

City of La Verne

2014-2021 Housing Element

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HCD Submittal

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CITY OF LA VERNE 2014-2021 HOUSING ELEMENT



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CITY OF LA VERNE 2014-2021 HOUSING ELEMENT



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1. Introduction

“La Verne is first and foremost a community of homes. Planning for the City’s future and special housing needs is the primary goal of this housing element.”

1.1 – Housing Element Purpose

The Housing Element as part of the La Verne General Plan is developed to ensure that the City establishes policies, procedures and incentives in its land use planning and development activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in La Verne. The Housing Element institutes policies that will guide City decision-making, and establishes an implementation program to achieve housing goals through the year 2021.

The Housing Element has been designed to address key housing issues in the City. Foremost among these issues is ensuring a balance of housing types, at a variety of costs is available to meet the needs of all economic segments found within La Verne. Consequently, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the community, and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of “early attainment of decent housing and a suitable living environment for every Californian”, as well as an expression of the City of La Verne’s goal for the attainment of a suitable living environment for every household.

1.2 – Housing Element State Law

1.2.1 - Background

The Housing Element of the General Plan identifies and analyzes the City’s existing and projected housing needs and contains a detailed outline and work program of the City’s goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for a sustainable future.



Housing consumes more acres than any other kind of land use in the City. The maintenance and upkeep of housing and neighborhoods is a matter of primary importance to the City. In addition to the City's concerns about housing stock and housing quality, the state requires cities to address the specific housing needs of people whose requirements are often overlooked by conventional residential development - the elderly, the handicapped, low-income and moderate income families, overcrowded households, and special circumstance households.

This element is therefore particularly concerned with housing for families whose needs are hardest to fulfill. It identifies the number and type of households in need and discusses ways in which the City can assist them.

1.2.2 – State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their Comprehensive General Plans not less than once every five years.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. **Table 1-1** summarizes these State requirements and identifies the applicable sections in the 2014-2021 Housing Element where these requirements are addressed.

Table 1-1: Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 4.1.4
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 4.3
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 4.4.4.D
An inventory of land suitable for residential development, including vacant sites and sites	Section 65583.a	Section 6.3



Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
having redevelopment potential.		
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5.1
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5.2
Analysis concerning the needs of the homeless.	Section 65583.a	Section 4.3.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 4.3
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 6.6
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 4.5
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 4.5
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 2 Goal 1
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 3
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Section 6.3.1
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 6.3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Section 1.4
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 6.1
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 6.2

Source: State of California, Department of Housing and Community Development.



La Verne's Housing Element was last updated in 2010 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2012-2035 Draft Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element. These include:

- > **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- > **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- > **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for developmentally disabled persons.
- > **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- > **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.



1.2.1 Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). La Verne is a member of the Southern California Association of Governments (SCAG) and SCAG is responsible for preparing the Regional Housing Needs Assessment for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period the City was allocated a total of 562 units, including 147 for very low income, 88 for low income, 94 for moderate income, and 233 for above-moderate income households.

Changes to Housing Element law, specifically, AB 1233 passed in January 2006, requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period."

The Housing Element for the 2008-2014 planning period was adopted in 2010 and certified by HCD, but the City was unable to complete all the rezoning necessary to provide adequate sites to accommodate the City's lower income RHNA. Since the adoption of the 2008-2014 Housing Element, the City has completed and adopted the Old Town La Verne Specific Plan, which will be utilized to accommodate the City's 2014-2021 RHNA allocation. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2008-2014) planning period. The City has provided a strategy in **Section 6, Housing Resources**, to address AB 1233 as well the current RHNA allocation.



1.4 – Public Participation

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

A community workshop with the Planning Commission was held on August 14, 2013 at La Verne City Hall. The workshop sought to inform the Planning Commission, residents, and interested stakeholders of the 2014-2021 Housing Element update process. The goal of the workshop was to receive feedback related to the current and future housing needs of the City.

