
- Ensure that children who grow up in La Verne can afford to live in La Verne (94%)
- Housing affordable to working families (88%)
- Support fair/equitable housing opportunities (81%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (77%)
- Support programs to help maintain and secure neighborhoods that have suffered foreclosures (71%)
- Provide ADA-accessible housing (65%)
- Provide more housing for all income levels (59%)
- Build more single-family housing (59%)
- Build more multi-family housing (apartments, condos, etc.) (53%)

While still important for some individuals, respondents were less likely to identify the following factors as being very important or somewhat important:

- Integrate affordable housing throughout the community to create mixed-income neighborhoods (41%)
- Encourage more senior housing (41%)
- Provide housing for homeless (29%)

¹⁵ Survey 2, Question 1: Do you live and/or work in La Verne?

¹⁶ Survey 2, Question 2: How important are the following housing priorities to you and your family?

Appendices

A: Survey #1 Questions

B: Survey #1 Responses

C: Survey #2 Questions

D: Survey #2 Responses

CITY OF LA VERNE
GENERAL PLAN UPDATE



City of La Verne Housing Survey #1 - Housing Conditions

What is Your Existing Housing Status?

We want to learn more about your current living environment, challenges you face, and opportunities available to improve housing in our community. The following set of questions will help us plan for a more equitable future for current and future La Verne residents.

* 1. Do you live in La Verne?

Yes

No

CITY OF LA VERNE
GENERAL PLAN UPDATE



City of La Verne Housing Survey #1 - Housing Conditions

What is Your Existing Housing Status?

2. How long have you lived in the City?

- 0-2 years
- 2-5 years
- 5-10 years
- 10+ years

3. What made you decide to live here? (Select all that apply)

- Proximity to job/work
- Quality of housing stock
- Proximity to family and/or friends
- Affordability
- Quality of local school system
- Safety of neighborhood
- City services and programs
- Proximity to shopping and services
- Other (please specify)

4. Do you currently own or rent your home?

- I own my home
- I rent my home
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

5. Select the type of housing that best describes your current home.

- Single-family home (detached)
- Duplex/attached home
- Multi-family home (apartment/condominium)
- Accessory Dwelling Unit, granny flat, guest house
- Mobile home
- Currently without permanent shelter
- Other (please specify)

6. How satisfied are you with your current housing situation?

- I am very satisfied
- I am somewhat satisfied
- I am somewhat dissatisfied
- I am dissatisfied

If you answered dissatisfied or somewhat dissatisfied please provide a reason below.

7. How would you rate the physical condition of the residence you live in?

- Excellent condition
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)
- Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)
- Other (please specify)

8. Which of the following housing upgrades or expansions have you considered making on your home?

- Room addition
- Roofing
- HVAC
- Painting
- Other (please specify)
- Solar
- Backup generator
- Accessory Dwelling Unit
- Does not apply

CITY OF LA VERNE
GENERAL PLAN UPDATE



City of La Verne Housing Survey #1 - Housing Conditions

What is Your Existing Housing Status?

9. Which of the following best describes your household type?

- | | |
|---|---|
| <input type="checkbox"/> Single person household | <input type="checkbox"/> Young adult living with parents |
| <input type="checkbox"/> Couple | <input type="checkbox"/> Multi-generational family household
(grandparents, parents, children, and/or grandchildren all under the same roof) |
| <input type="checkbox"/> Couple with children under 18 | <input type="checkbox"/> Single person living with roommates |
| <input type="checkbox"/> Single parent with children under 18 | <input type="checkbox"/> Couple living with roommates |
| <input type="checkbox"/> Adult head of household (non-parent)
with children under 18 | |
| <input type="checkbox"/> Other (please specify) | |

10. If you wish to own a home in La Verne but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> I cannot find a home within my target price range in La Verne | <input type="checkbox"/> I cannot currently find a home that suits my quality standards in La Verne |
| <input type="checkbox"/> I do not currently have the financial resources for an appropriate down payment | <input type="checkbox"/> I do not currently wish to own or rent a home in La Verne |
| <input type="checkbox"/> I do not currently have the financial resources for an adequate monthly mortgage payment | <input type="checkbox"/> I already own a home in La Verne |
| <input type="checkbox"/> I cannot find a home that suits my living needs in La Verne (housing size, disability accommodations) | |

11. Do you think that the range of housing options currently available in the City of La Verne meets your needs?

- Yes
- No

12. What types of housing are most needed in the City of La Verne? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Single-Family (Detached) | <input type="checkbox"/> Senior Housing |
| <input type="checkbox"/> Duplex/Attached Housing | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Condominiums (multi-family ownership homes) | <input type="checkbox"/> Housing for people with disabilities (please specify in comment field below) |
| <input type="checkbox"/> Apartments (multi-family rental homes) | |
| <input type="checkbox"/> Other (please specify) | |

13. If you are currently employed, approximately how long is your one-way commute to work?

Less than 5 miles

More than 40 miles

5-10 miles

I am employed but work from my home

10-25 miles

I am not currently employed

25-40 miles

14. What age range most accurately describes you?

Gen Z (0-23 years old)

Baby Boomers (56-74 years old)

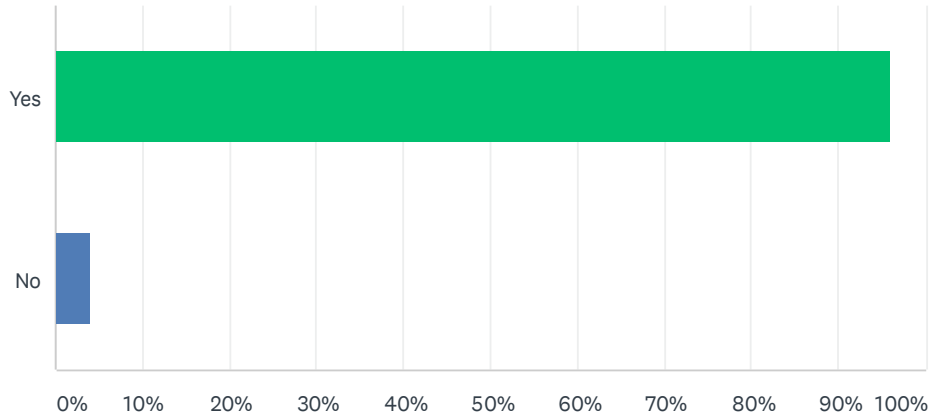
Millennial (24-39 years old)

Silent Generation (75+ years old)

Generation X (40-55 years old)

Q1 Do you live in La Verne?

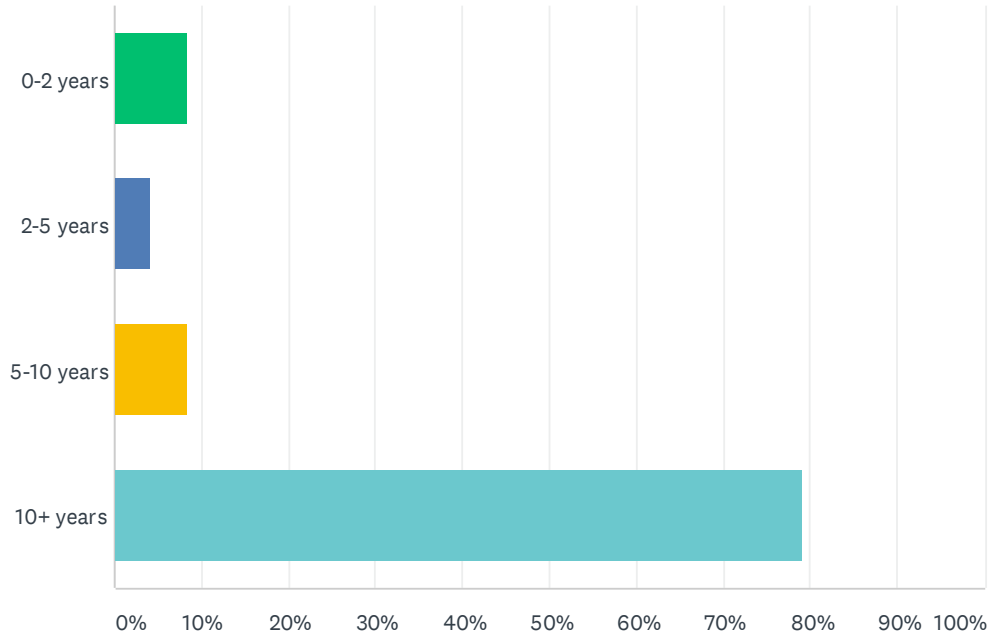
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	96.00%	24
No	4.00%	1
Total Respondents: 25		

Q2 How long have you lived in the City?

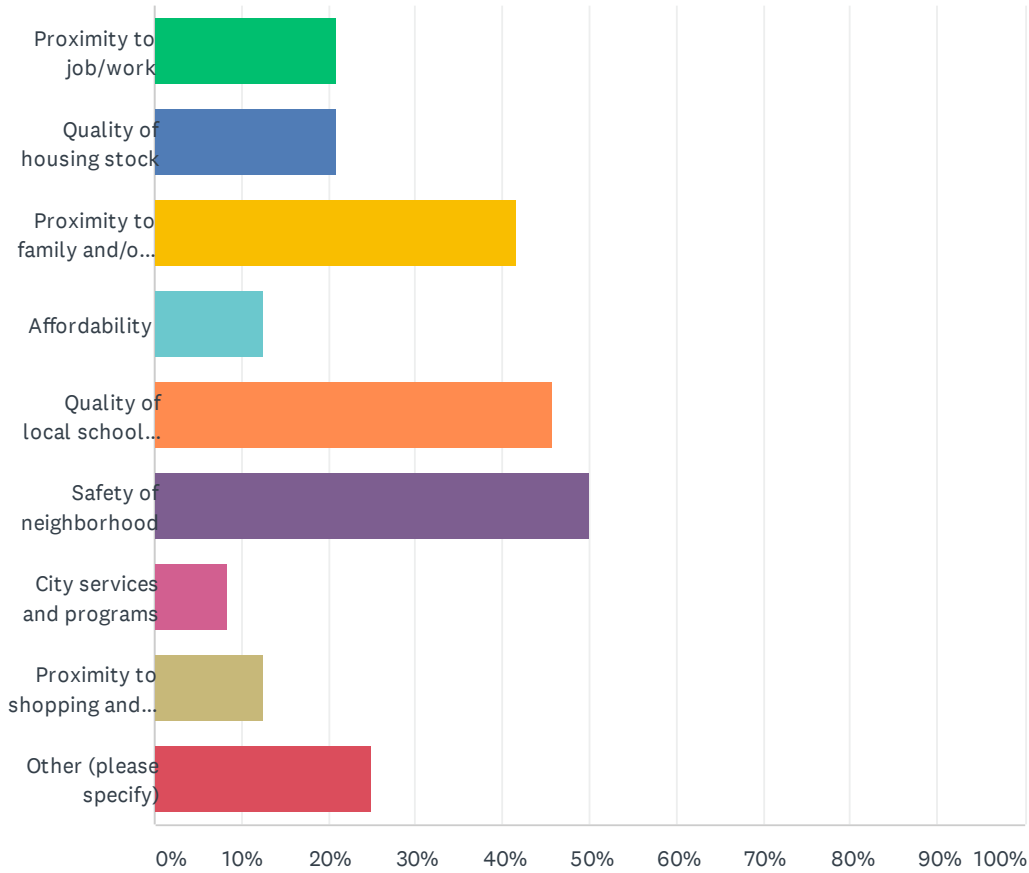
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
0-2 years	8.33%	2
2-5 years	4.17%	1
5-10 years	8.33%	2
10+ years	79.17%	19
Total Respondents: 24		

Q3 What made you decide to live here? (Select all that apply)

Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Proximity to job/work	20.83%	5
Quality of housing stock	20.83%	5
Proximity to family and/or friends	41.67%	10
Affordability	12.50%	3
Quality of local school system	45.83%	11
Safety of neighborhood	50.00%	12
City services and programs	8.33%	2
Proximity to shopping and services	12.50%	3
Other (please specify)	25.00%	6
Total Respondents: 24		

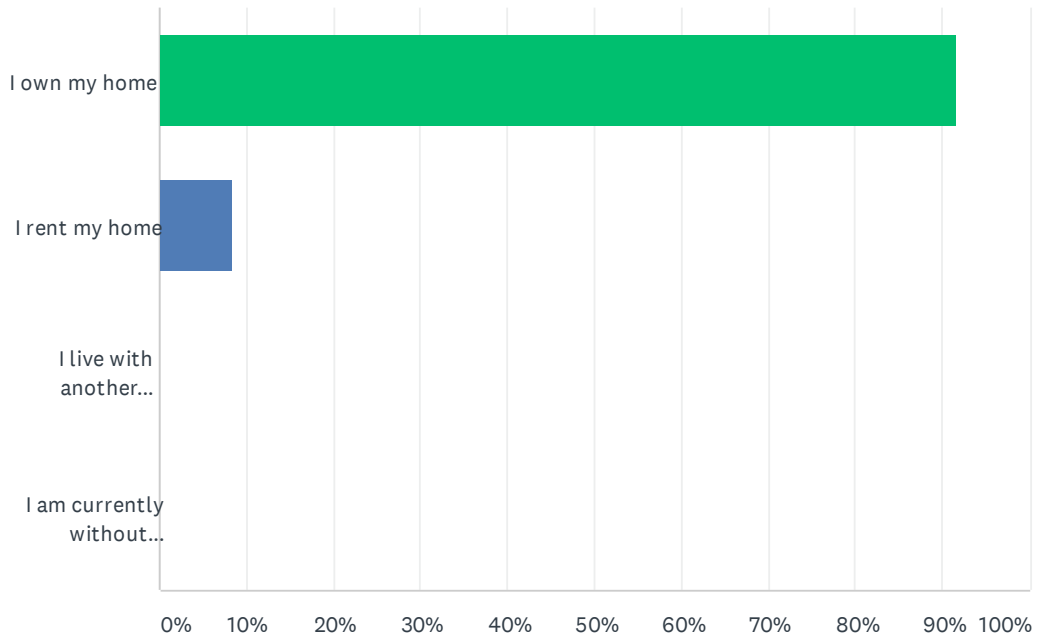
#	OTHER (PLEASE SPECIFY)	DATE
1	closeness to the mountains	1/5/2021 10:01 AM
2	Beautiful area with small town atmosphere, open spaces and excellent services	12/25/2020 4:09 PM

City of La Verne Housing Survey #1 - Housing Conditions

3	I'm 4th generation in La Verne, as well as in my house.	12/23/2020 5:54 PM
4	Home in La Verne was a slight upgrade from what I was living in prior	12/18/2020 8:46 PM
5	Businesses were not peppered throughout neighborhoods such as north of Baseline. In other words, zoning 25+ years ago was clearly defined. At the time it was still a small town with many areas of open land.	12/17/2020 7:56 AM
6	Small town atmosphere with family sense of community	12/10/2020 5:15 PM

Q4 Do you currently own or rent your home?

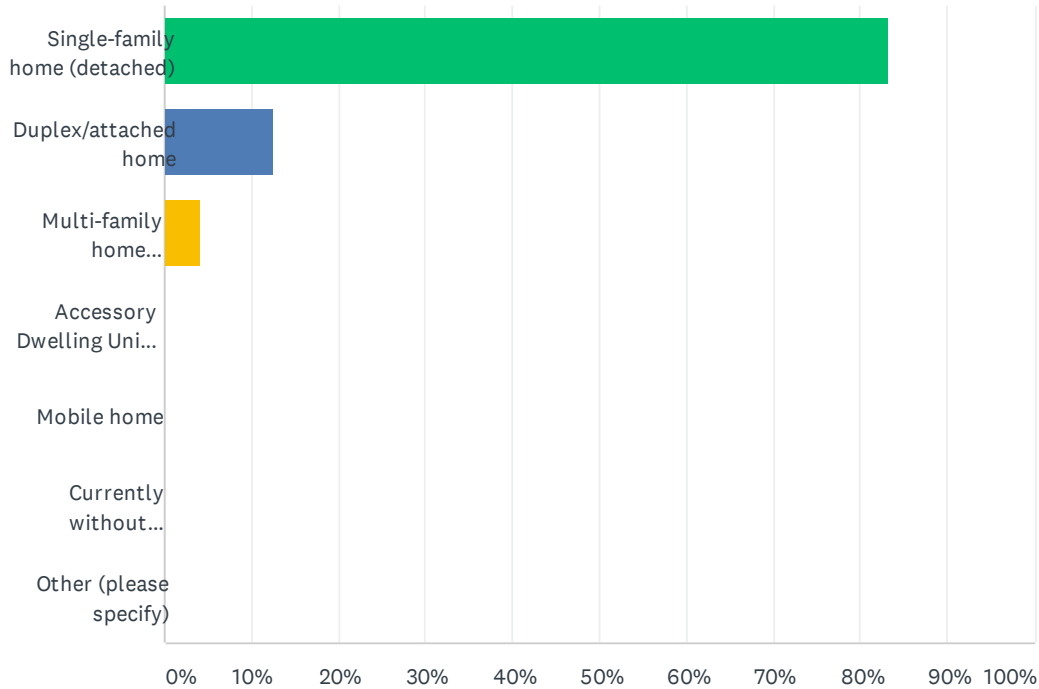
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
I own my home	91.67%	22
I rent my home	8.33%	2
I live with another household (neither own nor rent)	0.00%	0
I am currently without permanent shelter	0.00%	0
Total Respondents: 24		

Q5 Select the type of housing that best describes your current home.

Answered: 24 Skipped: 1

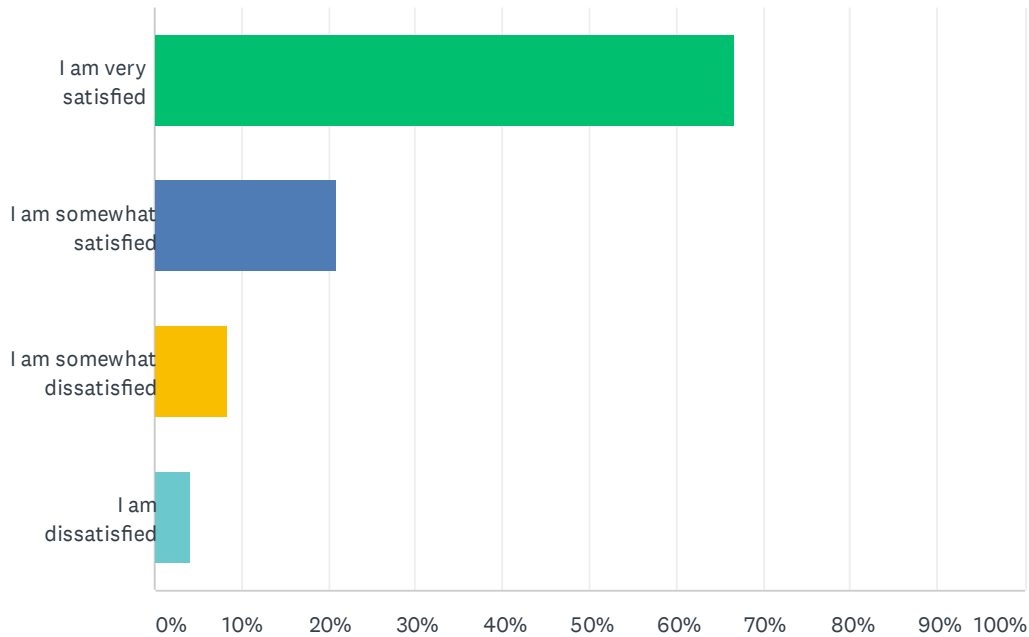


ANSWER CHOICES	RESPONSES	
Single-family home (detached)	83.33%	20
Duplex/attached home	12.50%	3
Multi-family home (apartment/condominium)	4.17%	1
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 24		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 How satisfied are you with your current housing situation?

Answered: 24 Skipped: 1

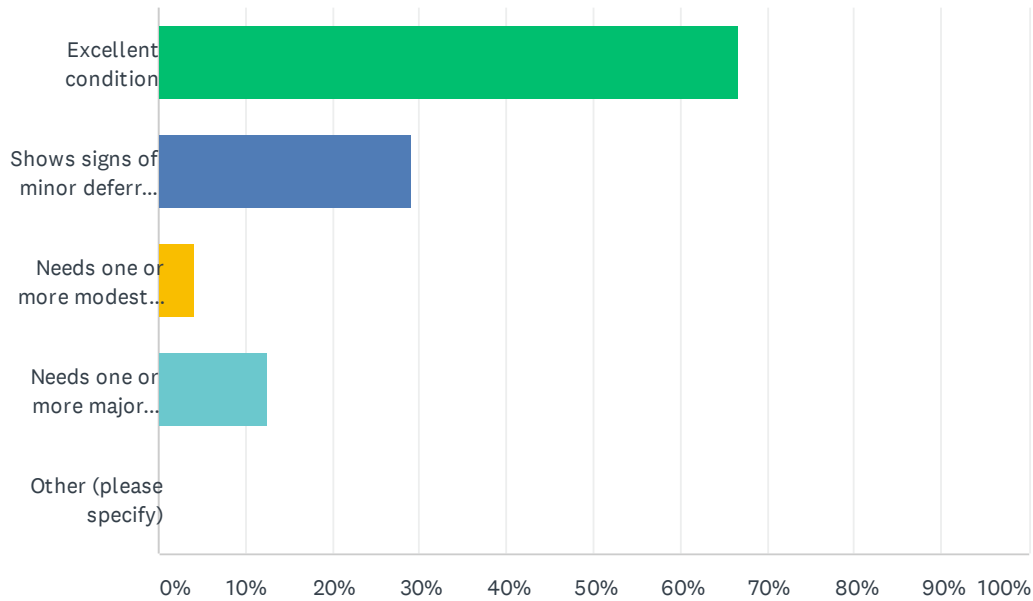


ANSWER CHOICES	RESPONSES
I am very satisfied	66.67% 16
I am somewhat satisfied	20.83% 5
I am somewhat dissatisfied	8.33% 2
I am dissatisfied	4.17% 1
Total Respondents: 24	

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	I am dissatisfied because no resolution has been done on the property of the Sierra La Verne Golf Course	1/5/2021 10:01 AM
2	Too many non-owner occupied homes in my area that are not kept up.	12/17/2020 2:28 PM
3	My opinion has changed. The traffic in our neighborhood is getting worse each year. Also safety has gone down.	12/16/2020 10:54 PM

Q7 How would you rate the physical condition of the residence you live in?