The workshop was advertised at City Hall and the City's website, and flyers advertising the meeting were emailed or mailed directly to stakeholders. After the State Department of Housing and Community Development reviews the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification of these hearings will be posted at prominent public facilities and provided on the City's website and at City Hall in advance of each hearing.



1.5 – General Plan Consistency

The Housing Element is one of ten elements of the La Verne General Plan. The goals, policies, actions and programs within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan elements directly affect the quality of life for all La Verne citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently, the Housing Element must include policies and incentives that take into account the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available, and includes statistics from the 2010 Census and the 2007-2011 American Community Survey. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.



1.6 – Element Organization

This Housing Element updates the Housing Element adopted by the City in 2010. The updated La Verne Housing Element is comprised of the following chapters:

1. **Housing Plan** to address La Verne’s identified housing needs, including housing goals, policies and programs.
2. **Quantified Objectives** to estimate anticipated and potential affordable housing development during the planning period;
3. **Community Profile** with an analysis of the City's population, household and employment base, and the characteristics of the housing stock;
4. **Housing Constraints** examining governmental and non-governmental constraints on the production, maintenance, and affordability of housing;
5. **Housing Resources** presenting an inventory of potential housing sites in the community; and
6. **Progress Report** to assess past housing accomplishments.

2. Housing Plan

For the City of La Verne the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period. La Verne's housing goals, policies, and programs address the following five major 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.

La Verne's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs which have been added to address the City's housing needs.



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.

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: Provide financial assistance, when available, to rehabilitate dwelling units.

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.

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.



Funding Source: General Fund

Responsible Agency: Housing Authority and Community Development Department

Time Frame: Ongoing, 2014-2021

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.

Funding Source: General Fund

Responsible Agency: La Verne Police Department, Community Development Department

Time Frame: Ongoing, 2014 – 2021

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.

Funding Source: General Fund

Responsible Agency: Community Development Department



Time Frame: Ongoing, 2014 – 2021

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 education 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.

Funding Source: General Fund

Responsible Agency: Community Development Department, Code Enforcement, and Police Department

Time Frame: Ongoing, 2014 – 2021



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.

Policy 2.1: Continue to retain existing mobile home parks in La Verne.

Policy 2.2: Provide homeownership assistance to low- and moderate-income households.

Policy 2.3: 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 2.4: Facilitate development of senior and low-income housing through use of financial and/or regulatory incentives.

Policy 2.5: Continue to participate in State and federally sponsored programs designed to maintain housing affordability, including the Section 8 rental assistance program.

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.

Funding Source: General Fund, HUD

Responsible Agency: Community Development Department, Los Angeles County Community Development Commission (LACDC)

Time Frame: Ongoing, 2014 – 2021



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 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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

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.

Funding Source: Housing Authority Funds

Responsible Agency: Housing Authority

Time Frame: Ongoing, 2014 – 2021

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:

- 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.



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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

Program 9 – 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;"
- Los Angeles County's Cold/Wet Weather Emergency Shelter Program for the Homeless

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

Program 10 – Extremely Low-Income and Special Needs Housing

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. To assist in the development of housing to meet the needs of extremely low-, very low-, and low-income households, the City can utilize various incentives such as fast track processing, development fee modifications, density bonus incentives, reductions in development and parking standards, and funding for off-site improvements, when available. The City will continue to prioritize funding opportunities to ensure that extremely low- and very low-income housing are able to easily access the financial and regulatory incentives offered by the City.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

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 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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



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 a regular and periodic 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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



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.

Policy 3.1: Support innovative public, private and non-profit efforts toward the development of affordable housing.

Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing.

Policy 3.4: Continue the provision of incentives, including the density bonus incentive program, which encourages developers to include affordable units in their projects.

Policy 3.5: Identify funding to be used to lower land costs of proposed projects, to ensure that affordable units are incorporated within the development.

Program 13 – Residential Development Standards

On a regular basis, City staff will review the development standards in the Zoning Code to identify standards 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. 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 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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

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.

Funding Source: General Fund

Responsible Agency: City of La Verne- Administration

Time Frame: Ongoing, 2014 – 2021

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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



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 RHNA allocation.

Policy 4.1: Provide a range of residential development types in La Verne, including low density single-family homes, moderate density townhouses, higher density multi-family units, and mixed-use developments with residential components to address the City's share of regional housing needs.

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 LA Metro Gold Line station site.

Policy 4.4: Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

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.

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 Medium Density Residential District provides for one- and two-story condominiums or



apartments within walking distance of the Metro Gold Line Station up to 40 dwelling units per acre.

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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021

Program 21 – Emergency Shelters

In compliance with Senate Bill 2, the City of La Verne has amended the Zoning Code 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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



Program 22 – Transitional and Supportive Housing

In compliance with Senate Bill 2, the City of La Verne has amended 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. 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.

Funding Source: General Fund

Responsible Agency: Community Development Department

Time Frame: Ongoing, 2014 – 2021



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.

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 construction or alteration to meet the needs of residents with special needs such as the elderly and persons with disabilities.

Policy 5.5: Support the efforts of local organizations who assist and provide services to extremely low-income households and homeless individuals.

Program 23 – Fair Housing Program

The City will continue to refer residents to the Fair Housing Foundation to provide residents with fair housing services. 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.

Funding Source: General Fund, Los Angeles County



Responsible Agency: Fair Housing Foundation

Time Frame: Ongoing, 2014 – 2021

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 has amended the Zoning Code to adopt formal reasonable accommodation procedures. 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 will provide the information on formal reasonable accommodation procedures at City Hall and on the City’s website.

Funding Source: General Fund, Los Angeles County

Responsible Agency: Fair Housing Foundation

Time Frame: Ongoing, 2014 – 2021

3. Quantified Objectives

3.1 – Affordable Housing Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, La Verne cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, substantial rehabilitation of substandard units and the conservation of affordable housing. New construction of affordable units focuses on the City's ability to accommodate its combined remaining RHNA allocation of 882 units on land identified in the sites inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community. In addition to new construction, the City anticipates that approximately four units will be assisted annually through the Housing Rehabilitation Program, as outlined in **Section 2, Housing Plan**. As indicated in **Table 4-24** there are 252 units at risk of transitioning to market rate prices that the City is monitoring.



Table 3-1: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction (a)	166	165	224	216	233	882
Rehabilitation (b)			32		0	32
Conservation/Preservation (c)	0		252	0	0	252

Source: City of La Verne, 2013.

Notes:

(a) Construction objectives represent the City's combined RHNA need including the 2014-2021 allocation and AB 1233 carryover

(b) The rehabilitation objective is consistent with the City's Housing Plan.

(c) The conservation/ preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk.

4. Community Profile

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for La Verne. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of La Verne in an effort to determine the specific housing needs of the City and its residents.

4.1 – Population Characteristics

4.1.1 Population Growth Trends

In 1990, the U.S. Census reported that the City of La Verne had a population of 30,897 persons. By the year 2000, the number of residents in the City had grown to 31,845, marking a small increase of 948 people in ten years. During the same period, Los Angeles County experienced a 7 percent population increase, with the number of residents increasing from 8,863,164 to 9,519,338. From 1990 to 2000 the City's population growth rate (3.1 percent) was less than half the County's population growth rate. Similarly, in comparison to the cities surrounding La Verne (including Claremont, Glendora, Pomona, and San Dimas), La Verne had the lowest population growth rate. The surrounding cities experienced population growth rates ranging from a low of 4.0 percent in Glendora to a high of 13.6 percent in Pomona with an average growth rate of 7.6 percent.