Answered: 24 Skipped: 1

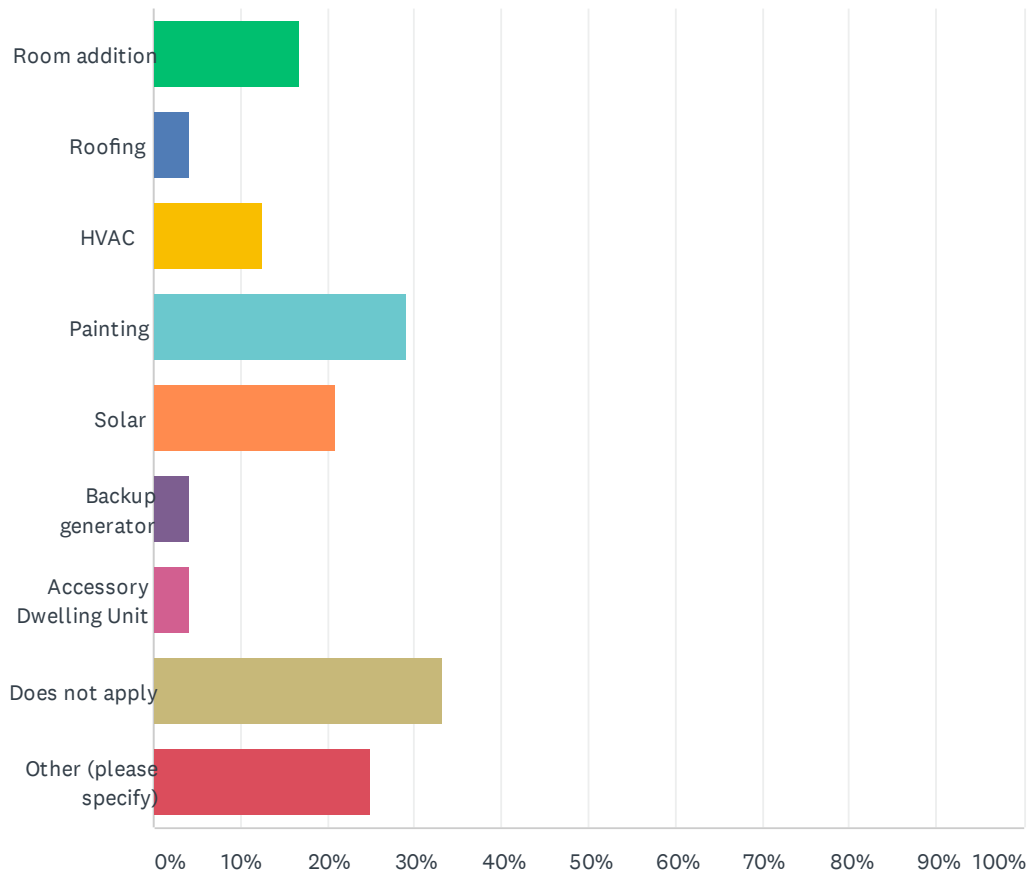


ANSWER CHOICES	RESPONSES	
Excellent condition	66.67%	16
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	29.17%	7
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	4.17%	1
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	12.50%	3
Other (please specify)	0.00%	0
Total Respondents: 24		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Room addition	16.67%	4
Roofing	4.17%	1
HVAC	12.50%	3
Painting	29.17%	7
Solar	20.83%	5
Backup generator	4.17%	1
Accessory Dwelling Unit	4.17%	1
Does not apply	33.33%	8
Other (please specify)	25.00%	6
Total Respondents: 24		

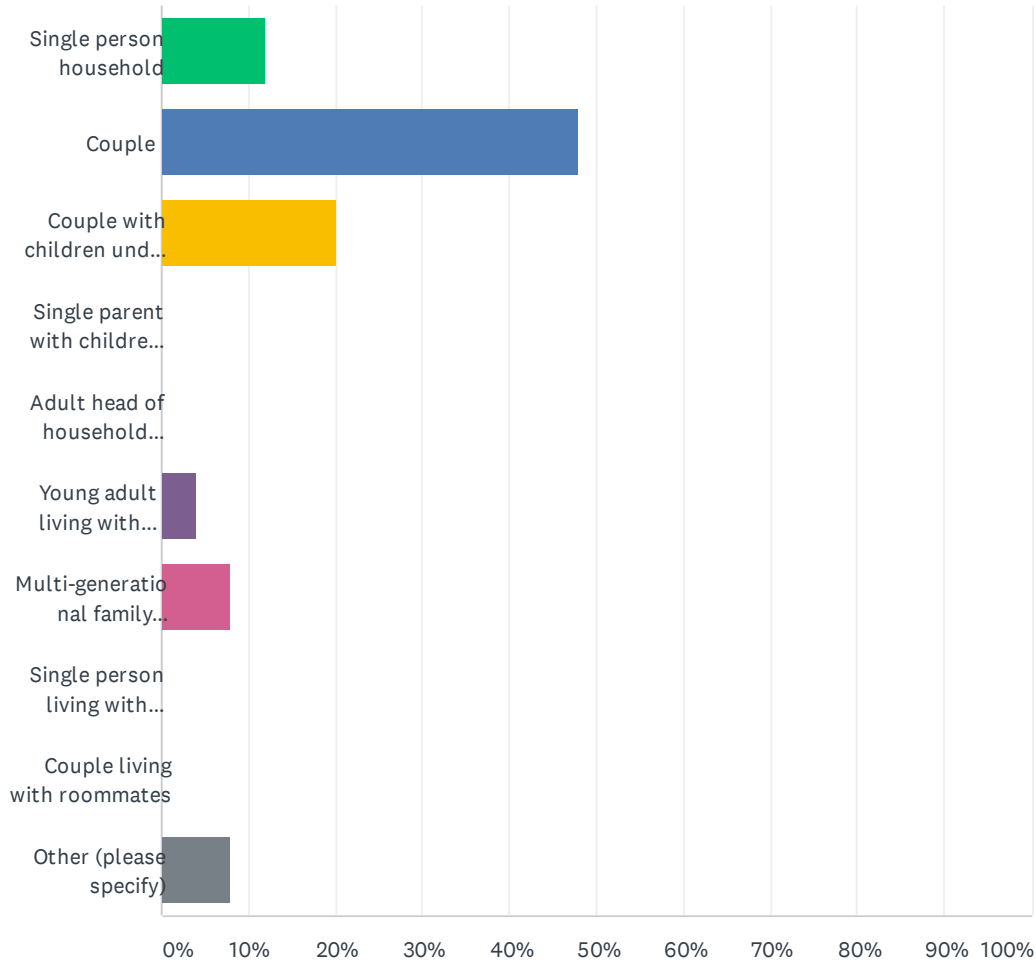
#	OTHER (PLEASE SPECIFY)	DATE
---	------------------------	------

City of La Verne Housing Survey #1 - Housing Conditions

1	Solar complete.	1/20/2021 7:16 PM
2	Landscaping, reflooring	12/23/2020 5:54 PM
3	Energy efficient windows	12/18/2020 8:46 PM
4	Copper piping, windows and doors, kitchen and bathroom remodels	12/17/2020 7:56 AM
5	Pool	12/17/2020 5:40 AM
6	Kitchen and Bathroom Remodel	12/1/2020 4:51 PM

Q9 Which of the following best describes your household type?

Answered: 25 Skipped: 0



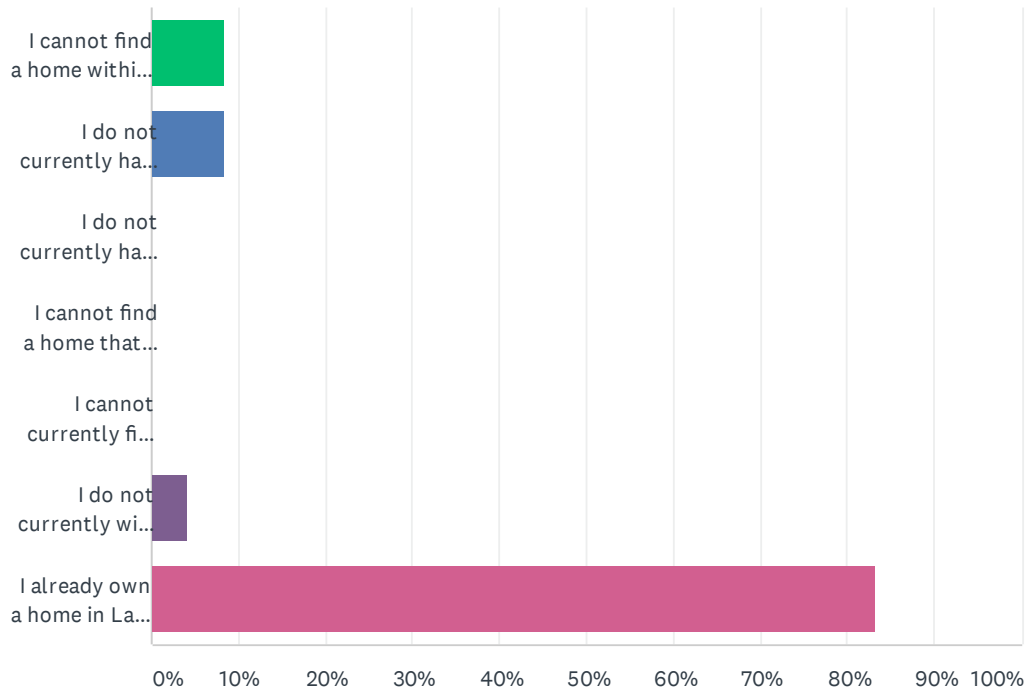
ANSWER CHOICES	RESPONSES	
Single person household	12.00%	3
Couple	48.00%	12
Couple with children under 18	20.00%	5
Single parent with children under 18	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Young adult living with parents	4.00%	1
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	8.00%	2
Single person living with roommates	0.00%	0
Couple living with roommates	0.00%	0
Other (please specify)	8.00%	2
Total Respondents: 25		

City of La Verne Housing Survey #1 - Housing Conditions

#	OTHER (PLEASE SPECIFY)	DATE
1	Family including adult college child	12/17/2020 7:59 AM
2	Couple with over 18 child	12/16/2020 10:57 PM

Q10 If you wish to own a home in La Verne but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

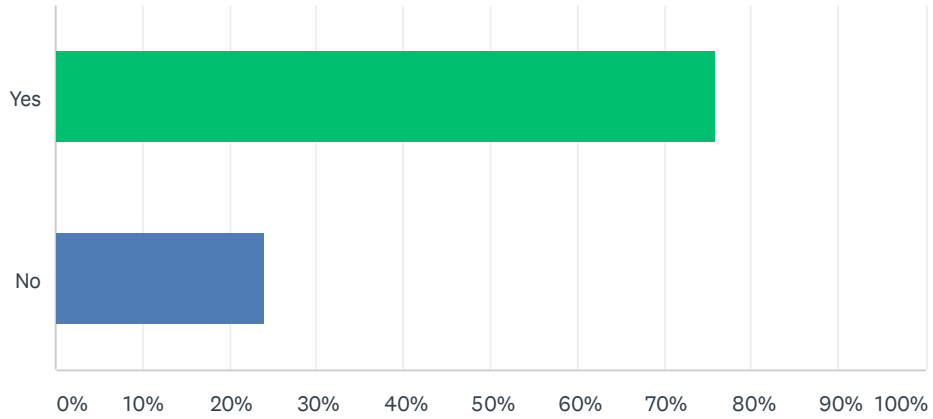
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in La Verne	8.33%	2
I do not currently have the financial resources for an appropriate down payment	8.33%	2
I do not currently have the financial resources for an adequate monthly mortgage payment	0.00%	0
I cannot find a home that suits my living needs in La Verne (housing size, disability accommodations)	0.00%	0
I cannot currently find a home that suits my quality standards in La Verne	0.00%	0
I do not currently wish to own or rent a home in La Verne	4.17%	1
I already own a home in La Verne	83.33%	20
Total Respondents: 24		

Q11 Do you think that the range of housing options currently available in the City of La Verne meets your needs?

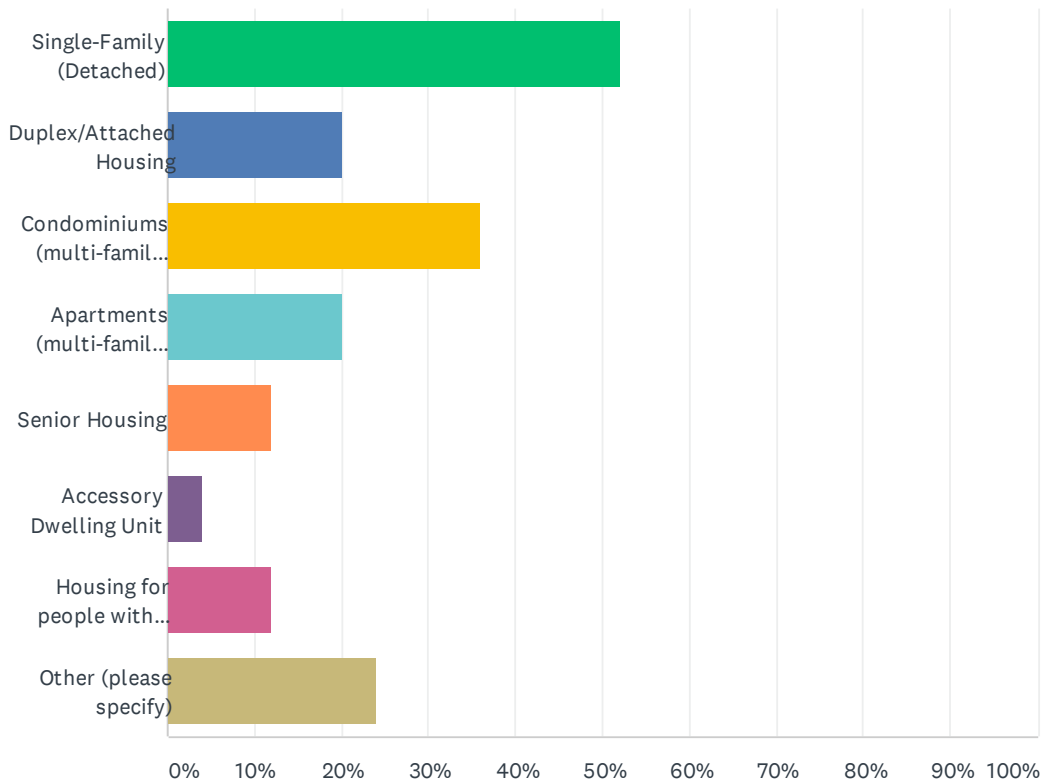
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	76.00%	19
No	24.00%	6
Total Respondents: 25		

Q12 What types of housing are most needed in the City of La Verne? (Select all that apply)

Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	52.00%	13
Duplex/Attached Housing	20.00%	5
Condominiums (multi-family ownership homes)	36.00%	9
Apartments (multi-family rental homes)	20.00%	5
Senior Housing	12.00%	3
Accessory Dwelling Unit	4.00%	1
Housing for people with disabilities (please specify in comment field below)	12.00%	3
Other (please specify)	24.00%	6
Total Respondents: 25		

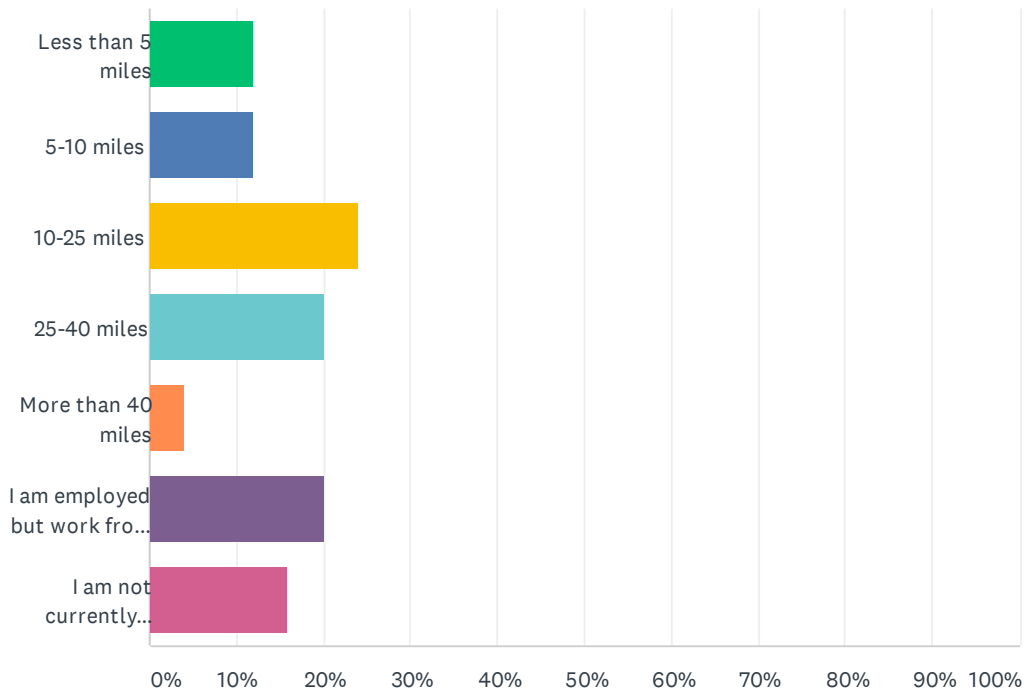
#	OTHER (PLEASE SPECIFY)	DATE
1	None	12/23/2020 6:11 PM
2	I would like to see a place for our cities homeless population to seek shelter.	12/23/2020 12:20 PM
3	Single story and ADA compliant for those with disabilities. Close to public transportation because many persons with disabilities do not drive. Walkable area to stores.	12/18/2020 8:50 PM

City of La Verne Housing Survey #1 - Housing Conditions

4	None of the above. La Verne is just fine.	12/17/2020 7:59 AM
5	We have enough and no low income housing is needed	12/17/2020 5:41 AM
6	I don't think the City should be agreeing to the mandated housing requirements. We need to look at the current situations and work on fixing up the existing. The populations density is getting too high.	12/16/2020 10:57 PM

Q13 If you are currently employed, approximately how long is your one-way commute to work?

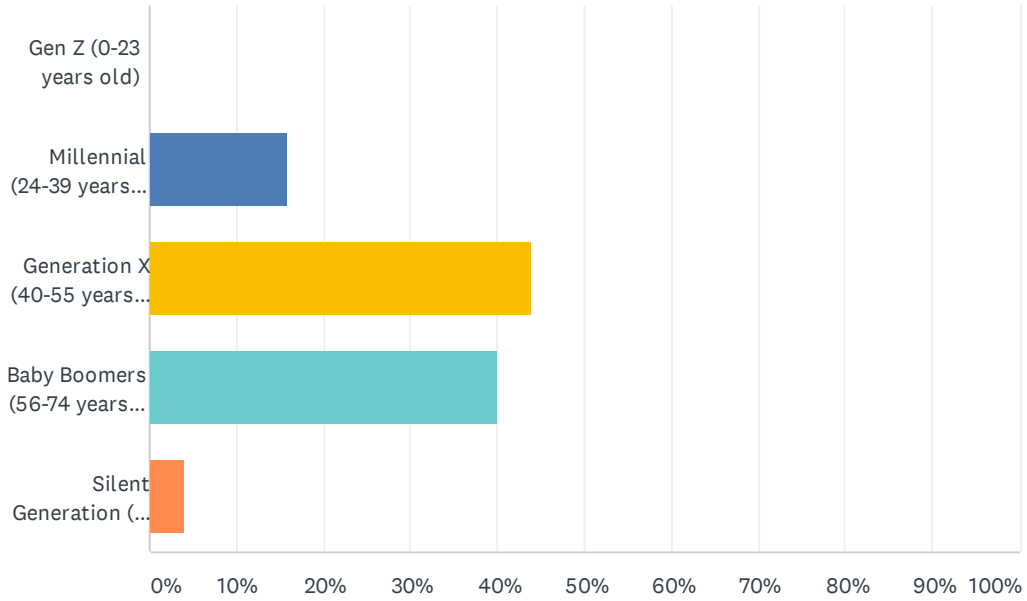
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 5 miles	12.00%	3
5-10 miles	12.00%	3
10-25 miles	24.00%	6
25-40 miles	20.00%	5
More than 40 miles	4.00%	1
I am employed but work from my home	20.00%	5
I am not currently employed	16.00%	4
Total Respondents: 25		

Q14 What age range most accurately describes you?

Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	0.00%	0
Millennial (24-39 years old)	16.00%	4
Generation X (40-55 years old)	44.00%	11
Baby Boomers (56-74 years old)	40.00%	10
Silent Generation (75+ years old)	4.00%	1
Total Respondents: 25		

CITY OF LA VERNE
GENERAL PLAN UPDATE



City of La Verne Housing Survey #2 - Priorities
What are Your Housing Priorities?

Help us learn more about your priorities for housing in La Verne.

* 1. Do you live and/or work in La Verne?

Yes

No

CITY OF LA VERNE GENERAL PLAN UPDATE



City of La Verne Housing Survey #2 - Priorities What are Your Housing Priorities?

2. How important are the following housing priorities to you and your family?

	Very Important	Somewhat Important	Not Important	Don't Know
Provide more housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing affordable to working families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more multi-family housing (apartments, condos, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitate existing housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide ADA-accessible housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide housing for homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure that children who grow up in La Verne can afford to live in La Verne	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Very Important

Somewhat Important

Not Important

Don't Know

Integrate affordable housing throughout the community to create mixed-income neighborhoods

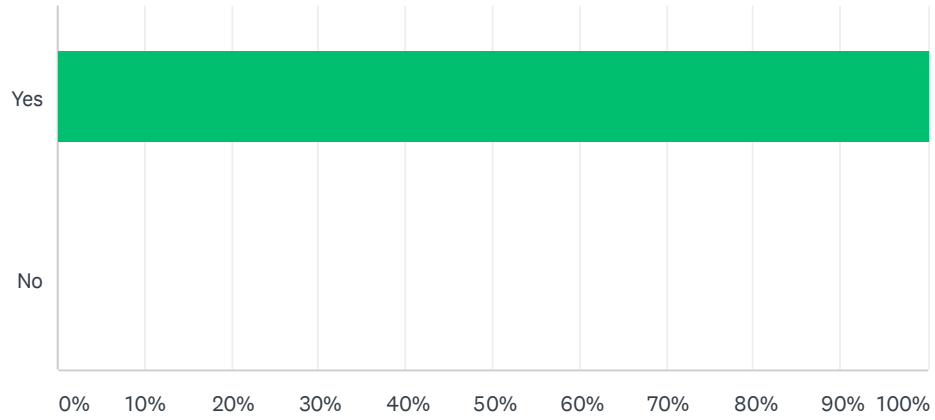
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs

Support fair/equitable housing opportunities

Support programs to help maintain and secure neighborhoods that have suffered foreclosures

Q1 Do you live and/or work in La Verne?