Based on the U.S. Census, in 2010 the City's population was 31,139, a 0.8 percent increase from the population reported in 1990 and a 2.2 percent decrease from the population reported in 2000. Overall, between 1990 and 2010, the total population growth in La Verne was reported at 0.8 percent. During this same period, the growth rate for Los Angeles County was 10.7 percent reflecting that population growth in the City is much slower than the County as a whole. In comparison to cities in the surrounding region, La Verne experienced population growth at a significantly slower rate. Population increases were reported at a high of 13.1 percent in the City of Pomona to a low of 3.4 percent in the City of San Dimas. **Table 4-1** indicates population growth trends for La Verne and surrounding communities.



Table 4-1: Population Growth Trends

Jurisdiction	1990	2000	2010	Percent Change 1990-2010
La Verne	30,897	31,845	31,139	0.8%
Claremont	32,503	33,978	34,824	7.1%
Glendora	47,828	49,719	50,000	4.5%
Pomona	131,723	149,644	148,946	13.1%
San Dimas	32,397	35,064	33,523	3.4%
Los Angeles County	8,863,164	9,519,338	9,818,605	10.7%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

4.1.2 Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low to moderate priced condominiums, and smaller single-family units. In comparison, the adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. **Table 4-2** shows the age distribution of the population of the City of La Verne in 2010, and the proportionate age distribution Los Angeles County residents in 2010.

According to the 2010 Census, Los Angeles County, as a whole, can be characterized as having a young population (34.8 years in 2010). In comparison, La Verne experienced a higher median age of 41.9 years. In La Verne, preschool and school age residents include roughly 30 percent of the population in 2010. Young adults between the ages of 25 and 44 comprised approximately 22 percent of the population, while middle aged adults made up roughly 30 percent of the total. Finally, senior residents, ages 65 years and older, made up approximately 16 percent of the City's population. As the majority of the population is school age or considered to be a middle age adult, it evident the La Verne is predominately made up of families.



Table 4-2: Age Distribution

Age Group	2010			
	Los Angeles County		La Verne	
	Population	Percent	Population	Percent
Preschool, under 5 years	645,793	6.6%	1,382	4.5%
School Age, 5-19 years	2,066,165	21.1%	6,257	20.1%
College Age, 20 to 24 years	752,788	7.7%	2,329	7.5%
Young Adults, 25 to 44 years	2,906,057	29.6%	6,922	22.2%
Middle Age, 45 to 64 years	2,382,103	24.2%	9,301	29.8%
Senior Citizens, 65 and over	1,065,699	10.9%	4,948	15.9%
Total	9,818,605	100%	31,139	100%
Median Age	34.8		41.9	

Source: U.S. Census Bureau, 2010 Demographic Profile Data.

4.1.3 Race and Ethnicity

The racial and ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-3** shows the changes in the racial/ethnic composition of La Verne residents between 2000 and 2010.

In La Verne, White is the largest racial group, making up nearly 77 percent of the City's total population in 2010. Between 2000 and 2010 the US Census shows a slight decrease in the number of White residents; however this decrease is only estimated to be approximately 0.5 percent. The second largest population group is Hispanic residents comprising approximately 30 percent of the population in 2010. From 2000 to 2010, this population group experienced the most growth at 6.1 percent reflecting the trends of the larger region.

In addition to the increase in Hispanic residents, demographic trends between 2000 and 2010, show for minority groups that the Black (African-American) population increased slightly by 0.9 percent, as did the Asian/Pacific Islander population by 0.3 percent. Additionally, the number of residents that identify as Two or More races also increased by 0.4 percent. In contrast, the 2010 Census reported a 0.1 percent decrease in the number of American Indians, and a 1.4 percent decrease in residents identifying as "Other". Generally, the racial/ethnic make-up of the City has remained the same over the last decade.