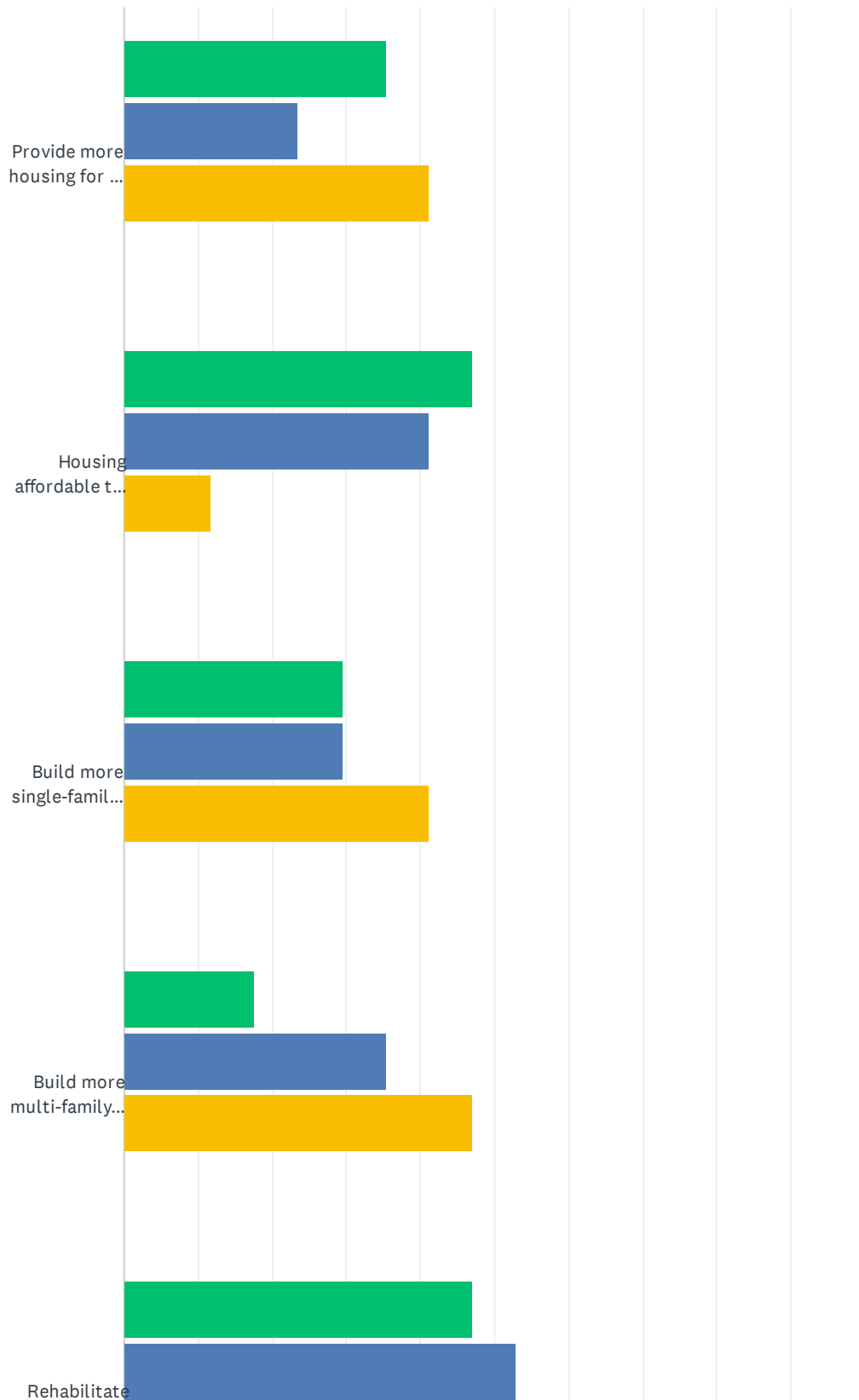
Answered: 19 Skipped: 0



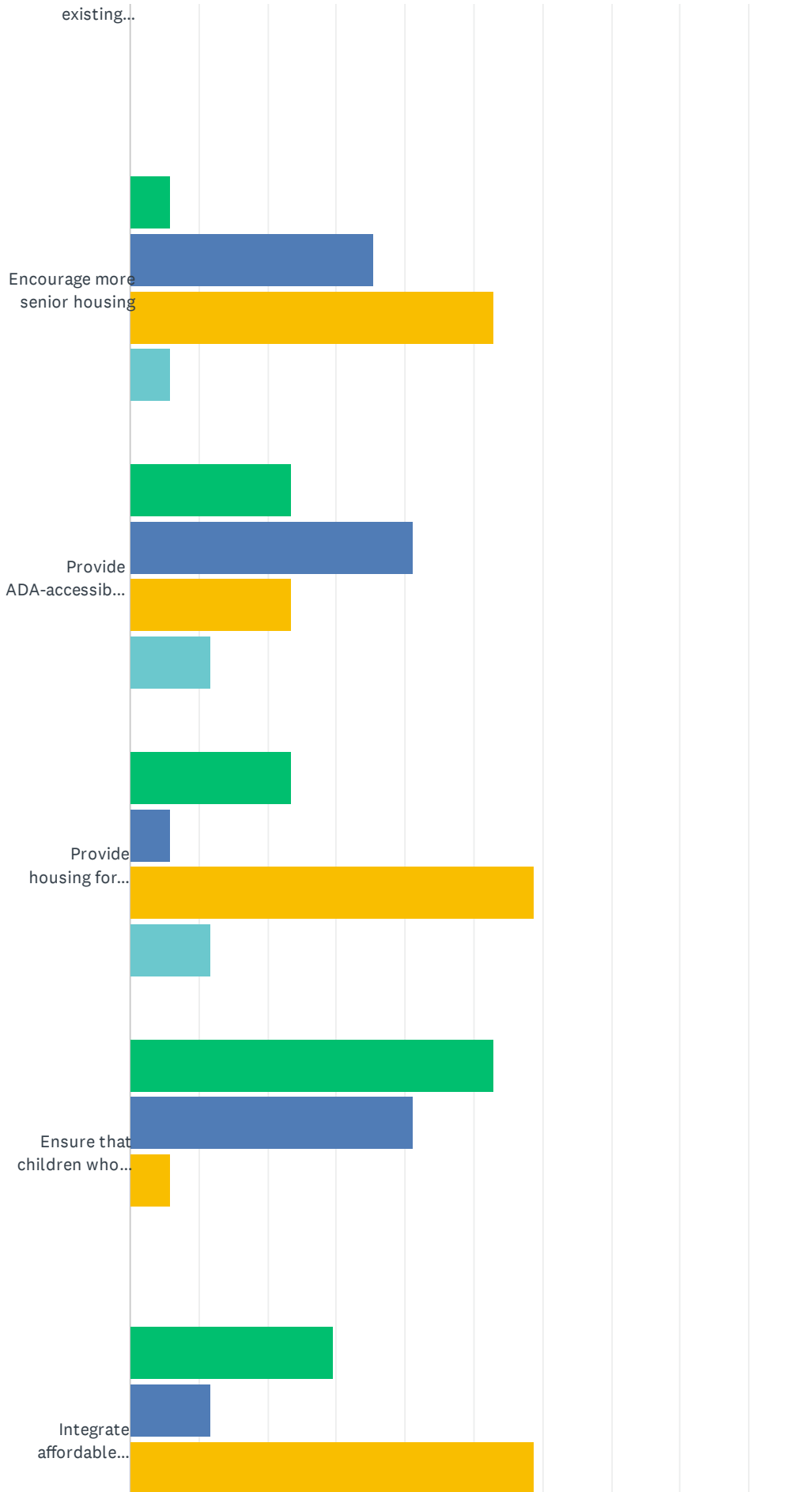
ANSWER CHOICES	RESPONSES	
Yes	100.00%	19
No	0.00%	0
Total Respondents: 19		

Q2 How important are the following housing priorities to you and your family?

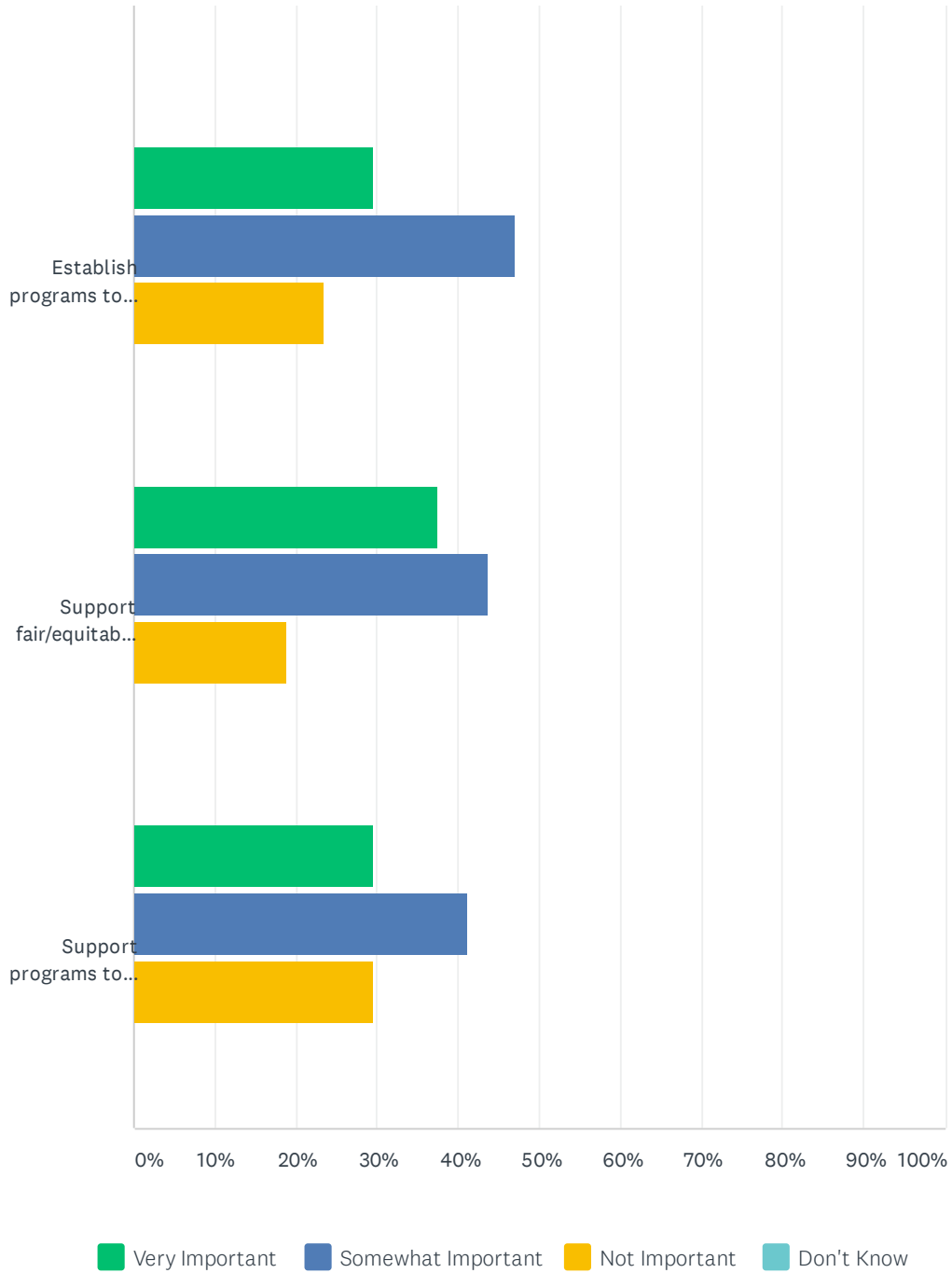
Answered: 17 Skipped: 2



City of La Verne Housing Survey #2 - Priorities



City of La Verne Housing Survey #2 - Priorities



City of La Verne Housing Survey #2 - Priorities

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide more housing for all income levels	35.29% 6	23.53% 4	41.18% 7	0.00% 0	17
Housing affordable to working families	47.06% 8	41.18% 7	11.76% 2	0.00% 0	17
Build more single-family housing	29.41% 5	29.41% 5	41.18% 7	0.00% 0	17
Build more multi-family housing (apartments, condos, etc.)	17.65% 3	35.29% 6	47.06% 8	0.00% 0	17
Rehabilitate existing housing	47.06% 8	52.94% 9	0.00% 0	0.00% 0	17
Encourage more senior housing	5.88% 1	35.29% 6	52.94% 9	5.88% 1	17
Provide ADA-accessible housing	23.53% 4	41.18% 7	23.53% 4	11.76% 2	17
Provide housing for homeless	23.53% 4	5.88% 1	58.82% 10	11.76% 2	17
Ensure that children who grow up in La Verne can afford to live in La Verne	52.94% 9	41.18% 7	5.88% 1	0.00% 0	17
Integrate affordable housing throughout the community to create mixed-income neighborhoods	29.41% 5	11.76% 2	58.82% 10	0.00% 0	17
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	29.41% 5	47.06% 8	23.53% 4	0.00% 0	17
Support fair/equitable housing opportunities	37.50% 6	43.75% 7	18.75% 3	0.00% 0	16
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	29.41% 5	41.18% 7	29.41% 5	0.00% 0	17

LA VERNE GENERAL PLAN UPDATE VISIONING WORKSHOPS SUMMARY REPORT

Fall 2017



CITY OF LA VERNE GENERAL PLAN UPDATE



De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



INTRODUCTION

The City of La Verne initiated their General Plan Update process in June of 2017 and simultaneously began a multifaceted outreach program to engage community members. The outreach program for this project is inclusive, educational, and designed to facilitate a meaningful conversation with the La Verne community about the issues and opportunities that are most important to them. The objectives established for the comprehensive outreach program are to:

- Educate the public on the City's history, existing conditions, socioeconomic trends, and fiscal health
- Develop a long-term vision
- Build capacity for future public outreach and education
- Engage key stakeholders to perpetuate long-term involvement
- Engage a broad spectrum of the City, particularly those who are typically silent
- Raise the profile of the General Plan and establish a greater connection to current planning issues

The General Plan update effort will involve numerous opportunities for the public to learn about and provide their input, including traditional in-person workshops and open houses and online surveys and forums. In addition, the City is in the process of establishing a General Plan Advisory Committee which will be tasked with providing input and guidance on policy direction in the General Plan. This Summary Report memorializes what was discussed at three Visioning Workshops held throughout the Fall of 2017. Additional summaries will be prepared as other outreach programs are completed as part of this project.

ADVERTISEMENTS

All three Visioning Workshops were advertised on the project website (www.laverne.generalplan.org), in the La Verne City Manager Monthly Newsletter, and via social media platforms including NextDoor and Facebook. Additionally, flyers were posted at City Hall and at key locations throughout the community. In advance of the third Visioning Workshop (held in November), bilingual event flyers (in English and Spanish) were sent home with Bonita Unified School District students. Finally, individuals that signed-up to receive notifications on the project website and/or provided their email address at City Hall or previous Visioning Workshops received personal electronic invitations to subsequent meetings.

VISIONING WORKSHOP SUMMARY

In the Fall of 2017 the City hosted a series of three Visioning Workshops to begin its conversation with the community regarding the ongoing General Plan Update. Approximately 100 people attended some or all of the Workshops. All three Workshops included an overview of the General Plan project, including why the City is updating its General Plan, topics the General Plan is required to address, and the project schedule. Each Workshop addressed different topics and individual and group activities were completed that helped participants communicate their ideas to City Staff and the consultant team. Copies of the presentations for each Workshop are available on the project website. The program and results for each Workshop are described below.

Visioning Workshop # 1 (9/26/17): Vision, Assets, and Challenges

The first General Plan Visioning Workshop was held on Tuesday September 26th, 2017 at the La Verne City Council Chambers. Approximately 40 individuals attended this Workshop. Following a brief presentation on the General Plan Update, the consultant team facilitated two activities.

Activity: Assets, Challenges, and Vision Post-It Note

The first activity was an individual exercise. Meeting attendees were provided stacks of blank Post-It notes and asked to write-down what they think are La Verne's biggest assets and challenges along with their vision for the future of La Verne. The results are summarized by topic area on the following pages. Questioned posed to the group for their consideration included:

- What do you like most about La Verne?
- What should stay the same?
- What are your main concerns as La Verne looks to the future?
- What needs to change?
- What three things should La Verne accomplish in the next 20 years?

Topic Area	Assets	Vision	Challenges
Community Culture	<ul style="list-style-type: none"> • Safe environment • Clean • City employees provide help – attitude is excellent • Efficient police, fire department, personnel • Schools • Good neighborhood • Police and fire • School district • Small town “Mayberry” feel • Many “face to face” relationships • University of La Verne • Still has small town feel • I’ve lived here all my life, it’s home! • Safe, beautiful • Small town atmosphere • Family oriented • Safe and secure environment • Small town atmosphere • Friendly caring groups • Sense of community • Sense of caring • Quiet • Safe • Clean • Mayor very approachable • Wide distribution of ages in population • Small town atmosphere • Not much room for growth • Low crime • Great community i.e. events, activities, opportunities • Small community • Safe and quiet • Small town community • Safety • Staff • Small town feel 	<ul style="list-style-type: none"> • Keep small town feel • By 2040 would hope for beautification not decay • Focus on historical parts of La Verne • Keep La Verne “charming” • More community events • Retain small town virtues • Unify community • More diverse population makeup • Better connections between City and ULV activity-wise • Schools • Keep fire department with the City 	<ul style="list-style-type: none"> • Cultural activities • Keeping small town atmosphere • Protect citizens peace of mind and property values • Maintaining city size • We don’t think of La Verne as a destination i.e. Claremont Village, Pasadena Old Town, Ranch Victoria Gardens • Confined demographic • Protecting our city from former prison releases • Providing for an aging population • Maintaining the small-town aspect • All business/restaurants signs will be in English (“will be” vs. “should be”); we have cities in southern California where you will not see in English
Mobility	<ul style="list-style-type: none"> • Freeway accessibility • Nearness and accessibility to transportation • Accessible public transportation 	<ul style="list-style-type: none"> • Bike paths for kids to school and road cycling through the community • Bike lanes on Bonita 	<ul style="list-style-type: none"> • Freeway traffic noise • Traffic on Foothill • Congestion on White and Bonita area – need to divert traffic somehow

Topic Area	Assets	Vision	Challenges
		<ul style="list-style-type: none"> • Small bus service to bring residents to restaurants and businesses • Provide handicap parking downtown • City internal traffic issues • Bike lanes • Connect Old Town to Gold Line – make La Verne a Gold Line destination 	<ul style="list-style-type: none"> • Uncontrolled growth in nearby cities pressure our streets • Gold Line impact
Housing		<ul style="list-style-type: none"> • Keep mobile home parks in place • Affordable housing 	<ul style="list-style-type: none"> • Affordable housing for seniors on fixed incomes • Multiple family dwelling, zoning and impact of more people • Northward growth • Maintaining senior living facilities i.e. mobile home parks • Stop halfway houses in the community for released criminals • Affordable homes for people who work in La Verne, “entry-level” housing • Casitas La Verne displacement threat
Open Space	<ul style="list-style-type: none"> • Close proximity to open space/recreation • Against foothills • Parks (well kept) and tree-lined streets • Proximity to mountains and beach • Use of parks • Foothills canyon and wildlife • Trees • Parks for families 	<ul style="list-style-type: none"> • City park east of White/Fruit • Better management of available open space foothills • Keep hills as they are i.e. no northward growth • Retain citrus groves • Keep parks (not overcrowded) • Continued landscaping 	<ul style="list-style-type: none"> • Any new gated communities must not be fully fenced cutting off wildlife migration
Sustainability		<ul style="list-style-type: none"> • Encourage environmentally friendly development • Encourage solar energy use and provide electric charging stations • Cap development growth • Safety for MHP sustainability 	<ul style="list-style-type: none"> • “Throw away” advertising circulars • Continuing drought

Topic Area	Assets	Vision	Challenges
Economic Development	<ul style="list-style-type: none"> • Access to shopping, education, and recreation • Old Town area 	<ul style="list-style-type: none"> • More dining, retail, shopping – eliminate fast food establishments • Community better by keeping discount stores to a minimum • No empty retail buildings • A nice steakhouse • Urgent care or medical care availability • More restaurants • Nice shopping area with parking • More American food restaurants • Expand career opportunities • More restaurants downtown so we stay here and don't have to drive far 	<ul style="list-style-type: none"> • Sources of income to pay upcoming retirement shortfalls • Make sure we aren't overdeveloping retail • Financial stability • Economic development Foothill Boulevard big box retail decline • Bring business the community desires keep out those residents don't desire • Growth vs. community needs, safe environment, protecting seniors

Activity: Opportunity Area Mapping

The second activity of the first Visioning Workshop asked participants to review large-scale maps of the City and highlight areas that need special focused attention as part of the General Plan Update, including areas that should be preserved and protect and areas where land use change should be considered. Working in small groups, attendees answered the following questions and highlighted the areas on the map:

- Where are the City's key destinations or community gathering places?
- What are the greatest assets in these areas?
- Are there certain areas in the City that should be improved?
- Are new community gathering areas or focal points needed?
- Where should new land uses be located?
- Should existing land uses change?

Following an instruction guide, the small groups used colored markers to identify the following types of areas:

- **Blue** – Focus Areas (growth, preservation, revitalization, gathering places)
- **Orange** – Job Growth (business, industrial)
- **Brown** – Restaurants and Retail
- **Red** – High Density Housing
- **Green** – Agricultural, open space, habitat conservation, or rural areas
- **Black** – Public facilities and Notes

After working on the maps, each table reported-back to the entire group summarizing their key ideas. The results of the mapping activity are included in Appendix A. General themes included:

- Preserve and protect natural open space in north La Verne
- Improve restaurant and retail offerings along Foothill Boulevard and Arrow Highway
- Give special attention to development along Arrow Highway and around the new Gold Line station
- Create new multimodal connections throughout the community and improve traffic

Activity: Replication of Post-It Note Exercise at Mobile Home Community

Following the first Visioning Workshop, a Workshop attendee replicated the Assets, Challenges, and Vision Post-It Note Activity at a mobile home community. The results of that exercise are presented below.

Topic Area	Assets	Vision	Challenges
Community Culture	<ul style="list-style-type: none"> • Safety • Friends • Quick response of fire rescue • Police and fire department • Safe environment • People are friendly • Well-run at all areas • Small-town safe feeling • Self-contained • Atmosphere – like it the way it is • Safe, quiet, clean • Still a small-town feel • Do not become a big city, less is best • Small town feel • Leadership that considers all ages of residents • Small town atmosphere that supports local businesses • A good Mayor who keeps our rent down • The people and how nice the City looks • Small town feels homey • Friendly and safe • Police and fire department • Safety • Everyone is neighborly • Everything is handy • Friendliness • Safety • Small-town feeling • Very lovely and friendly place to live, always feeling safe • Nice people • Caring city administration • Small town atmosphere • Slower pace of life • I like how nice the City looks, now clean everything looks • The people that live here 	<ul style="list-style-type: none"> • Maintain public services (police and fire) • Neighborhood events held to encourage a sense of community within each area • Continue with good work • Keep the small town feeling 	<ul style="list-style-type: none"> • Top police and fire protection accomplished by top pay and training • Leadership that considers all residents as current incumbents follow • Overpopulation • Overpopulation • More police protection

Topic Area	Assets	Vision	Challenges
	<ul style="list-style-type: none"> • Small town friendly feel • Clean and friendly • City has high standards • Good schools • Pleasant environment • Leadership and solvency 		
Mobility	<ul style="list-style-type: none"> • Clean streets 	<ul style="list-style-type: none"> • Better traffic control on “D” Street • More sidewalks • New street signs • New sidewalks • Local buses for seniors • We were told a gate on Bradford would not be used and it is and young people drive fast and rude – u-turns have not stopped • More senior transport • Coordinate traffic signals for more free flow 	<ul style="list-style-type: none"> • Traffic control • Do something with traffic lights (\$\$\$) • Traffic • Bike lanes • Handicap safety • I can’t get to Bonita on the bike path / I can’t go west with my bike • Bike paths • More sidewalks • Sidewalks • Downtown parking • Sidewalks on Bradford • Foothill signals to be better timed to avoid slowing traffic • Synchronize signals on Foothill • Make all signals friendly for left turns (green arrows right away manage traffic) • New larger street signs • Parking
Housing	<ul style="list-style-type: none"> • Appreciate rent control, please keep it • Low population per mile, low density • Rent control for mobile homes • Rent control • Mobile home parks • Low density 	<ul style="list-style-type: none"> • Keep rent control • Make sure we keep rent control • Keep it simple – no more high-rise apartments • Rent control – need three members of council • Limit number of apartments and size 	<ul style="list-style-type: none"> • Keep rent control • Need for subsidized housing for physically disabled adults over 55 years of age • Concern about selling mobile homes and rent control • Don’t change the zoning for Casitas La Verne • Keep rent control
Open Space	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • More free community classes for seniors or anyone • More parks or recreation areas • More parks for families • More senior programs • More senior programs • Park at end of Williams Avenue • More senior programs 	<ul style="list-style-type: none"> • What is going to happen to all the senior parks La Verne has been known for

Topic Area	Assets	Vision	Challenges
Economic Development	<ul style="list-style-type: none"> • Great businesses in La Verne, I never have to go far • Accessibility of business • Great restaurant area • Variety of shops and restaurants • Everything we need is nearby • Stores are located close by • Lots of doctors etc. also close by • Nice to have the police department, auto club, shoe repair, etc. all close with easy access • Many good shops and restaurants nearby • All shopping easy access (or nearby) • Financially sound 	<ul style="list-style-type: none"> • More restaurants • Better restaurants • Good American food sit-down restaurant • Too many fast food – need one nice restaurant • More senior-friendly businesses (less young people only) 	<ul style="list-style-type: none"> • Balanced budget • Too many massage parlors • More American restaurants – too many Asian

Visioning Workshop #2 (10/19/17): Guiding Principles, Vision Statement, and Placemaking

The second Visioning Workshop, held on Thursday October 19th, 2017 at the La Verne Community Center, focused on three major topics: establishing a set of guiding principles, crafting a vision statement for La Verne, and exploring opportunities to enhance placemaking throughout the community. Approximately 50 people attended this workshop, including several that also attended the first Workshop in September.

Activity: Guiding Principles

The first activity of the second Visioning Workshop was an individual activity where participants were asked to vote for their top three choices for “guiding principles” from a list developed based on the feedback received at the first Visioning Workshop. Participants were provided three “dot” stickers and asked to review a list of 14 possible guiding principles and stick their “dot” next to the principle they vote for. Participants could assign all three dots to the same principle or divide the dots as they preferred. The results of this activity, starting with the principle that received the most votes, is provided below.

General Plan Guiding Principles	Votes (Ordered)
Maintain safe and quiet small-town atmosphere	12
Increase alternative transportation opportunities in La Verne and to surrounding areas including adding additional bike lanes and trails	9
Attract and retain businesses and industries that provide high-quality and high-tech jobs	8
Attract new shopping and dining options	6
Expand access to open space areas	5
Limit growth in northern La Verne	5
Find ways to improve traffic congestion	4
Focus new development along the community’s major corridors (Foothill, Arrow, etc.)	4
Expand housing choices for people of all ages and incomes	2
Encourage more sustainable development	2
Improve the look of La Verne’s older neighborhoods	2
Improve access to retail businesses in La Verne	2
Promote community diversity, culture, and historic resources to enhance civic pride	1
Improve synergy between the City and the University of La Verne	1

Activity: Vision Statement

The second activity at the second Workshop addressed the need to craft a long-term Vision Statement. A Vision Statement is a description of what La Verne wants to become through the implementation of the General Plan. It provides a sense of purpose and mission for the General Plan, and sets the tone for the Plan's guiding principles to aid in the development of goals, policies and actions that will guide development in the coming years. Participants were presented with a range of sample Vision Statements from other communities around California, and working in small groups, each table was tasked with developing a brief Vision Statement for La Verne. Below are the results of this activity.

- La Verne is a safe and livable community with quiet, diverse neighborhoods where raising a family is the focus. It has accessible open spaces, safe places to live, work and play, and quality educational opportunities. It has a thriving historical downtown for retail and dining. A balance of multi-generational residents which promotes a special social interaction. Centralized location and access to major southern California destinations.
- A city that responds and honors its past through thoughtful development that maintains its historic character.
- La Verne...an adaptive, traditional community with a small-town feel. Close knit. Community events. Great schools and programs. Community pride.
- Maintain high-level vibrant, small-town atmosphere, safe environment. Bicycle and pedestrian friendly town. Strong sense of belonging for its residents. Historical values, art.
- La Verne – a community where people of all ages live harmoniously with strong public safety organizations, healthy high-quality/high-tech organizations support a robust local economy.
- In 2038, La Verne continues to maintain a small-town atmosphere and a cooperative sense of community. Taxes are kept low by industries in touch with today's new technology and ideas. Pleasant and quiet atmosphere with beautiful streets and maintained homes both new and old preserving the history of days yore. Families come together.
- La Verne will remain a clean safe city with a small-town atmosphere. A town where young families come to establish themselves as well as retirees to live out their golden years. Served by well-operated police and fire departments, the City is attractive to small and large businesses alike. Home to one of American's top ten universities and top-rated schools.
- A safe quiet rural city that has good schools and a stable housing community that is focused on maintaining a community culture that values/respects its past through thoughtful development of its historic character, business/property owners who are involved in the community.
- Safe quiet neighborhoods with reasonable height limits and carefully planned density. Attractive environmentally sensitive landscaping with more trees. Traffic calming measures that encourage pedestrian, bicycle, and public transit use. Easy access to open space in cooperation with neighboring cities.
- La Verne is a highly desirable community to live, learn, work, and recreate a safe and quiet small-town atmosphere while maturing into an attractive, vibrant, and sustainable community. La Verne retains the quaint downtown with opportunity for growth through alternative transportation and public transportation.
- La Verne is a highly desirable community to live for people of all ages and income. It strives to maintain the small-town feel while maturing into a city that attracts and retains high-quality jobs. La Verne continues to prioritize public safety to maintain the small-town feel. La Verne provides a strong sense of belonging for its residents.

Activity: Placemaking in La Verne

The third activity of the second Visioning Workshop expanded on the mapping exercise conducted at the first workshop and asked additional questions focused on placemaking in La Verne. Placemaking is a people-centered approach to the planning, design, and management of the spaces that comprise gathering places in a community, including streets, sidewalks, parks, buildings, and other public or private spaces. The goal is to promote interaction between people and foster healthier, more social and economically viable communities.

As part of the overview presentation, participants were presented with examples of “placemaking in action” and discussed how sociability, uses and activities, access and linkages, and comfort and image make a “great place”. Participants were asked to answer the following placemaking questions for La Verne:

- What are the key landmarks within the City? How could these areas be improved?
- Where are your major activity nodes, destinations and gathering places? Where should new ones be located?
- Are there different neighborhoods/districts in La Verne?
- What are the City’s defining viewsheds?
- Which corridors or intersections need special attention?
- Where are the City’s major gateways?

Using markers and graphic symbols, small groups worked together around large-format maps of the City to answer these questions. The results of this mapping activity are presented in Appendix A. In general, the groups identified the following key features as central to placemaking in La Verne:

- Preservation of views to Marshall Canyon and the San Gabriel Mountains
- Hiking opportunities in north La Verne
- Marshall Canyon Golf Course as a node of activity
- Live Oak Reservoir as a community landmark
- Parks and recreation spaces as major activity nodes
- Community gateways at: Baseline Road and Foothill Boulevard, Bonita Avenue, Fairplex, and freeway exits – note that several groups identified gateways into the community that are actually outside La Verne, demonstrating the interconnectedness of adjacent communities
- Protect Old Town La Verne as the City’s historic core, which includes a number of landmarks and activity nodes
- Identify Brackett Field as an activity node, gateway, and landmark
- Identify Metropolitan Water District facility as a landmark which will impact land use decisions
- Identify historic and cultural resources and preserve and protect them throughout the community

Visioning Workshop #3 (11/30/17): Circulation and Mobility

The third and final Visioning Workshop was held on Thursday November 20th, 2017 at the Community Center at City Hall. Approximately 30 people attended this event. The focus of the third workshop was on circulation and mobility in La Verne, including how people get around (cars, walking, biking, transit) and regional transit connections including existing Metrolink stations at the Fairplex (seasonal) and North Pomona and a future Gold Line station in La Verne. The presentation included background on existing conditions, including existing traffic volumes, transit routes, and accident information. The group also reviewed existing commute patterns (where do people who live in La Verne go for work, and where do people who work in La Verne come from). This information is available as part of the presentation which is posted on the project website.

Complete Streets

To set the stage for a discussion of mobility in La Verne, participants learned more about the Complete Streets Act of 2008 (AB1358) which requires cities, when updating their General Plan, to ensure that local streets and roads meet the needs of all users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists. Streets can and will look different from each other based on their context, community preferences, types and needs of users, land use context, and functionality. Not every street needs to accommodate all types of users, but the network as a whole must address a comprehensive set of multimodal needs.

Activity: Mobility Mapping

Large-format exhibits of the City with existing transit routes mapped on the exhibit were provided to each table of participants. Following an instruction guide, the small groups used colored markers to identify the following types of mobility issues, opportunities and constraints:

- **Red** – Areas underserved by transit
- **Green** – Where bike routes should go/places you want to get to on a bike

- **Purple** – Intersections or roadways where you think there is a lot of traffic
- **Blue** – Areas you think need more parking

The results of the mapping activity are presented in Appendix A. In general, the groups identified the following key mobility issues in La Verne:

- Add bike routes along Wheeler Avenue, Baseline Road, Bonita Avenue, and D Street
- Ensure bike routes connect to open space in north La Verne and adjacent cities
- Address sever traffic along White Avenue from Baseline to the Fairplex, along Foothill (especially at Wheeler), along D Street, and near schools
- More parking needed near Ramona Middle School
- Areas underserved by transit include the industrial areas of La Verne near Brackett Field, the Fairplex, and the University of La Verne
- Improve transit options for north La Verne (potentially a local circulator if ridership does not justify expanded Foothill Transit bus routes)
- Transit connections between new Gold Line station to Old Town (potentially a trolley)
- Add bike racks at major activity nodes and destinations
- Increase handicap parking at school sites and in Old Town
- Improve flow of busses (improve traffic congestion)
- Reduce “pass-through” traffic from drivers using La Verne’s streets to cut through the community
- Create multimodal connections to Gilead, including bike routes and transit connections

Activity: Let’s Design Our Streets!

Understanding the need to design a mobility network for all types of users, this activity asked participants to work in small groups to reimagine the configuration of some of La Verne’s major streets. Working in small groups, each group was assigned one of the following streets (Baseline, Bonita, Foothill, Wheeler, or White) and provided information on its typical existing configuration: how many lanes and how wide the lanes are, if there’s on-street parking, bike facilities, etc. Then, using a set of magnetic “puzzle pieces” the small groups worked together to design what types of facilities (travel lanes, bike lanes, parking, landscaping, medians, etc.) should make-up their assigned street section. Following the activity, groups reported back on their ideas. The results of this activity are included in Appendix B.

Collectively, all groups found that travel lanes should be the minimum width for safe and efficient motorist travel and, where travel lanes could be narrowed, new bikeways, medians, landscaped parkways, and/or parking should be added. The descriptions below summarize the existing and “reimagined” street configurations:

Roadway	Existing Features	Proposed Features
Baseline Road	<ul style="list-style-type: none"> • Two travel lanes in both directions (12’ to 14’ wide) • 14’ wide painted median • On-street parking on both sides • Sidewalk on both sides 	<ul style="list-style-type: none"> • Prioritize automobile travel • Reduced median width • As many additional travel lanes in both directions to the extent feasible
Bonita Avenue	<ul style="list-style-type: none"> • One 18’ travel lane in both directions • On-street parking on both sides • Landscaped parkway on both sides • Sidewalk on both sides 	<ul style="list-style-type: none"> • Prioritize pedestrians and bicyclists • New 28’ wide greenbelt median to accommodate walkers, bikers, and landscaping • Reduced travel lanes to minimum appropriate width • Maintain curb-adjacent landscape buffer on both sides • Protect sidewalk with a vertical buffer between sidewalk and landscape area

		<ul style="list-style-type: none"> • Extend Bonita greenbelt to Claremont
Foothill Boulevard	<ul style="list-style-type: none"> • Three travel lanes in one direction (11' to 12' wide) and two travel lanes in the other direction (12' wide and 22' wide) • 16' wide landscaped median • Sidewalk on both sides 	<ul style="list-style-type: none"> • Safely accommodate motorists, bicyclists, and pedestrians • Provide only two travel lanes in each direction at the minimum appropriate width • Maintain landscaped median • Incorporate a bike lane and maintain a sidewalk on one side • Create a shared-use pedestrian and bicycle path on the opposite side
Wheeler Avenue	<ul style="list-style-type: none"> • Two travel lanes in both directions (12' to 14' wide) • 16' wide painted median • On-street parking on both sides • Sidewalk on both sides 	<ul style="list-style-type: none"> • Reduce the widths of existing facilities to the minimum appropriate width to recreate space to accommodate bicyclists and pedestrians • Maintain two travel lanes in both directions • Incorporate 2-way bike lane on one side of the street, protected from the travel lane with a marked or gravel shoulder • Maintain median/central turn lane • Maintain on-street parking on both sides of the street • Maintain sidewalk on both sides
White Avenue	<ul style="list-style-type: none"> • Two travel lanes in both directions (11' to 14' wide) • 14' wide painted median • On-street parking on both sides • Sidewalk on both sides 	<ul style="list-style-type: none"> • Maintain two travel lanes in both directions but reduce widths to minimum amount appropriate • Maintain median but reduce width • Provide a bike lane on both sides, between the travel land and on-street parking • Maintain on-street parking on both sides • Maintain sidewalks on both sides

NEXT STEPS






The goal of the Visioning Workshops was to start a conversation with the La Verne community regarding their vision for the City and how the General Plan should address the issues, opportunities, and challenges that are most important to La Verne. Using this feedback, City Staff, the consultant team, and the City’s General Plan Advisory Committee will continue to evaluate priorities and develop goals, policies, and actions that best reflect the community’s vision for the future.

APPENDIX A: SCANS OF MAPPING EXERCISES

Visioning Workshop #1 Land Use Opportunity Map Activity Instructions

- **Blue** – Focus Areas (growth, preservation, revitalization, gathering places)
- **Orange** – Job Growth (business, industrial)
- **Brown** – Restaurants and Retail
- **Red** – High Density Housing
- **Green** – Agricultural, open space, habitat conservation, or rural areas
- **Black** – Public facilities and Notes

Visioning Workshop #2 Placemaking Map Activity Instructions

	Landmarks Iconic buildings, signs, monuments, places of cultural or historic significance
	Activity Nodes Key destinations: can be existing or future nodes
	Gateways Key entrances into the community
	Viewsheds Views that should be preserved and protected
	Districts Existing neighborhoods or areas within the community with distinct identities

Visioning Workshop #3 Mobility Map Activity Instructions

- **RED** – Identify areas underserved by transit
- **GREEN** – Map where you think bike routes should go/places you want to get to on a bike
- **PURPLE** – Circle intersections or roadways where you think there is a lot of traffic
- **BLUE** – Circle areas that you think need more parking

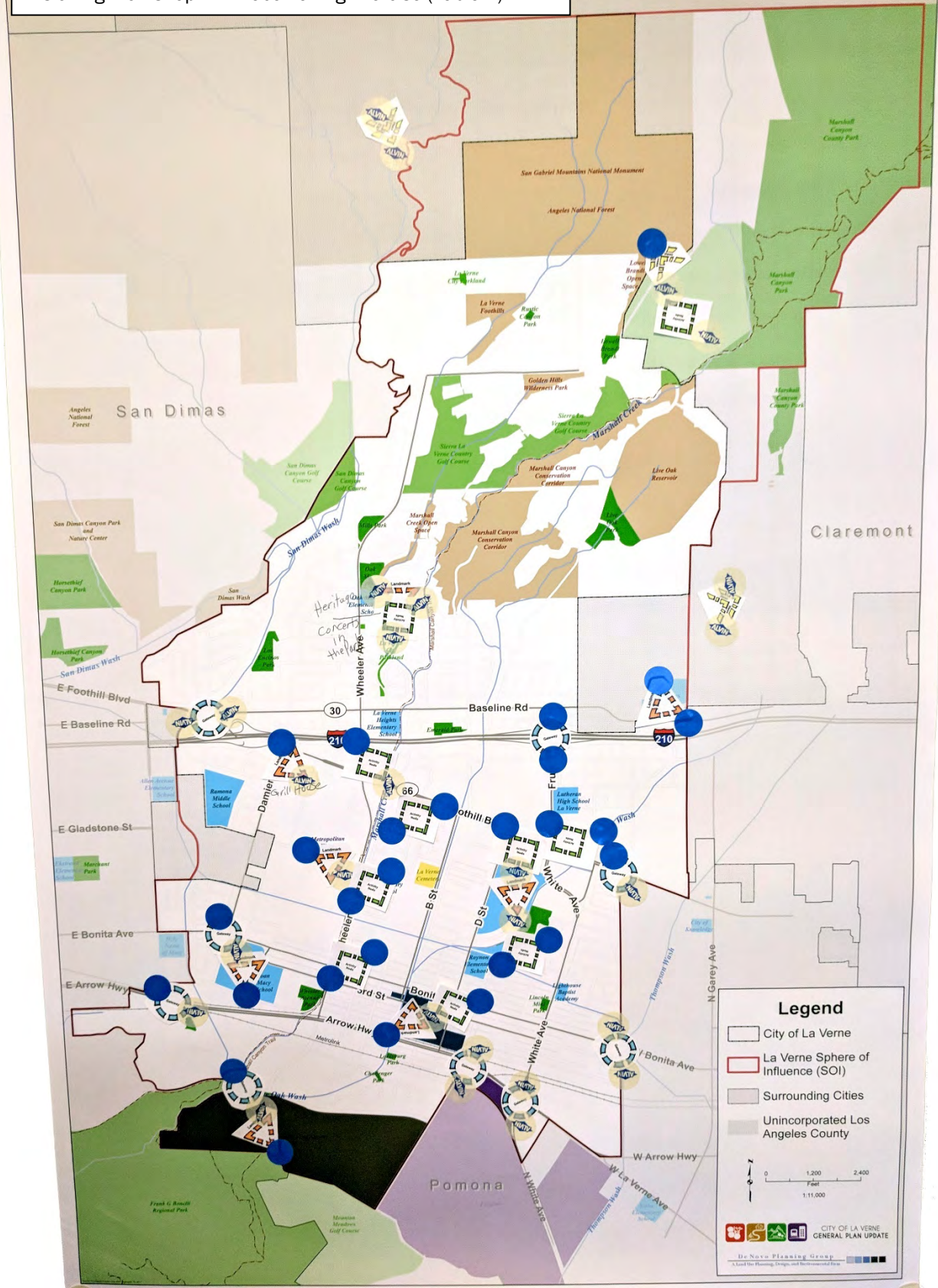
Visioning Workshop #1: Land Use Mapping Exercise (Table 1)