Table 4-3: Racial and Ethnic Change

Race/Ethnicity	2000		2010	
	Persons	Percent	Persons	Percent
Hispanic or Latino ^(a)	7,315	23.1%	9,097	29.2%
White Alone	24,379	77.1%	23,865	76.6%
Black or African American Alone	1,016	3.2%	1,285	4.1%
American Indian and Alaska Native Alone	203	0.6%	144	0.5%
Asian Alone	2,278	7.7%	2,499	8.0%
Some Other Race Alone	2,348	7.4%	1,872	6.0%
Two or More Races	1,359	4.3%	1,474	4.7%

Source: U.S. Census 2000 Summary File 1 (SF 1) - Sample Data and U.S. Census Bureau 2010 Summary File 2 (SF 2) - Sample Data.

Notes:

^(a) Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

4.1.4 Employment

The 2007-2011 American Community Survey reports that there were 15,855 people, aged 16 years and older, employed in the La Verne labor force. As shown in **Table 4-4**, there were 14,366 La Verne residents employed, indicating an unemployment rate of approximately 5.8 percent. Out of the occupational categories listed in **Table 4-4**, the most prominent industry was educational services, health care and social assistance occupations with roughly 24.6 percent of all residents employed in this sector. The next highest category (at 10.2 percent) is retail trade followed by arts, entertainment and recreation at 9.5 percent. Generally, pay compensation for managerial, professional and related occupations are significantly higher than all of the other occupation categories. However, because the categories listed below are broad, it is difficult to draw more specific conclusions. The education, health and social services industry, however, has been growing and is expected to continue to grow as long as the State population continues to grow and the aging “baby boomer” population continues to grow.



Table 4-4: Employment by Sector

Industry Sector	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	93	0.6%
Construction	996	6.9%
Educational services, and health care and social assistance	3,531	24.6%
Manufacturing	1,310	9.1%
Wholesale trade	611	4.3%
Retail trade	1,462	10.2%
Transportation and warehousing, and utilities	675	4.7%
Information	229	1.6%
Finance and insurance, real estate and rental leasing	1,209	8.4%
Professional, scientific, management, and administrative services	1,370	9.5%
Arts, entertainment and recreation	1,385	9.6%
Public administration	826	5.7%
Other professions	669	4.7%
Total (civilian employed population)	14,366	59.2%

Source: 2007-2011 American Community Survey 5-Year Estimates.

4.2 – Household Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

4.2.1 - Household Composition and Size

The Bureau of the Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or



convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2010 U.S. Census, there were 10,849 households in the City of La Verne with an average household size of 2.78 persons. Of these households, 8,072 (approximately 74 percent) were families. Generally, La Verne was among the leading cities in the region with an overwhelming majority of family households. In comparison, in 2010, the Los Angeles County family households comprise 67.7 percent of all households. Single-person households also had a significant presence in the City. In 2010, 21 percent of all households in La Verne were single person households. The remaining 4 percent of households were unrelated non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-5**.

Table 4-5: Household Characteristics

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	8,450	76.3%	8,072	74.4%	12%
With children	3,321	39%	3,059	28%	-4.3%
Without children	5,129	61%	5,013	72%	38.5%
Singles	2,092	18.9%	2,310	21.3%	11.6%
Other non-families	528	4.8%	467	4.3%	392%
Total Households	11,070	100%	10,849	100%	2.8%
Average Household Size	2.81		2.78		
Average Family Size	N/A		3.25		

Source: U.S. Census Bureau 2000 and 2010.

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As indicated in **Table 4-5**, between 2000 and 2010, the average household size in La Verne decreased slightly from 2.81 to 2.78 persons per household. However, as noted in **Table 4-6**, among neighboring cities, La Verne was in the middle to its neighboring



cities. The persons per household among neighboring cities range from a low of 2.56 persons per household in the City of Claremont to a high of 3.78 persons per household in the City of Pomona. The County of Los Angeles had 2.97 persons per household in 2010.