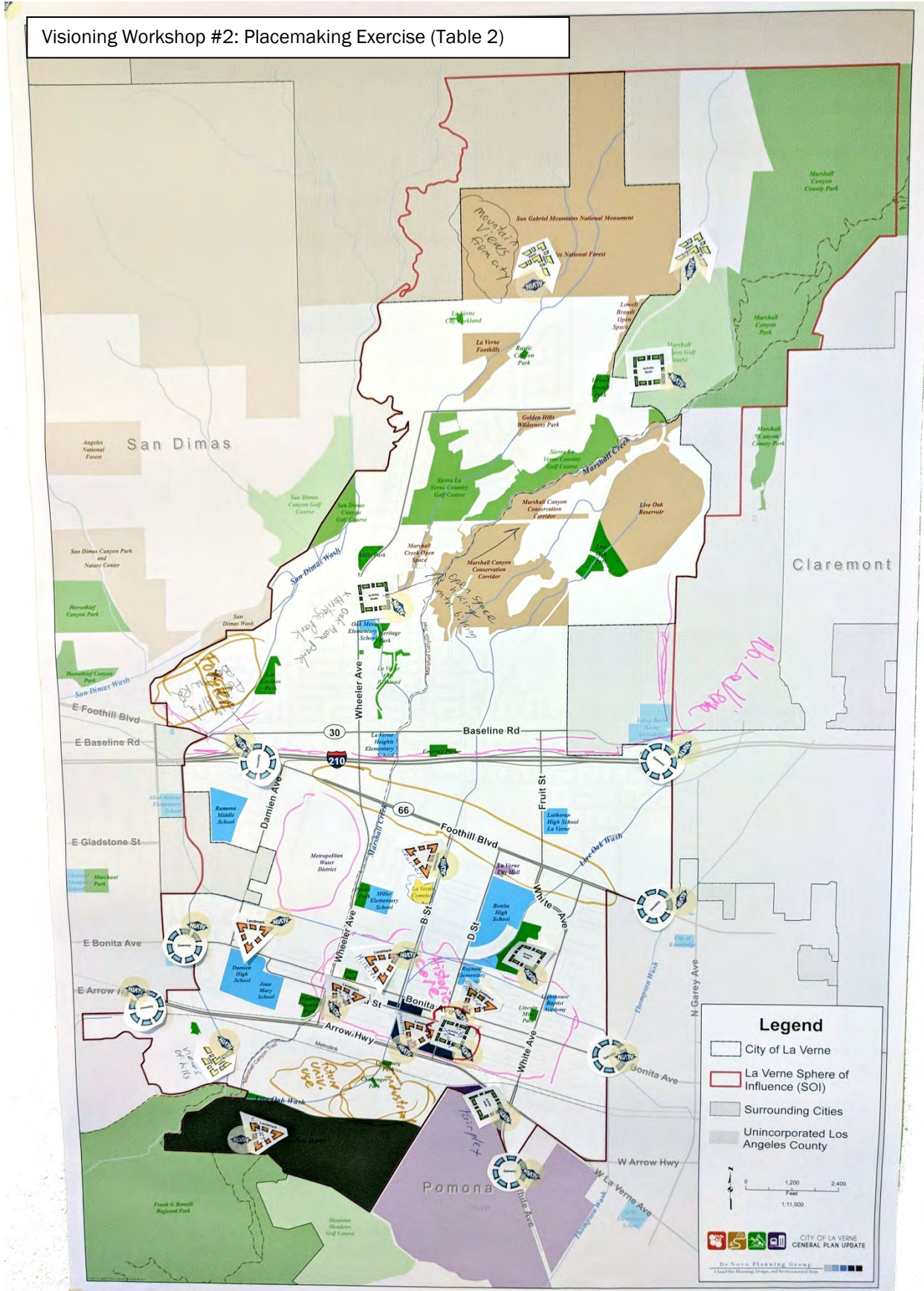
Visioning Workshop #1: Land Use Mapping Exercise (Table 3)



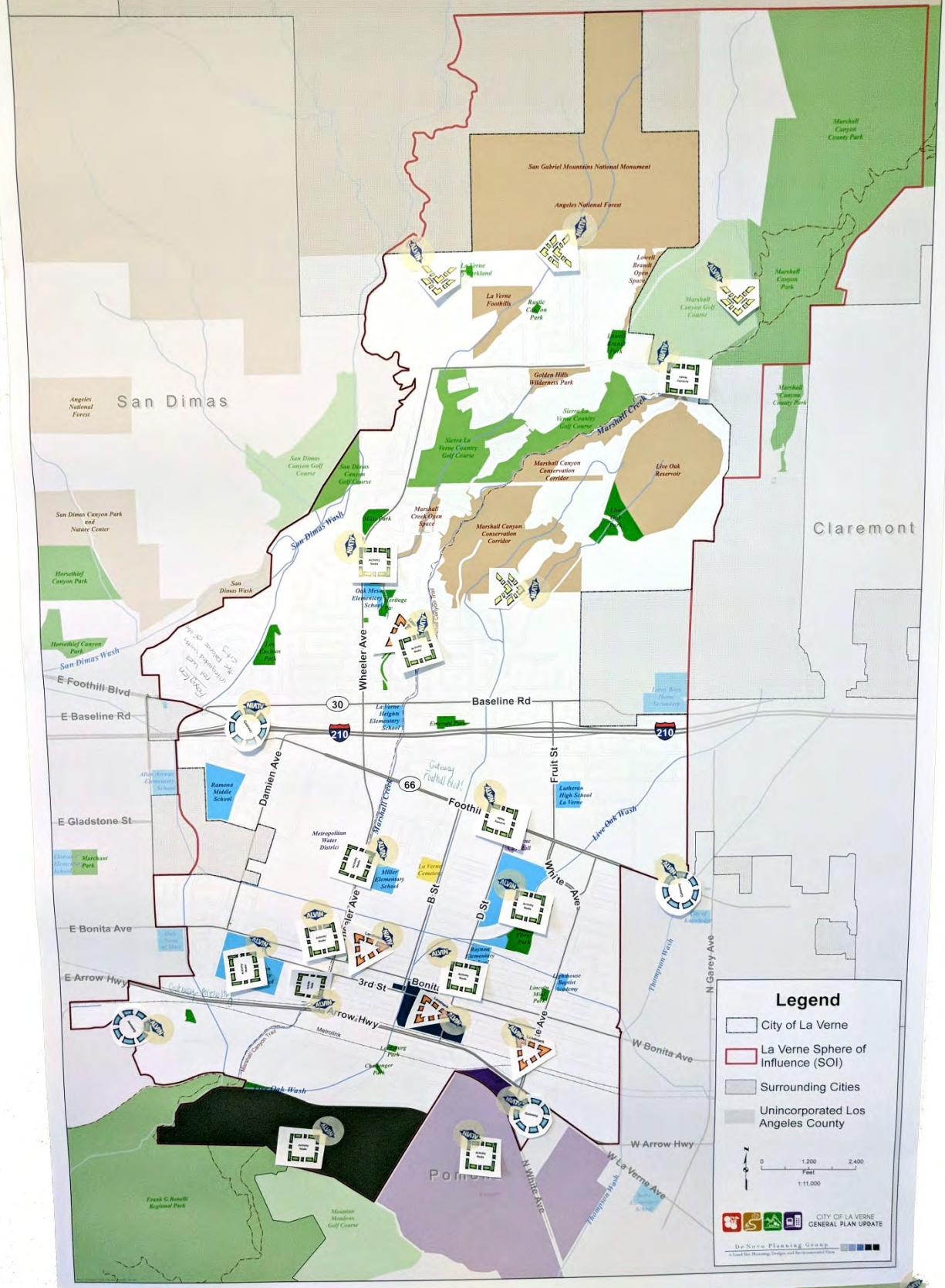
Visiting Workshop #2: Placemaking Exercise (Table 1)



Visiting Workshop #2: Placemaking Exercise (Table 2)



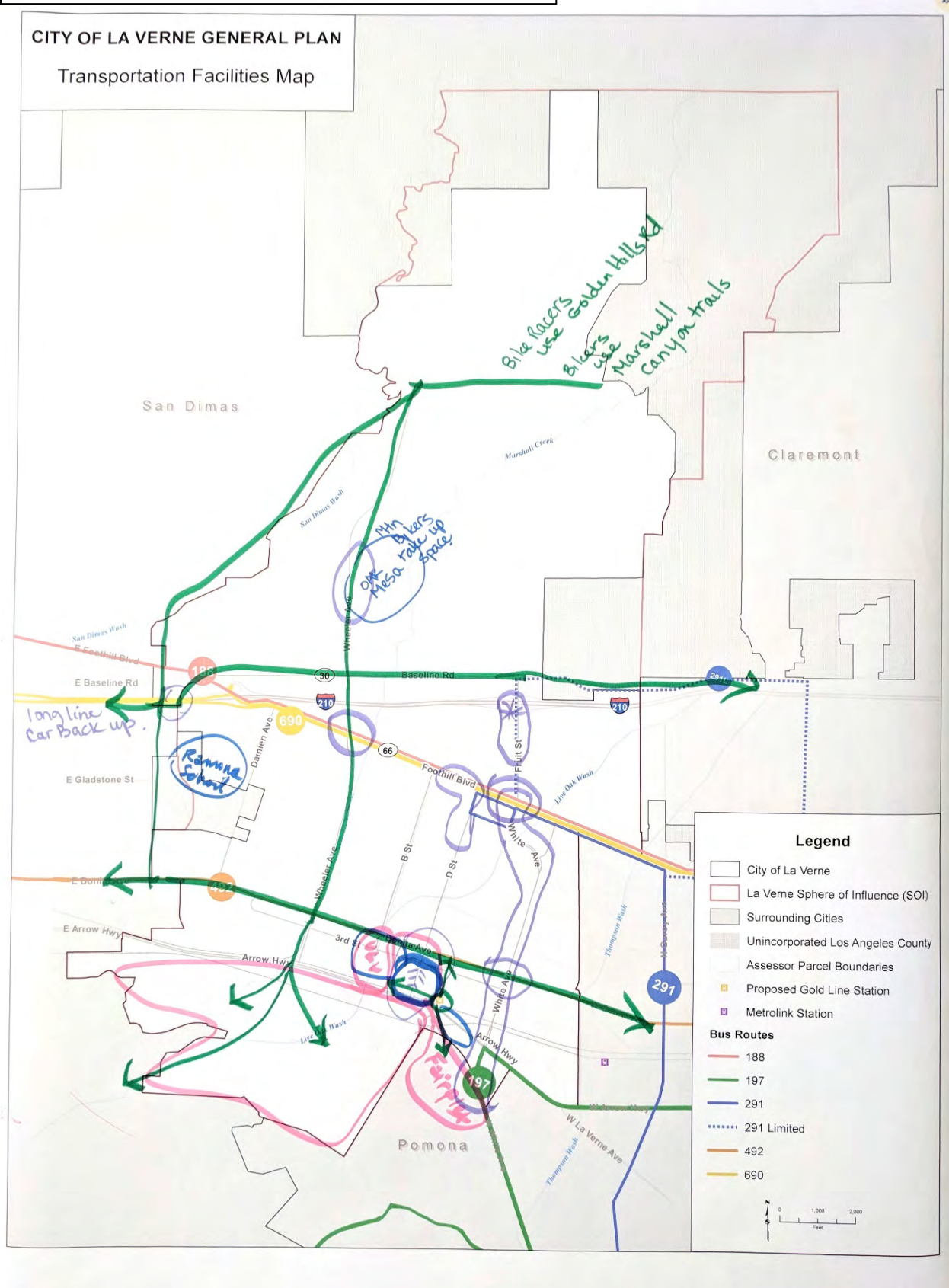
Visioning Workshop #2: Placemaking Exercise (Table 4)

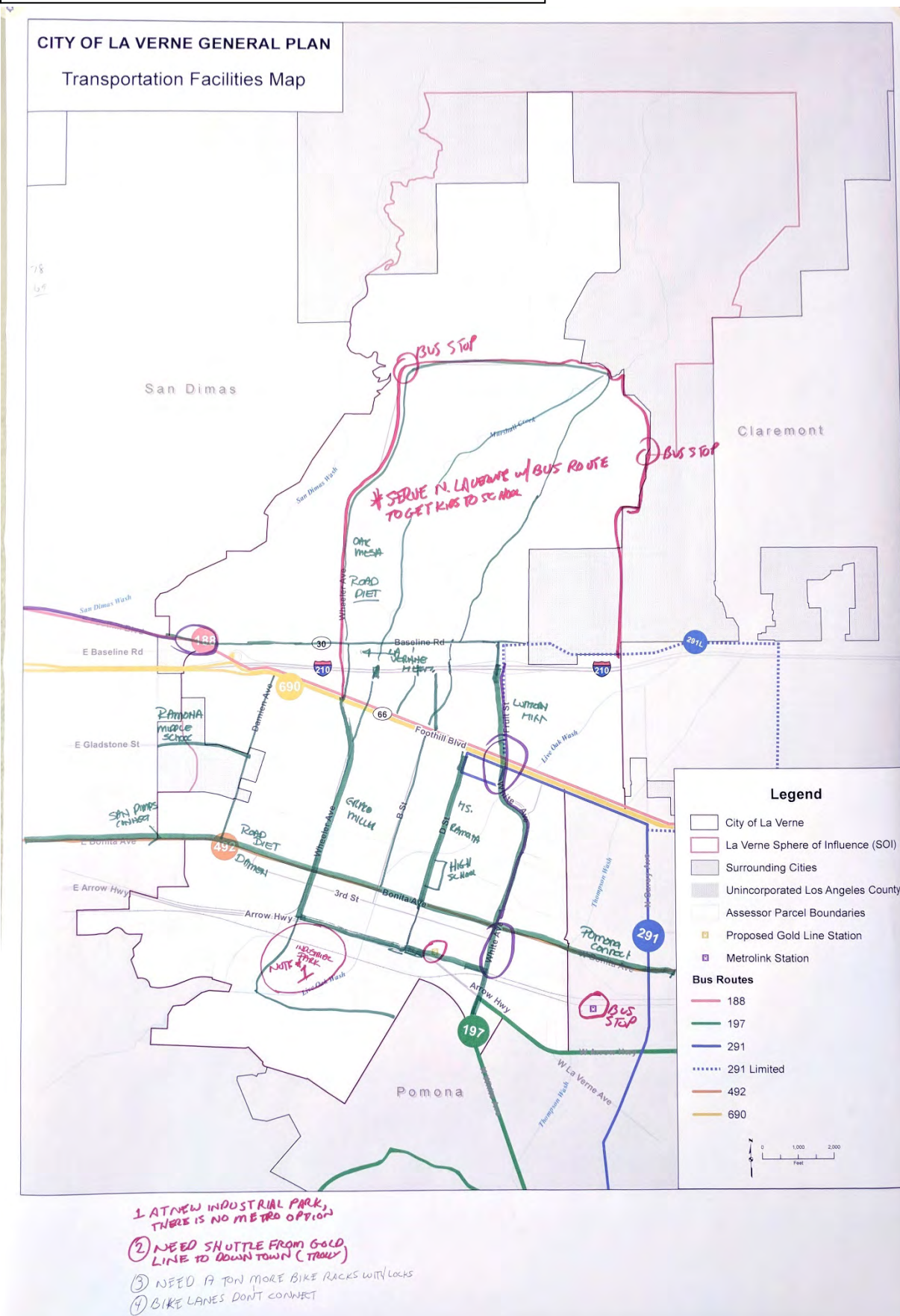


Visoning Workshop #2: Placemaking Exercise (Table 5)

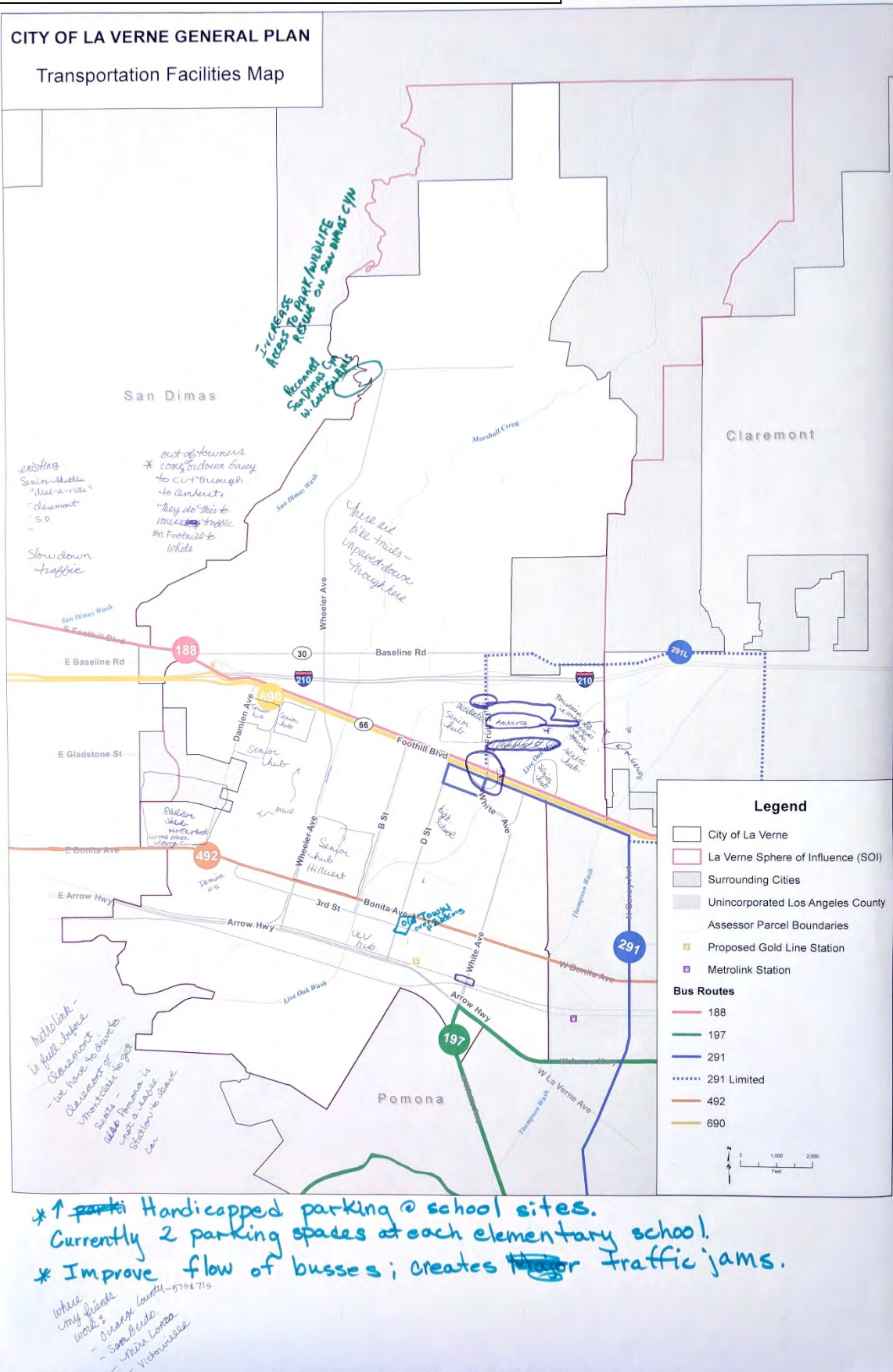


Visioning Workshop #3: Mobility Mapping (Table 1)

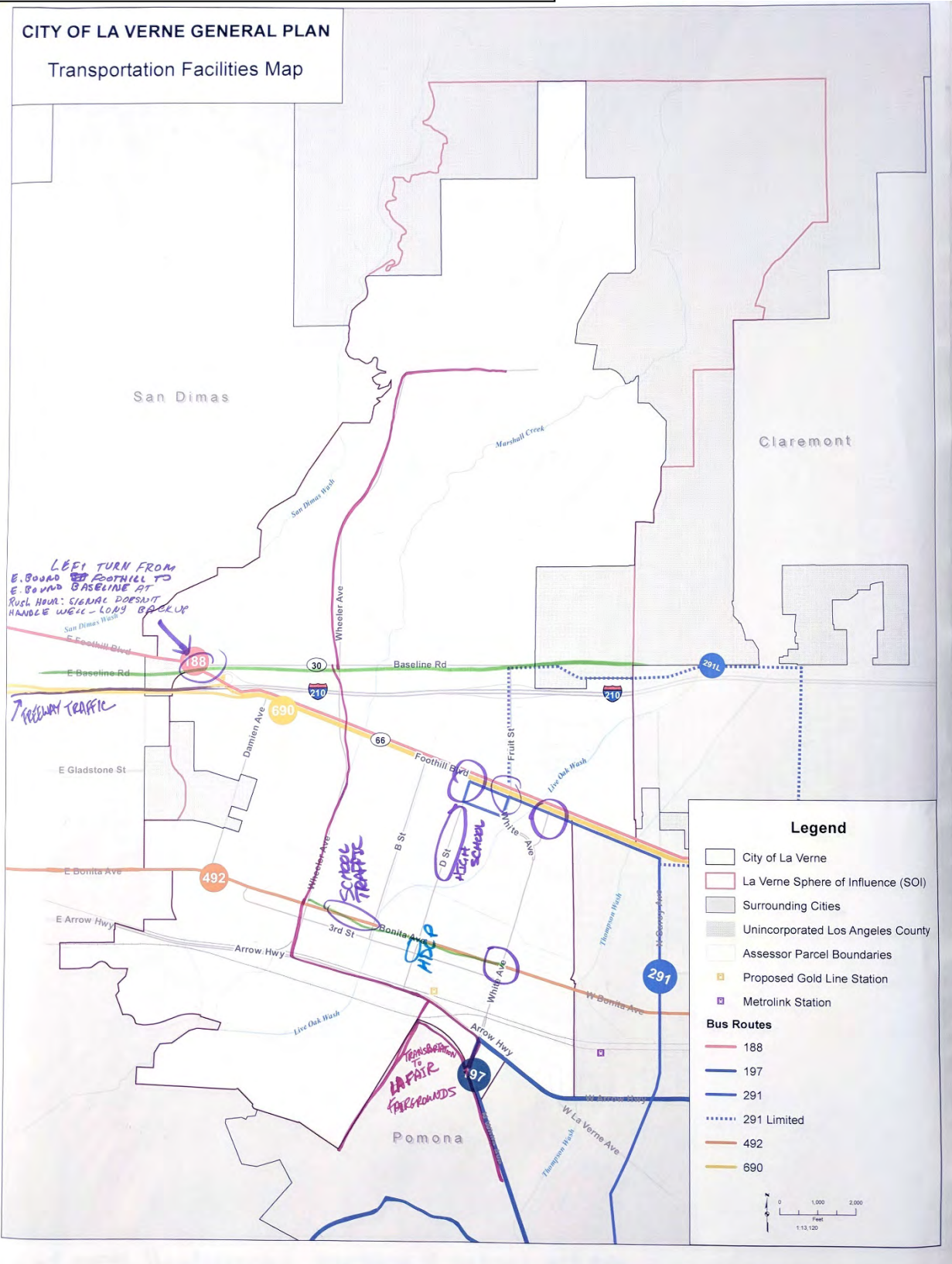




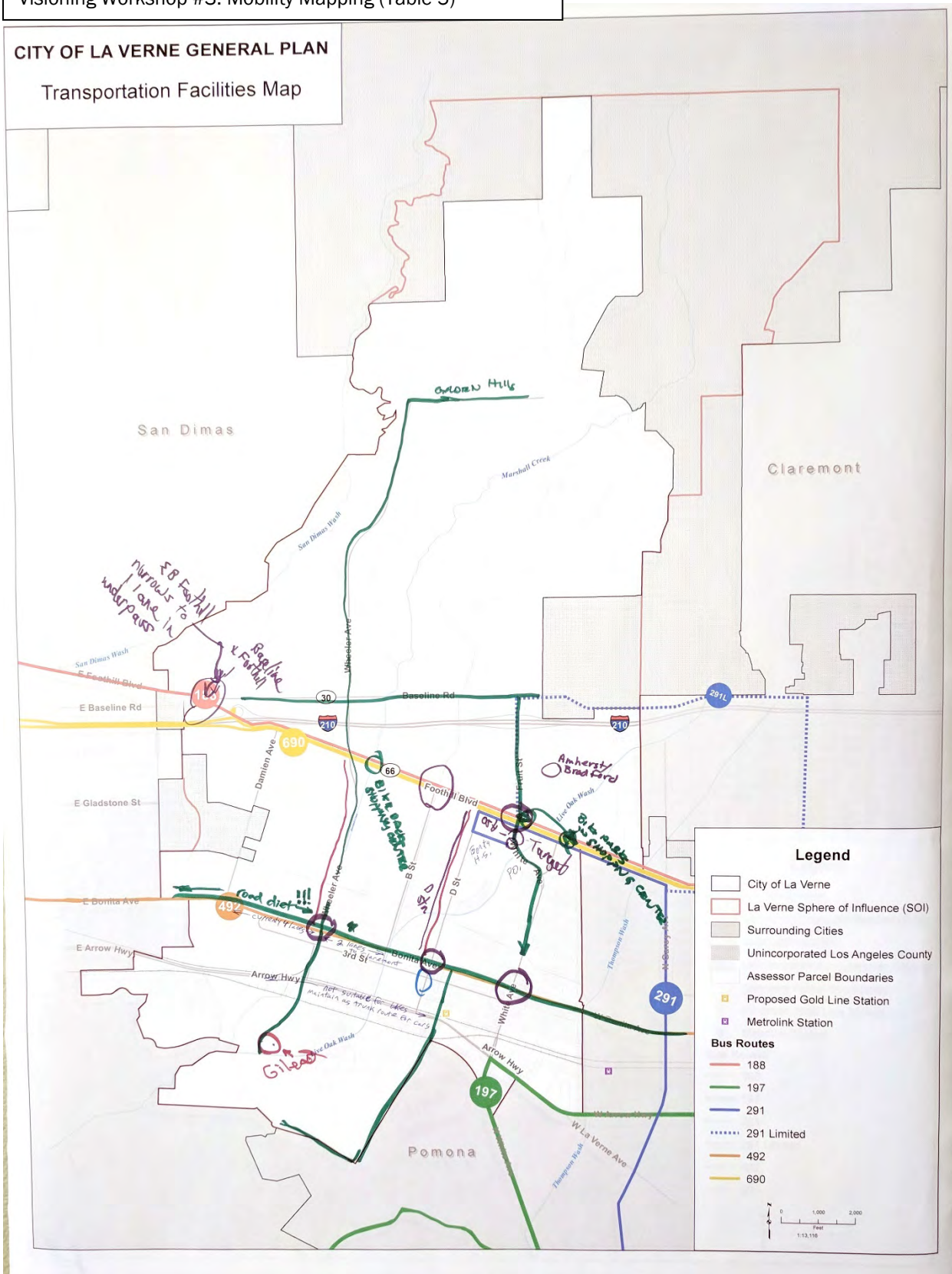
Visioning Workshop #3: Mobility Mapping (Table 3)



Visioning Workshop #3: Mobility Mapping (Table 4)



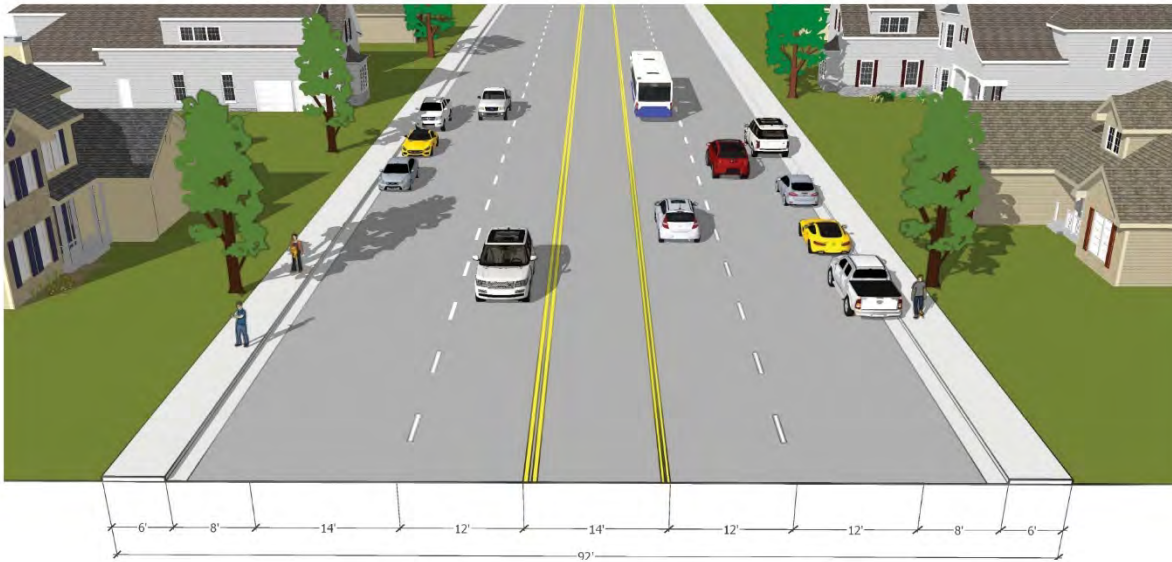
CITY OF LA VERNE GENERAL PLAN
Transportation Facilities Map