Table 4-6: Average Household Size

Jurisdiction	Persons Per Household
La Verne	2.78
Claremont	2.56
Glendora	2.96
Pomona	3.78
San Dimas	2.77
Los Angeles County	2.97

Source: 2007-2011 American Community Survey.

4.2.2 – Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2007-2011 American Community Survey, 181 households, or 1.7 percent of all households in La Verne were overcrowded. Of this total approximately 93 were renter households, representing 51 percent of all overcrowded households and 3.9 percent of all renter households. In comparison approximately 88 owner households were considered overcrowded representing 49 percent of all overcrowded households and 1 percent of all renter households.

The 2007-2011 all reports the number of severely overcrowded households, which includes households with more than 1.5 occupants per room. As shown in Table 4-7, there are approximately 97 households that are considered to be severely overcrowded, including 63 renter households and 34 owner occupied units. Generally, severely overcrowded households make up approximately 0.9 percent of all households in the City.



The incident of overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a City.

Table 4-7: Overcrowding by Tenure

Tenure	Total Housing Units	Overcrowded Households	Percentage	Severely Overcrowded Households	Percentage
Renters	2,413	93	5.6%	63	4.5%
Owners	8,436	88	7.9%	34	2.7%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

4.2.3. – Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. According to the 2010 Census, the median household income in La Verne was \$77,088 per year. The median household income for the County of Los Angeles was more than \$20,000 lower at \$55,476 per year. The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- > Very Low-Income: 50 percent or less of the area MFI;
- > Low-Income: between 51 and 80 percent of the area MFI;
- > Moderate-Income: between 81 and 120 percent of the area MFI;
- > Upper-Income: greater than 120 percent of the area MFI.

The 2010 MFI for the Los Angeles County MSA (\$63,000) was used to interpolate the City's income distribution from the census according to the above categories. The income distribution of the City of La Verne, based on 2010 Census data, is presented in **Table 4-8**. In 2010, it is estimated that: approximately 5 percent of the households earned less than \$14,999 annually; 10 percent earned between \$15,000 and \$34,999



annually; 12 percent earned between \$35,000 and \$49,999 annually; 30 percent earned between \$50,000 and \$99,999 annually; and the remaining 43 percent earned above \$100,000 annually.

Table 4-8: Household Income – 2010

Income Level	Number of Households	Percent of Total
< \$10,000	241	3.0%
\$10,000 - \$14,999	155	1.9%
\$15,000 - \$24,999	398	4.9%
\$25,000 - \$34,999	454	5.6%
\$35,000 - \$49,999	928	11.5%
\$50,000 - \$74,999	1,121	13.9%
\$75,000 - \$99,999	1,286	15.9%
\$100,000 - \$149,000	1,734	21.5%
\$150,000 +	1,755	21.7%
Total Reporting	8,072	100%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

4.2.4 – Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. In 2010, there were 10,849 occupied households, of those households 43 percent were overpaying for housing according to the Census. Of these overpaying households, 3,435 (74 percent) were households with a mortgage, while the remaining 1,191 households (26 percent) were in renter-occupied units. **Table 4-9** summarizes housing overpayment statistics by tenure for the City of La Verne and also LA County.



Table 4-9: Summary of Housing Overpayment

Overpayment	Households	Percent	LA County Percent
Owners with mortgage	8,392	--	--
Overpayment (>30% income on housing)	3,435	40.9%	55.1%
Occupied units paying rent	2,288	--	--
Overpayment (>30% income on housing)	1,191	52.1%	56.5%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

4.3 – Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition.

4.3.1 – Elderly

The special housing needs of the elderly are an important concern in La Verne. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk for housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to public facilities (i.e., medical and shopping) and public transit facilities.

As reported in the 2007-2011 American Community Survey, 4,948 City residents, or 16 percent of the total population, were 65 years old or older. In terms of tenure, 2,686 owner-occupied and 559 renter-occupied units were headed by occupants 65 years old or older. Many elderly persons have limited income potential, as they are most often retired and have fixed income. While the vast majority of seniors are homeowners, the number of lower income senior renters who are overpaying for housing remains a general concern moving into the 2014-2021 planning period. The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. The City will continue to work with developers during the 2014-2021 planning period to provide affordable housing opportunities for senior residents and will continue to offer funding for home modifications through existing CDBG programs.



4.3.2 – Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-10**, the 2009 - 2011 American Community Survey Estimates indicates that 6.5 percent of La Verne’s population age 18 years and older has some form of work or mobility/self-care disability. In comparison, nearly 27 percent of the City’s population age 65 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility.

Table 4-10: Disability Status

Age and Disability Status	Persons 18-64 Years Old	Persons 65 Years and Over
Hearing Disability	234	526
Vision Difficulty	125	139
Cognitive Difficulty	709	277
Ambulatory Difficulty	558	832
Self Care Difficulty	313	285
Independent Living Difficulty	435	572
Total with Disability	1,255	1,341
Total Population in City	19,379	4,884

Source: U.S. Census Bureau, 2009 - 2011 American Community Survey.



4.3.3 – Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "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 which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the San Gabriel/Pomona Regional Center provides a closer look at the population with developmental disabilities. As shown in **Table 4-11**, there are approximately 269 individuals (0.8 percent of the total population) diagnosed with a cognitive or developmental disability in the City of La Verne.



Table 4-11: Developmentally Disabled Residents by Age

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
91750	96	40	104	25	4	269

Source: San Gabriel/Pomona Regional Center, 2013.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental Disabilities, the City has established Program 11 to ensure that the housing needs of residents with developmental disabilities are accommodated. The City will continue to conduct outreach with the San Gabriel/Pomona Regional Center and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

4.3.4 – Large Households

According to the 2007-2011 ACS there were approximately 1,255 large households with 5 people or more living in La Verne. This is approximately 11 percent of the total number of households in the City. Of the total number of large households, approximately 98 percent were families while non-family households made up the remaining 2 percent. Large family households require special consideration, because they generally require larger dwellings with sufficient bedrooms to meet their housing needs without overcrowding.

Difficulties in securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedroom units are rare. It is



more likely that a large family will experience overcrowding in comparison to smaller families. Additionally, throughout the region, larger single-family homes, whether to rent or own, are generally not affordable to the majority of lower income households.

Table 4-12 reflects the number large households by number of occupants by tenure. The table indicates that there are more owner-occupied units (80 percent) than renter occupied units (20 percent) housing large families. Large households account for about 11 percent of all owner-occupied housing in the City while large households occupying rental units make up roughly 10 percent of the total households. Approximately three quarters of all large households are made up of five people, while households with six and seven or greater households make up a smaller percentage, with 18 percent and 9 percent respectively.

Table 4-12: Large Households by Tenure

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	673	238	911
Six	217	8	225
Seven or more	109	10	119
TOTAL	999	256	1,255

Source: 2007-2011 American Community Survey.

4.3.5 – Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2007 – 2011 American Community Survey indicates that there are 1,327 female-headed households in the City of La Verne, of which 531 have children under the age of 18. These numbers account for approximately 12 percent and 5 percent, respectively, of all households in the City. In the County, there are 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent, respectively, of all households in the County. The percentage of female-headed households within the City is lower than that of County as a whole.



4.3.6 – Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2007 – 2011 American Community Survey reported that less than one percent of the City of La Verne's residents (93 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. This is a significant increase from the 5 agricultural employees reported by the 2000 Census and may be the result of a high margin of error due to a reduced sample size. 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.

4.3.7 – Extremely Low-Income Households

According to 2005 – 2009 CHAS data generated for the City, there were approximately 1,075 very low-income households living in La Verne. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 1,170 extremely low income households in La Verne (renters and owners). **Table 4-13**, below, includes data characterizing affordability and other housing problems in La Verne for various income groups.