APPENDIX B: ROADWAY CONFIGURATIONS WORKSHOP #3 ACTIVITY

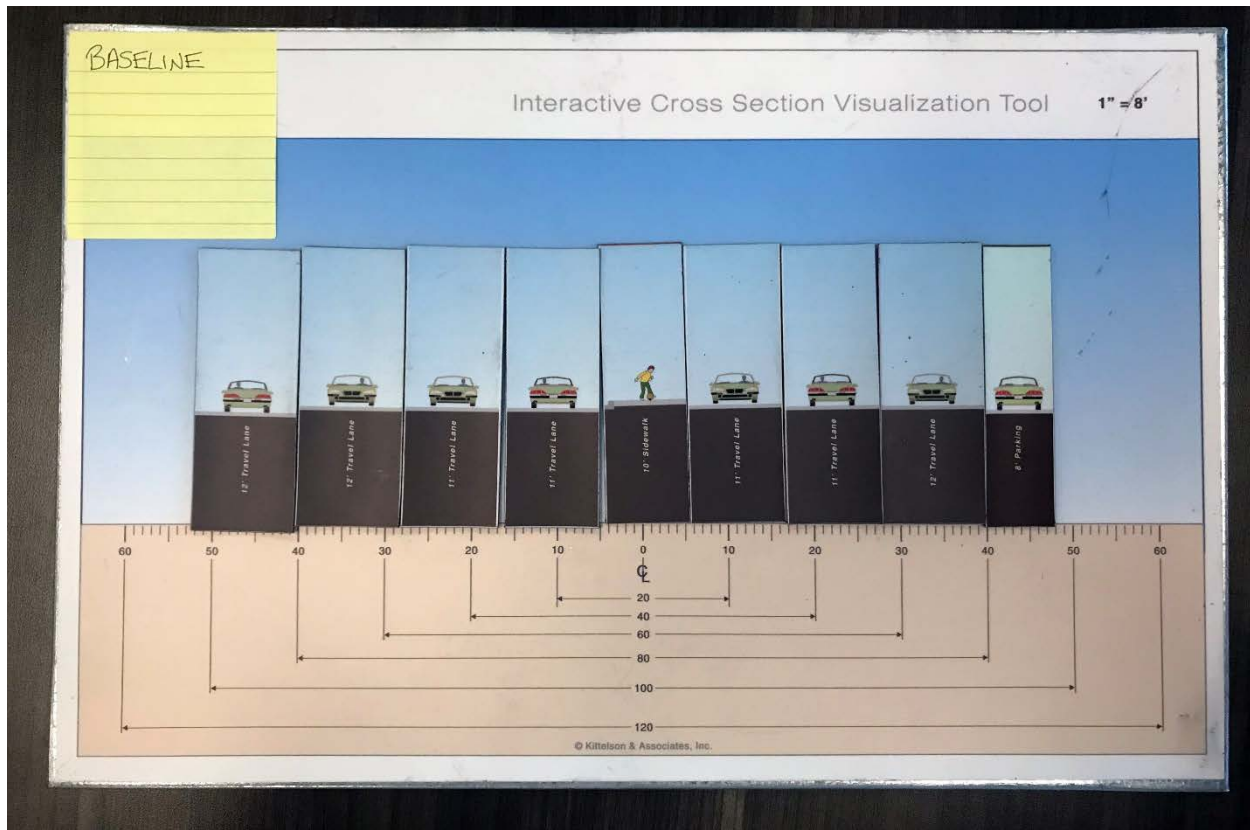


Baseline Existing Configuration

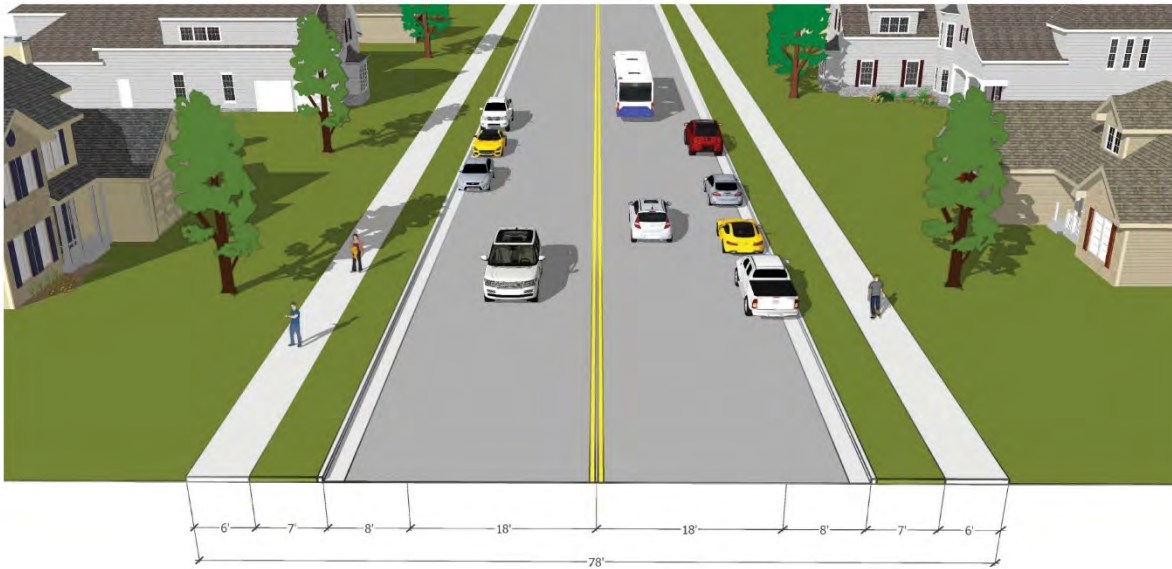


**BASELINE ROAD BETWEEN CATALINA AVENUE
AND WHEELER AVENUE**

Baseline Workshop Configuration

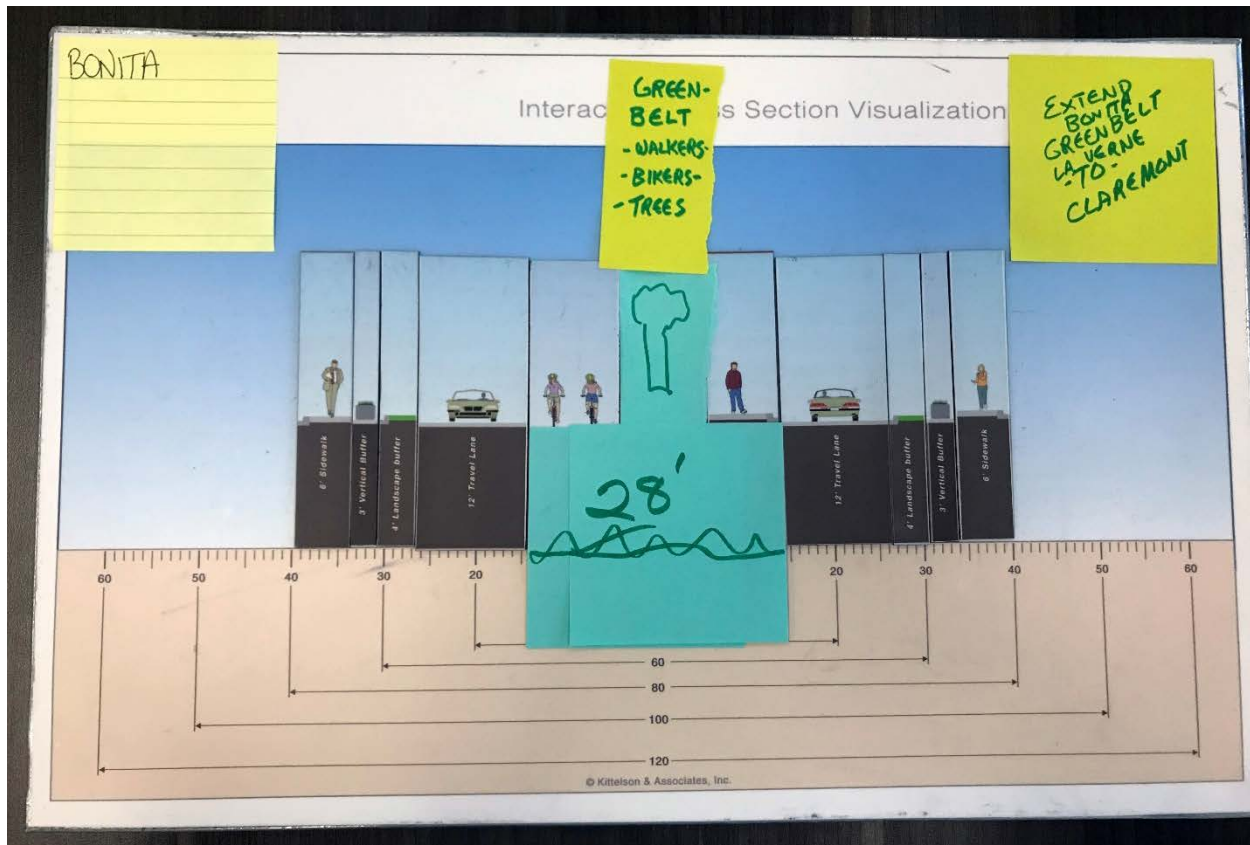


Bonita Existing Configuration

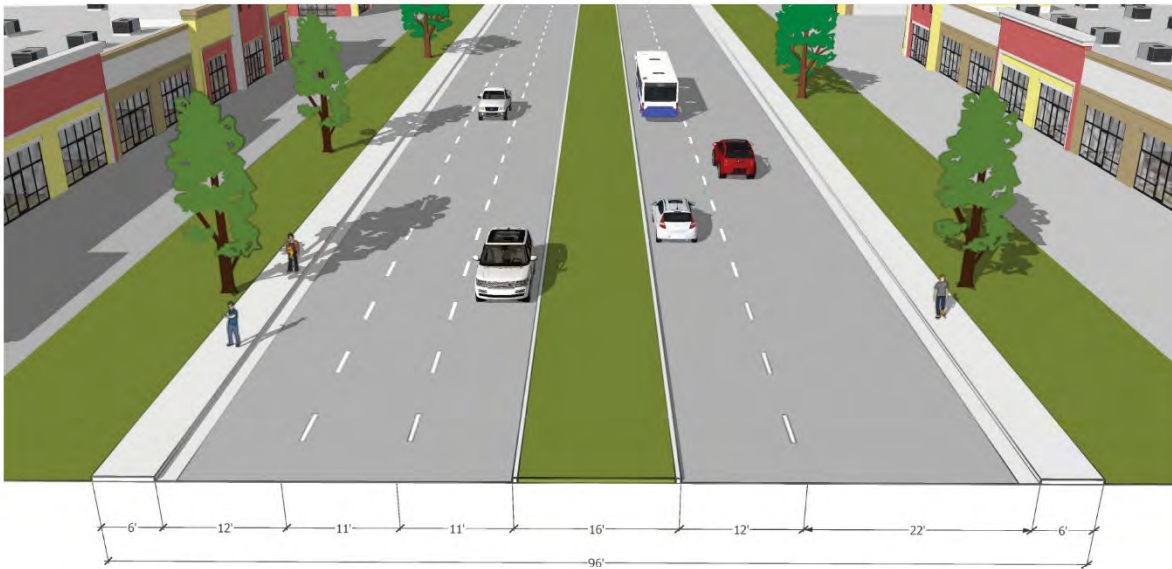


BONITA AVENUE BETWEEN A STREET AND PARK AVENUE

Bonita Workshop Configuration

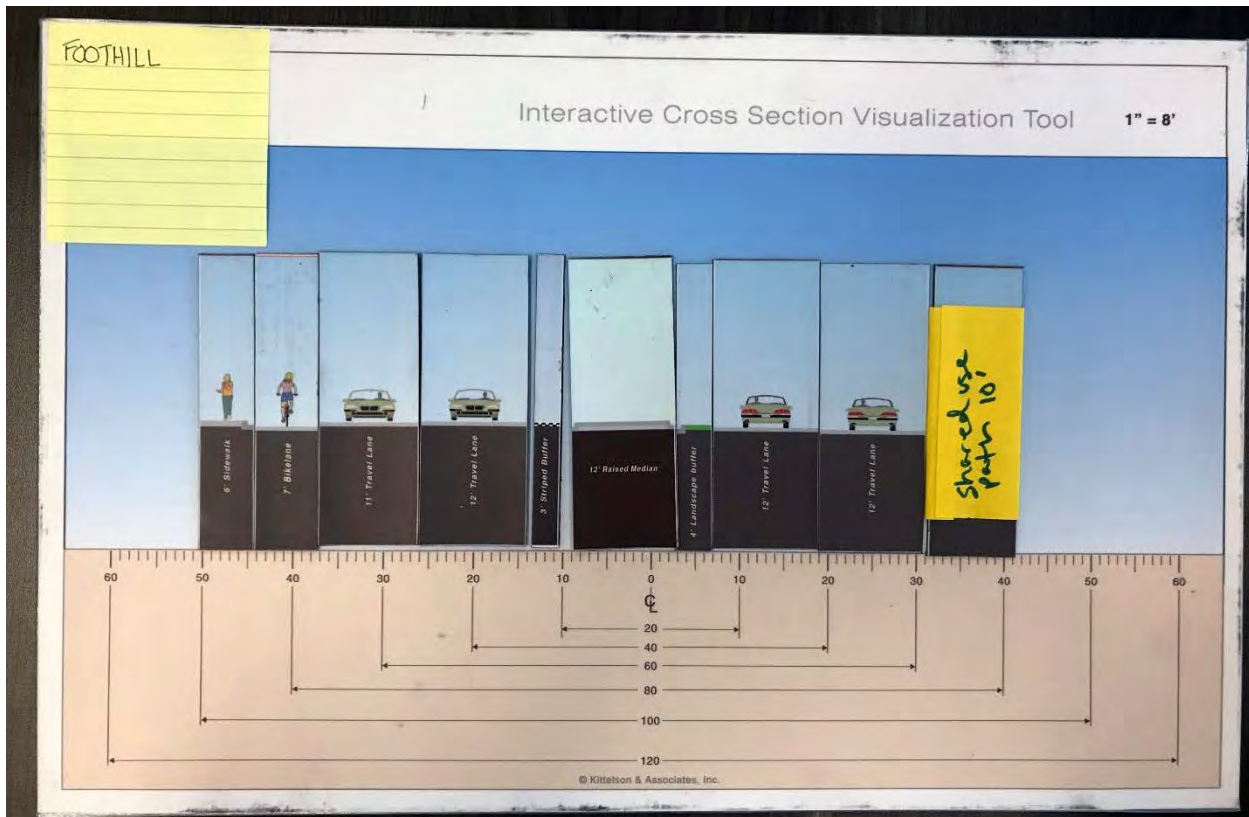


Foothill Existing Configuration

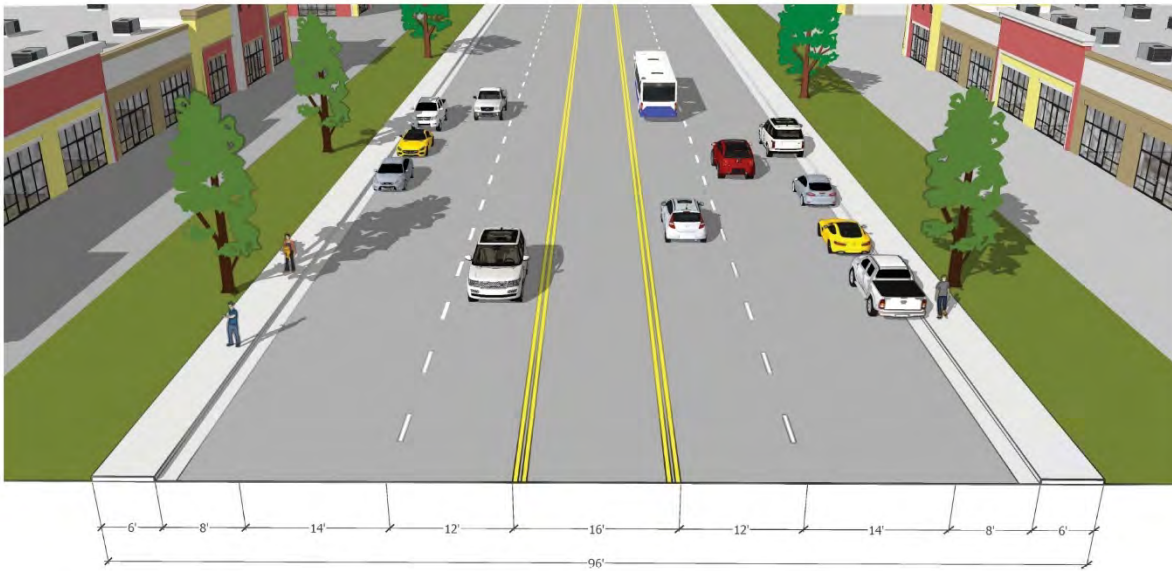


FOOTHILL BOULEVARD BETWEEN CHELSEA DRIVE AND EMERALD AVENUE

Foothill Workshop Configuration

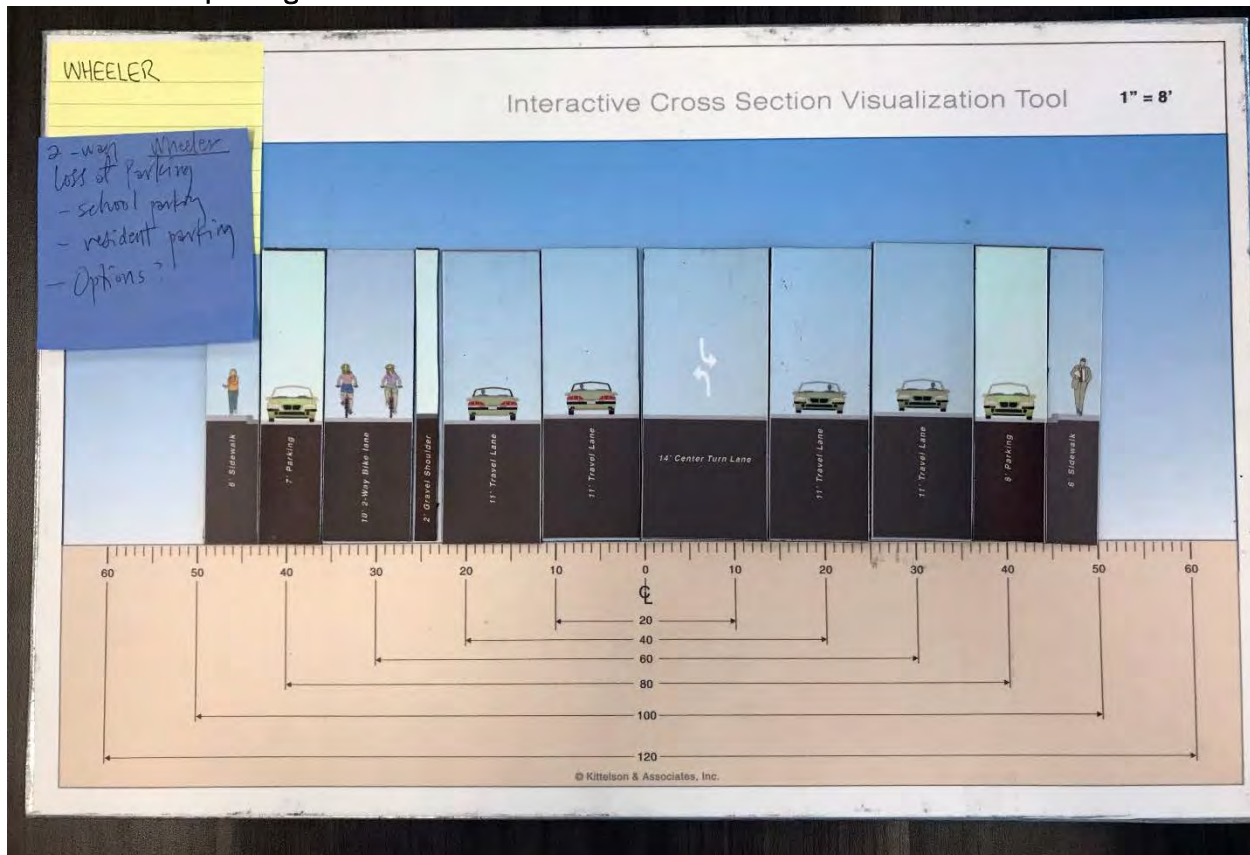


Wheeler Existing Configuration

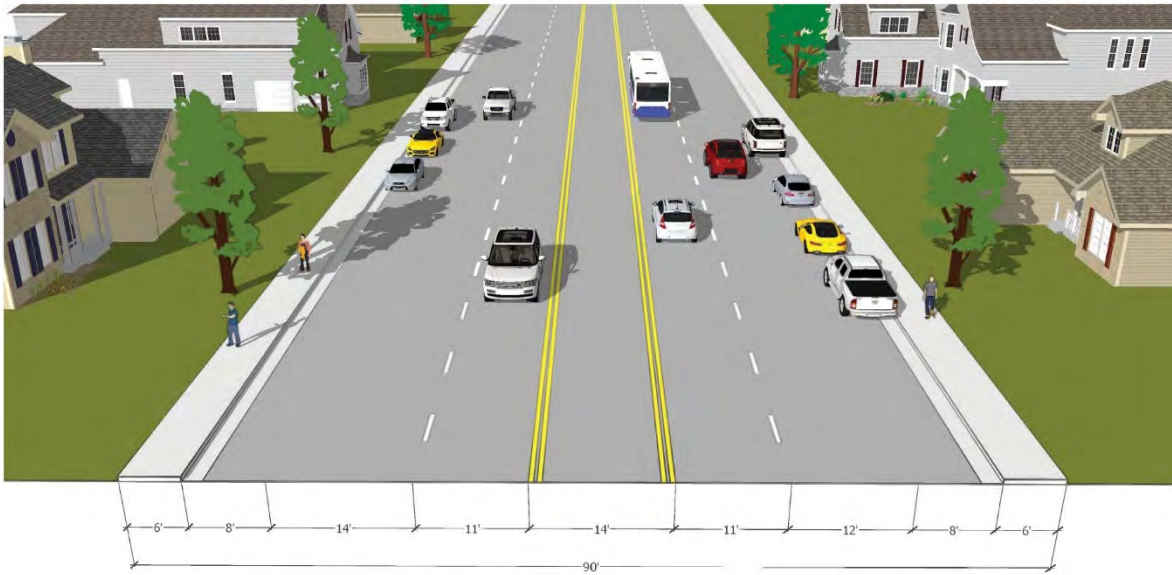


WHEELER AVENUE BETWEEN BASELINE ROAD AND FOOTHILL BOULEVARD

Wheeler Workshop Configuration

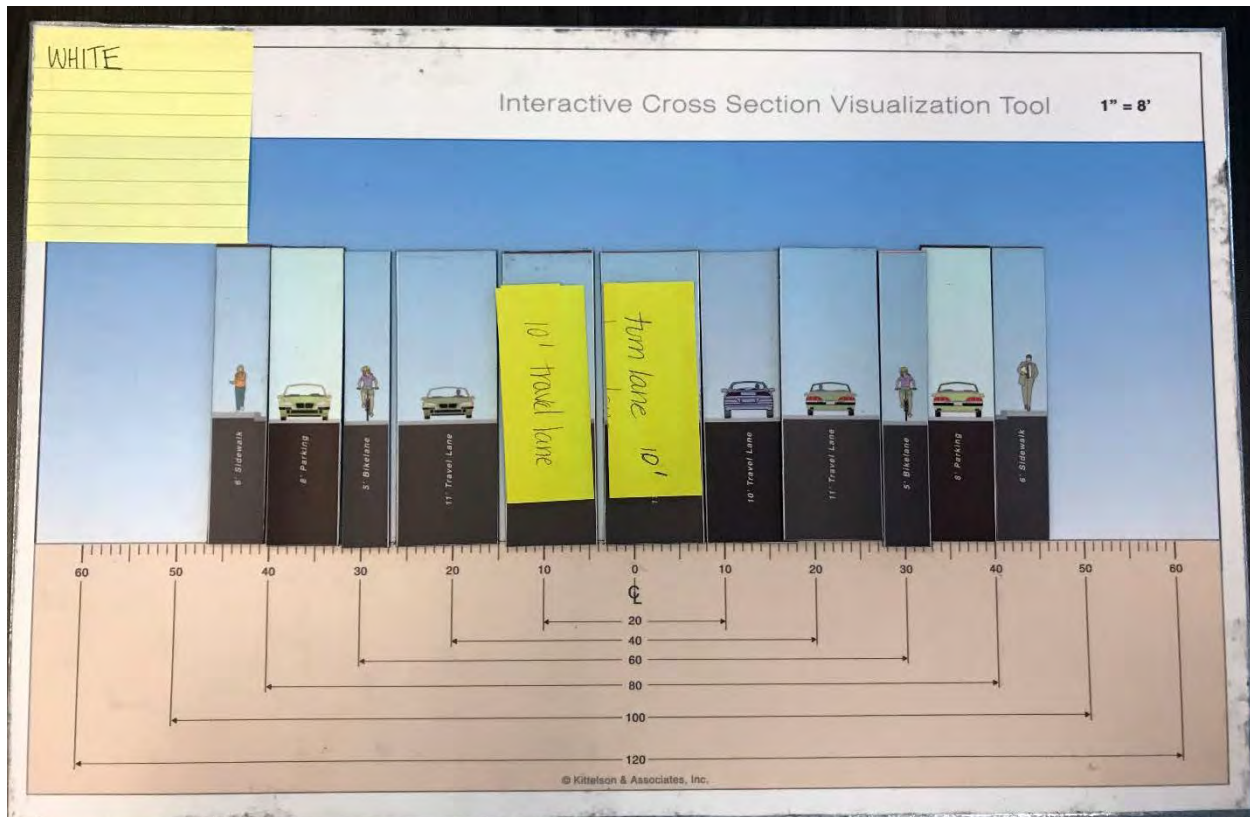


White Existing Configuration



WHITE AVENUE BETWEEN KENDALL STREET AND GROVE STREET

White Workshop Configuration



APPENDIX C: PHOTOS OF VISIONING WORKSHOPS







Dear La Verne Member,

The City of La Verne is in the process of updating the Housing Element of our General Plan to ensure that we are prepared to meet the future housing needs of our community for the 2021-2029 planning period. The Housing Element is a section of the City's General Plan that addresses housing needs and conditions within La Verne. It identifies goals, policies, and programs that the City uses to guide actions related to housing.

We want to learn more about our community's existing housing options, housing priorities, and opportunities available to best address the housing needs of all our residents, at all economic levels.

The City is hosting a Virtual Community Workshop which will be available online from Monday November 30 through Thursday December 31, 2020. At any point during this time, you can visit <https://laverne.generalplan.org/> to participate in our Virtual Community Workshop. On our website, you will find educational material related to the Housing Element, along with multiple surveys which will allow you to share your ideas and ask questions. This Community Workshop will be held online as the City balances the health risks associated with COVID-19 during the current State of Emergency and in the interest of public health and safety.

For additional information, visit the project website at <https://laverne.generalplan.org/> or email mmccurley@cityoflaverne.org. The results of the public feedback received through the Virtual Community Workshop will be summarized and posted to the project website after the Workshop is closed. We encourage you to register your email address on the website to receive email updates regarding future work products and outreach programs.

Thank you,

Maia McCurley

Associate Planner, City of La Verne

What are the Housing Needs of Our Community?

Planning for Housing
in La Verne



Virtual Workshop Steps

HELLO!

City Point of Contact:

Maia McCurley
Associate Planner, City of La Verne
(909) 596-8706
mmccurley@cityoflaverne.org



Presentation Narrator:
Amanda Tropiano, Principal
De Novo Planning Group
<https://denovoplanning.com/>

How to Participate in our Virtual Workshop

- **Step 1:** Watch “What is a Housing Element?” Video
- **Step 2:** Watch this video about specific housing opportunities and challenges facing the City of La Verne
- **Step 3:** Complete the two surveys available on the project website (<https://laverne.generalplan.org>) to share your feedback

Housing Element Update Project Timeline

- The City initiated a comprehensive update to its General Plan in 2017; draft goals, policies and actions for all elements except the Housing Element were developed with the General Plan Advisory Committee
- The General Plan project schedule was realigned to match the state-mandated schedule to update the City's Housing Element

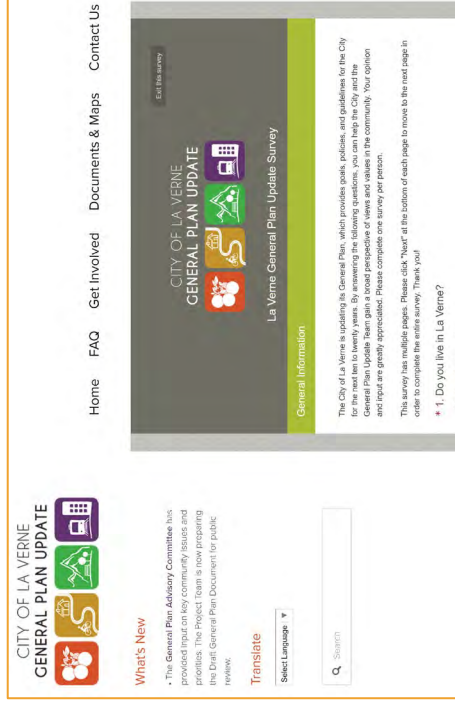
Housing Element Update Timeline

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
<ul style="list-style-type: none"> • Work with regional agency (SCAG) to determine local housing responsibilities • Initiate public outreach 	<ul style="list-style-type: none"> • Evaluate existing conditions • Review existing plans and programs • Virtual Workshop 	<ul style="list-style-type: none"> • Prepare Draft Housing Element Update 	<ul style="list-style-type: none"> • Public hearings of Planning Commission and City Council 	<ul style="list-style-type: none"> • State Review and Certification
Sep-Dec 2019	Jan-Dec 2020	Jan-June 2021	July-Sep 2021	Oct 2021

PUBLIC ENGAGEMENT (ONGOING)

Opportunities for Public Involvement

- The City is creatively implementing a meaningful outreach program while adhering to public health and safety measures
- Project website (<https://laverne.generalplan.org/>)
- Housing Survey
 - Electronic version on the website
 - Paper copies of survey provided for local distribution
- Emails to stakeholder list to solicit input and participation
- Virtual Workshop available online from Nov. 30 through Dec. 20, 2020

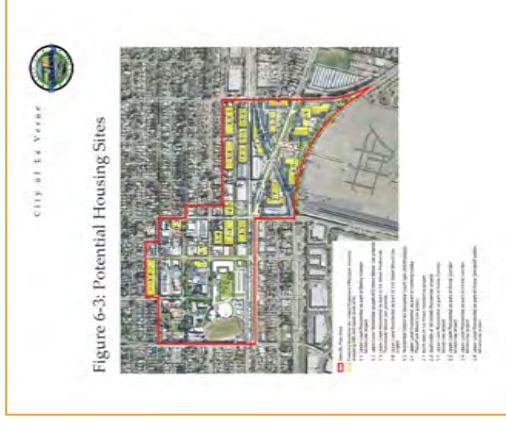
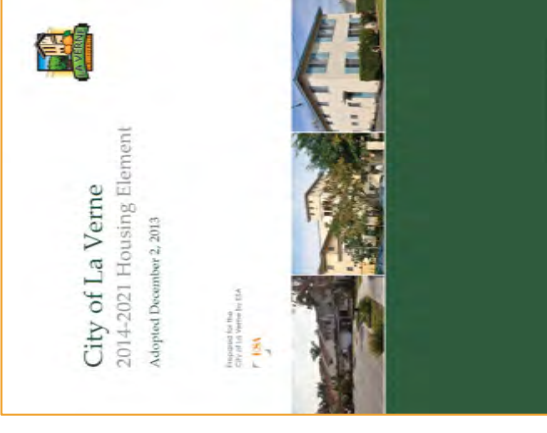


Housing Element Background



What is a Housing Element?

- The Housing Element is part of the General Plan and looks at housing needs within La Verne
- It lays out the City's housing policies and identifies goals and programs that guide housing related actions
- Each City and County in California is required to update its Housing Element periodically; La Verne must update it every eight years
- The City's updated Housing Element must be certified by the State by **October 15, 2021**



What is Included in a Housing Element Update?

Housing Element update begins by understanding current conditions

Housing Needs Assessment

- Collect data on the housing needs of all residents including seniors, people with disabilities, and people experiencing homelessness

Existing Housing Inventory

- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?

What is Included in a Housing Element Update?

- An **assessment of fair housing** will be conducted to understand if there are issues related to housing discrimination
 - Housing Element will identify **constraints to providing housing**, such as:
 - Market constraints, e.g., land and development costs
 - Zoning regulations
 - Environmental constraints, e.g., seismic and wildfire hazards
- Housing Element will describe **the resources available for the development and preservation of housing:**
 - Financial resources, e.g., funding for home rehabilitation
 - Residential Sites Inventory – Prepare an inventory of vacant and underutilized sites with residential development potential

What is Included in a Housing Element Update?

- Housing Element's goals, policies, and housing programs will address the identified housing needs and constraints
- Housing Element must:
 1. Ensure there is adequate land to meet the housing needs
 2. Have programs to facilitate affordable housing development
 3. Mitigate government constraints on housing development
 4. Promote equal access to housing

Planning for Housing in La Verne

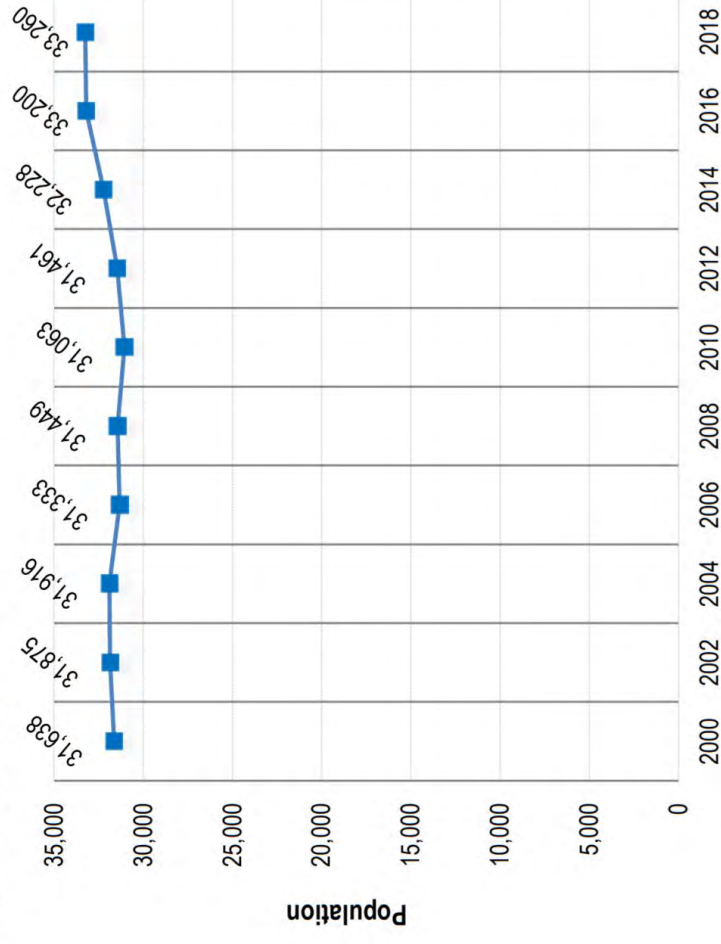


Our Role in Regional Housing

- The Housing Element is the City's plan for meeting its "fair share" of regional housing needs as determined by the State of California
- Determination of "fair share" starts with the State calculating the future housing need for each region over the planning period (2021-2029)
- Southern California Association of Governments (SCAG) develops methodology for distributing the regional housing needs to all cities in the region
- SCAG's methodology, in part is based on socioeconomic information like population trends, household income, home prices, and commute patterns

Local Housing Facts: Population Growth Trends

Population: 2000 - 2018

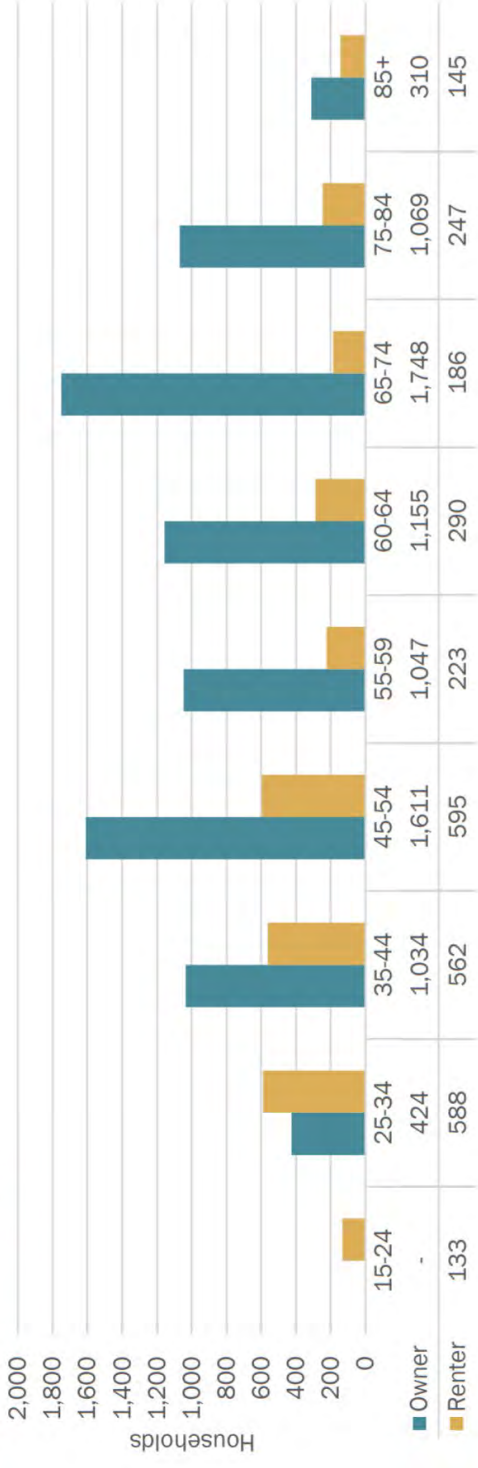


Source: California Department of Finance, E-5, 2000-2018

- For the past 20 years, new growth in the community has been limited
- Future growth is expected to occur in infill locations, especially around the Gold Line station, in accordance with the OldTown La Verne Specific Plan

Local Housing Facts: Renters vs. Owners

Housing Tenure By Age

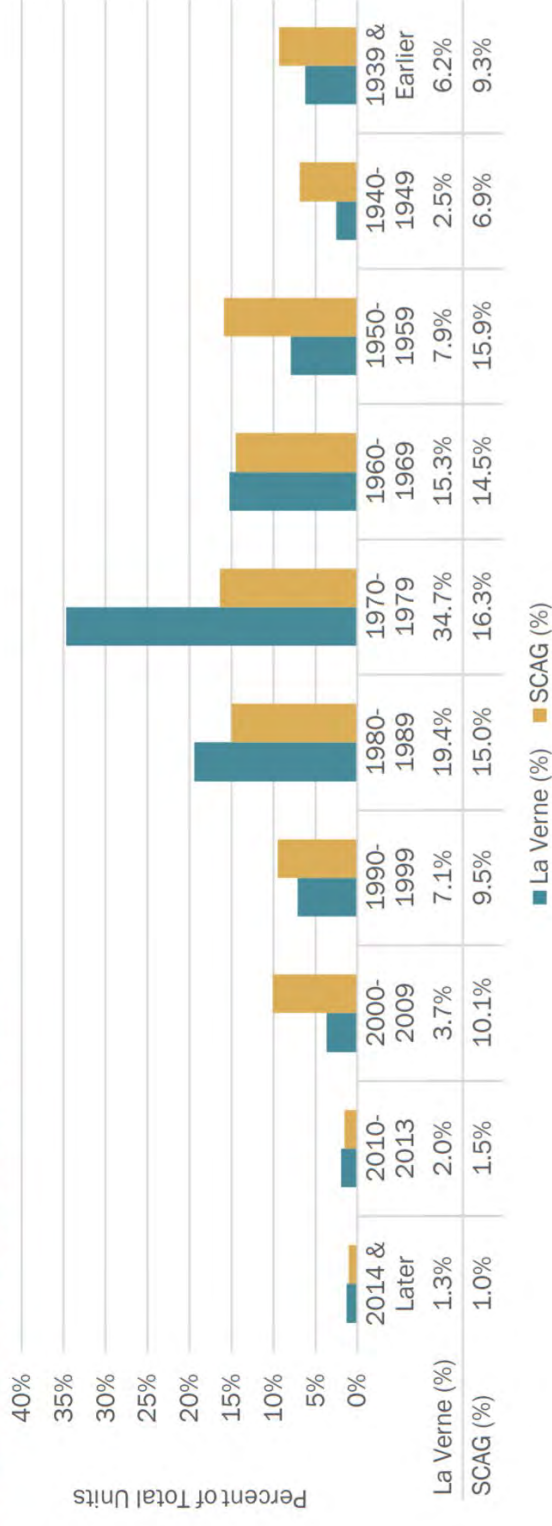


American Community Survey 2014-2018 5-year estimates.

- La Verne has a much lower percentage of renters when compared to the SCAG region
- While many renters are younger adults or mid-career professionals, there are also older residents (60+ years) that are renters

Local Housing Facts: Housing Stock Composition

Housing Units by Year Structure Built

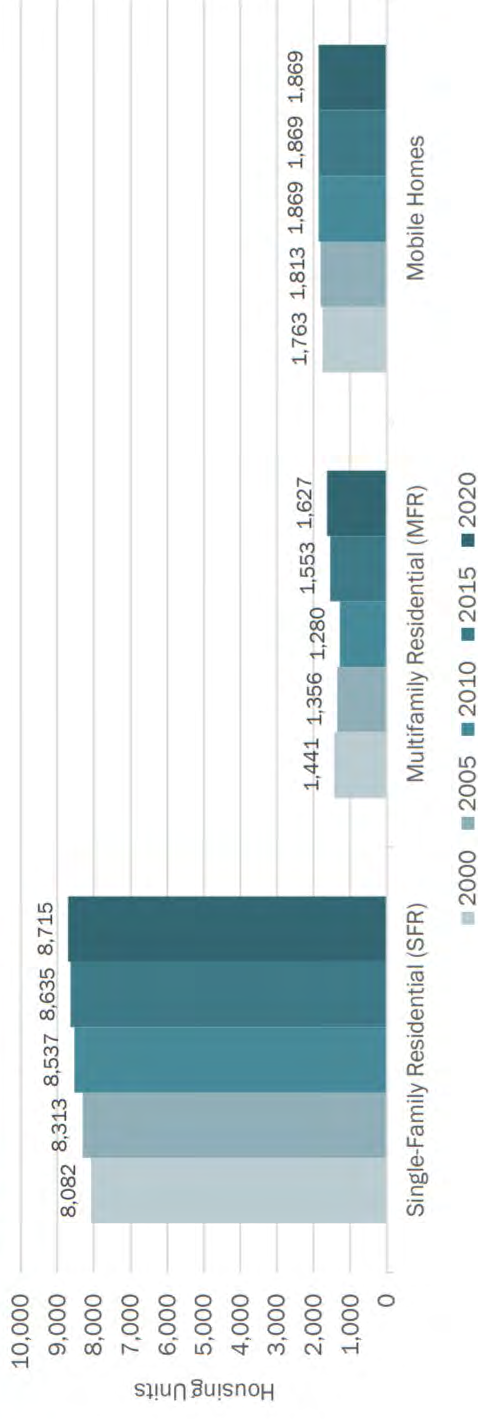


American Community Survey 2014-2018 5-year estimates.

- Over 50% of La Verne’s existing housing stock was built between 1970 and 1989
- Ss housing units age, they may need special attention, repair, and maintenance

Local Housing Facts: Housing Stock Composition

Housing Type Trend

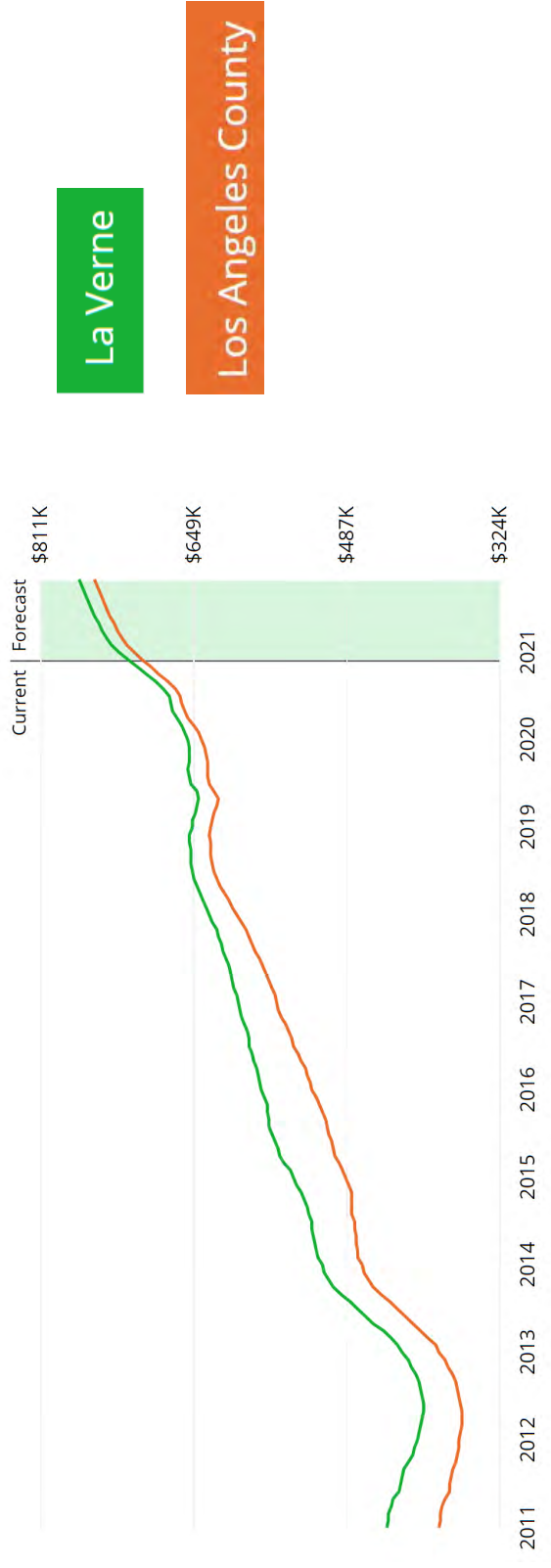


CA DOF E-5 Population and Housing Unit Estimates

- Since 2000, La Verne has added single-family and multifamily residential homes to its housing stock
- Proportionately, La Verne's housing stock is comprised of more single-family homes than the rest of the SCAG region

Affordability – Ownership (Median Home Sales Price)

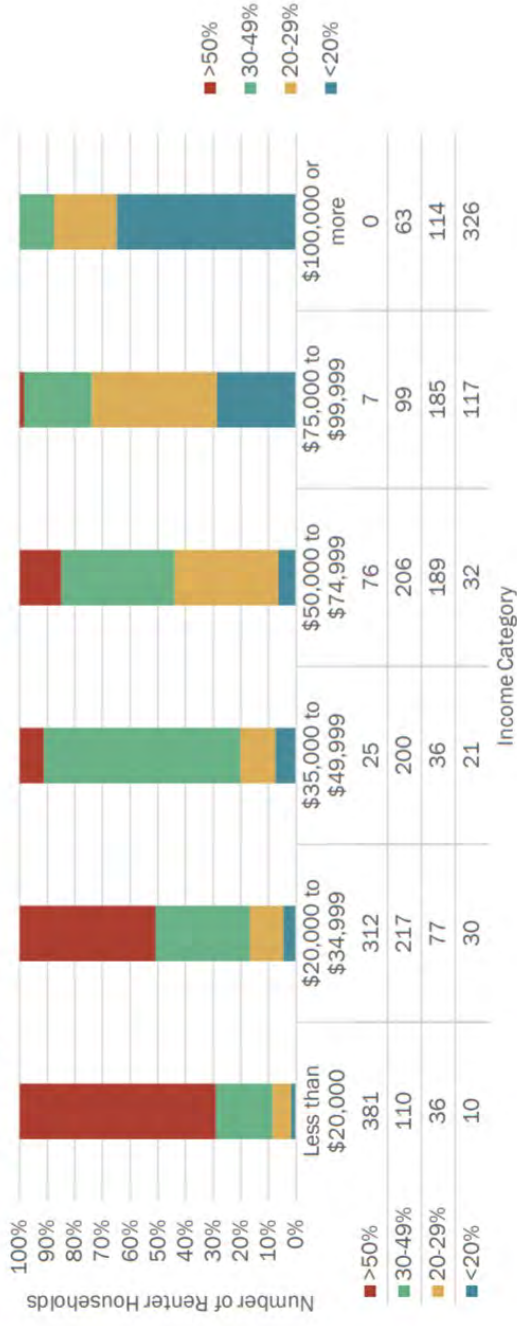
La Verne Market Overview
Source: Zillow, October 2020



- Home prices in La Verne have had a strong upward trend since 2013
- In Oct 2020, the median home price in La Verne was \$720K (approximately the same as the County of Los Angeles median)
- A household needs to make approximately \$165K per year (\$82/hour combined) to afford the median home price (assuming 20% down)
- Home prices are expected to continue rising

Affordability – Rental (Rental Rates)

Spending on Rent by Income



American Community Survey 2014-2018 5-year estimates.

- As of Oct 2020, average rent for an apartment in La Verne is \$2,175
- Rental rates have been steadily increasing for all unit sizes and current rents are now almost equal to their 10-year peak
- La Verne residents who rent their homes and earn less than \$50,000 per year are especially cost-burdened (i.e., they spend more than 30% of their income on housing)

Our Role in Regional Housing

- La Verne receives a Regional Housing Needs Allocation (RHNA) from SCAG and must show that there is enough land zoned for housing to accommodate its RHNA
- The RHNA is also broken down into annual income affordability levels which tell the City how many units need to be designated for each income level (based on a family of 4):
 - Very Low Income (0-50% AMI): \$0-\$56,300 (\$28/hr)
 - Low Income (51-80% AMI): \$56,301 - \$90,100 (\$45/hr)
 - Moderate Income (81-120% AMI): \$90,101 - \$92,750 (\$47/hr)
 - Above Moderate Income (above 120% AMI): \$92,751+ (\$47/hr +)

**The 2020 "average median income" (AMI) for Los Angeles County is \$77,300*

Our Role in Regional Housing

- La Verne’s state-mandated RHNA for the 2021-2029 Planning Period is 1,343 units
- 48.5% of the City’s RHNA is dedicated to Very Low or Low-Income Households

Income Level	2021-2029 La Verne RHNA
Very Low-Income Households	413
Low-Income Households	238
Moderate-Income Households	223
Above Moderate-Income Households	469
Total	1,343

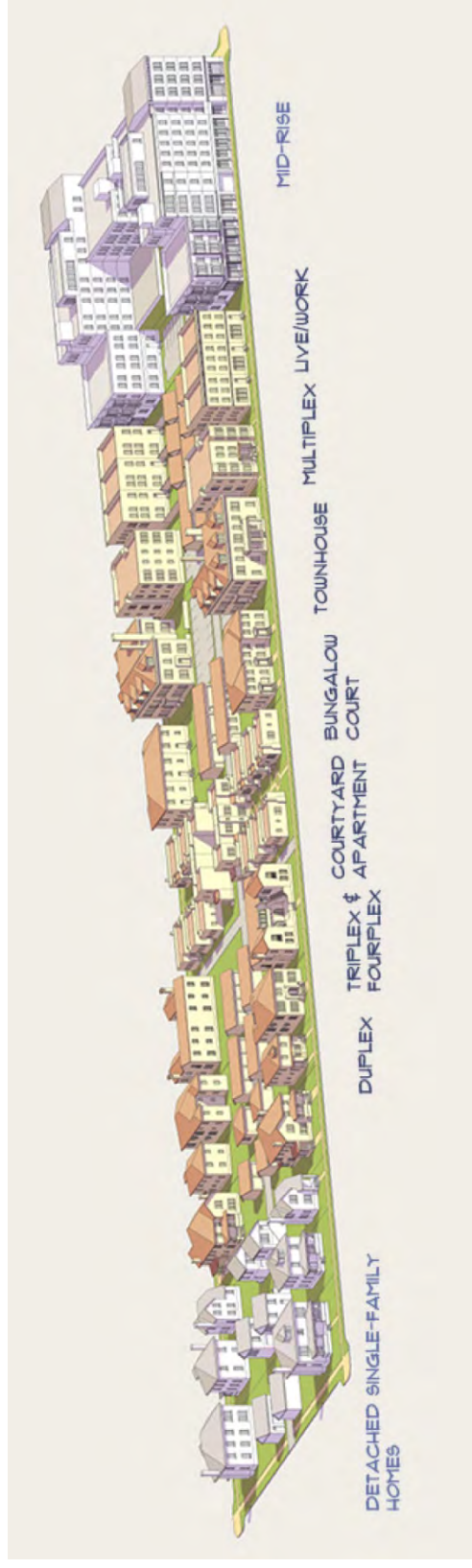
What Types of Housing are Available to Meet Our Needs?



Who Builds Housing?

- The City of La Verne does not build housing
- The private market builds housing
- La Verne “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

Housing Types – Scale & Density



- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of their residents
- For La Verne to attract employers, the City needs housing options that attract a variety of people and income levels

Housing Types



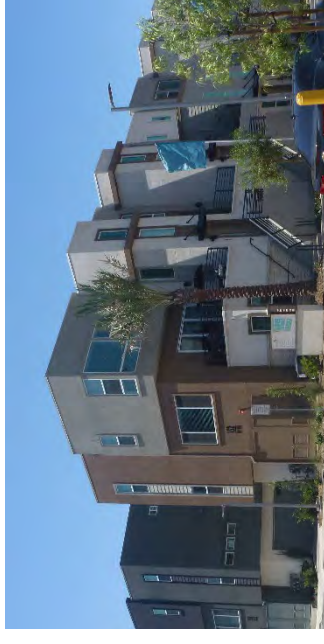
Accessory Dwelling Unit



Duplex



Single-family



Multi-family



Mixed Use

Housing Types

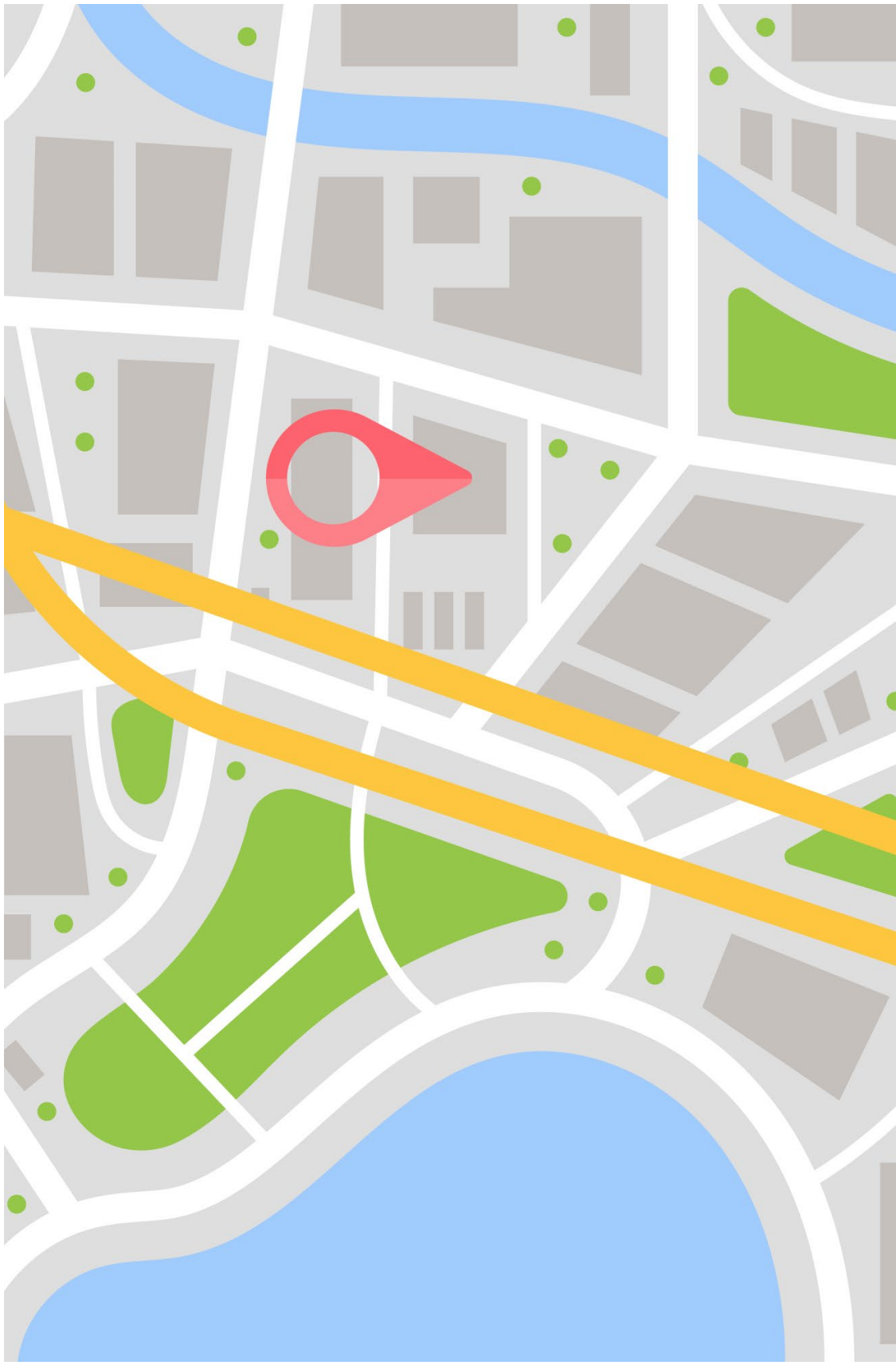


Projects that are “affordable” can still be well-designed and fit in with the surrounding community

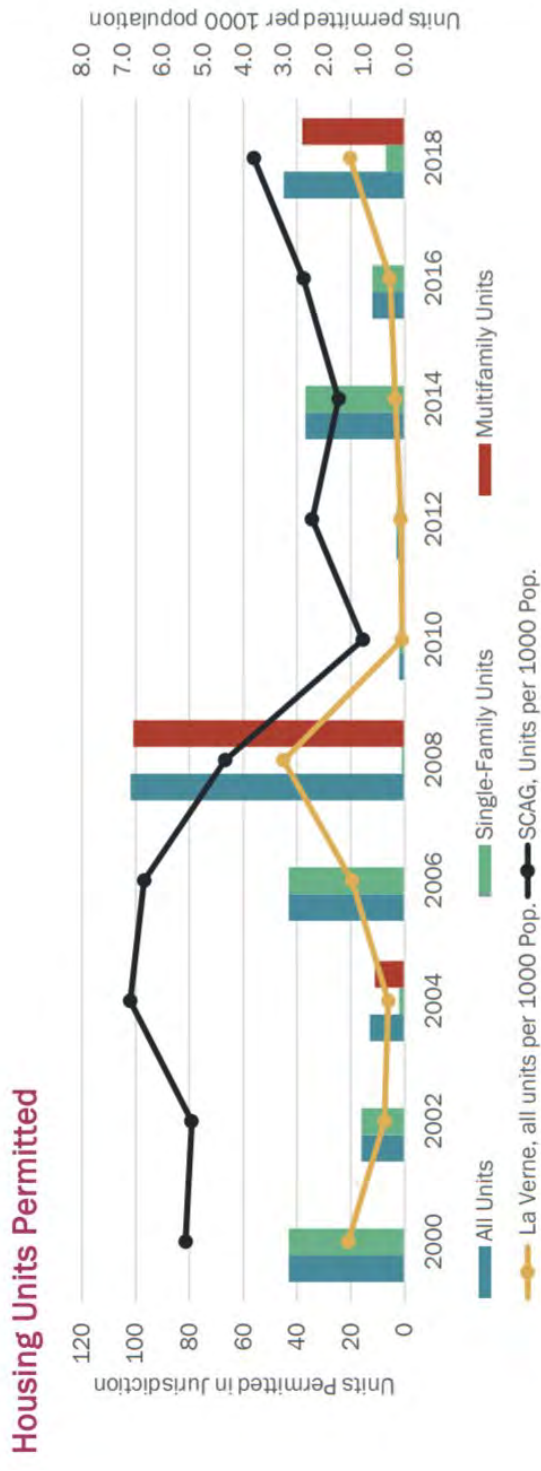
Can you tell which is an affordable housing project and which is market-rate housing?



How is the City Currently Addressing Our Housing Needs?



History of Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

- New development in La Verne has been limited over the last 20 years
- La Verne permits significantly fewer new homes annually (per 1,000 population) than the SCAG region

Our Current Housing Element

- The Current Housing Element was adopted in December 2013
- The City's 2014-2021 RHNA was 562 units
- To meet its housing needs for the prior two planning periods, La Verne largely relied on residential development capacity permitted in the Old Town La Verne Specific Plan area
- Based on the capacity of the Old Town La Verne Specific Plan, the City identified more sites (a "surplus") than needed to accommodate its RHNA from the prior planning periods
- The City will continue to evaluate the capacity of the Old Town La Verne Specific Plan area, other projects that are approved but not yet constructed, and any other potential areas suitable for new development consistent with the City's comprehensive General Plan Update (which is still ongoing)



What's Next?

Next Steps

Please visit <https://laverne.generalplan.org/> to complete the ONLINE SURVEY and share your feedback on housing in the City of La Verne. Check the website for more information and project updates.

If you have any questions, please submit them using the “Contact Us” feature of the website, or email them to:

mmccurley@cityoflaverne.org

Thank you!

This page intentionally left blank.