There are opportunities to address the housing needs of extremely low-income households in La Verne through the City's overall programs for housing affordability and through development regulations. The City has taken into account the number of ELI households reported by the CHAS data available and assumes that their project need will be approximately 50 percent of their very low income RHNA allocation.



Table 4-13: Housing Problems for All Households

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	400	770	1,170
# with any housing problems	275	600	875
# with cost burden > 30%	275	600	875
# with cost burden > 50%	240	555	795
Very Low-Income (31-50% MFI)	310	765	1,075
# with any housing problems	300	455	755
# with cost burden > 30%	265	445	710
# with cost burden > 50%	185	245	430
Low-Income (51-80% MFI)	360	1,235	1,595
# with any housing problems	215	590	805
# with cost burden > 30%	215	590	805
# with cost burden > 50%	35	290	325
Moderate-Income (81% + MFI)	1,370	6,665	8,035
# with any housing problems	370	2,135	2,505
# with cost burden > 30%	205	2,075	2,280
# with cost burden > 50%	35	550	585
Total Households	2,440	9,435	11,875
# with any housing problems	1,160	3,780	4,940
# with cost burden > 30%	960	3,710	4,670
# with cost burden > 50%	495	1,640	2,135

Source: CHAS Data Book, 2005 - 2009.

4.3.8 – Homeless Persons

The U.S. Department of Housing and Urban Development defines chronic homelessness as an unaccompanied individual with a disabling condition who has been continually homeless for one year or more; or has experienced four or more episodes of homelessness within the past three years.

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of



Glendale, Long Beach, and Pasadena.

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey. Within the San Gabriel Valley sub-area, which includes roughly 30 cities in east Los Angeles County and surrounding unincorporated areas, it is estimated that there are 3,918 homeless counted during the Point in Time Survey, including 3,385 single adults and 526 family members.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total, 35 areas consisting of 28 cities and seven communities enumerated all of their census tracts – including the City of La Verne. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions. The most recent data available for the City of La Verne is from 2011 and indicates that there are approximately 15 individuals living in the City including 3 individuals on the street and 12 living in transitional housing.

To address the needs of the homeless population in the City, La Verne directs individuals and families to access services and shelter offered by community churches. The Inland Valley Council of Churches serves as the primary provider to the homeless and has confirmed that the City's homeless population is very small. Historically, the church has reported that they provide shelter to approximately 12 individuals/families throughout the year. In addition to resources in the City, the American Red Cross and the Salvation Army also provide emergency shelter facilities in the neighboring City of Pomona.



4.4 – Housing Profile

A housing unit is defined as a house, apartment, or single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

4.4.1 – Housing Growth

According to the 2007 – 2011 American Community Survey, there are 11,299 dwelling units in La Verne, a nominal increase of 11 units since 2000. The growth rate for the City is significantly lower than the growth rate for the County overall (5.4 percent). Compared to neighboring jurisdictions, La Verne had one of the lower growth rates for the ten-year time period from 2000 to 2010. A comparison of housing growth trends for La Verne and neighboring jurisdictions is provided in **Table 4-14**.

Table 4-14: Housing Growth Trends

Jurisdiction	Housing Units		Change 2000-2010
	2000	2010	
La Verne	11,288	11,299	0.0%
Claremont	11,577	12,188	0.5%
Glendora	17,169	17,371	0.1%
Pomona	39,620	41,473	4.7%
San Dimas	12,585	12,106	-0.4%
Los Angeles County	3,270,909	3,449,489	5.4%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.



4.4.2 – Housing Type and Tenure

Table 4-15 provides characterization of the City's housing stock in 2000 and 2010 by unit type. The 2010 Census indicates that single-family detached homes continue to be the predominant housing type in the City; however the majority of growth occurring is condominium and apartment complexes with five or more units. As the City is largely built out, most new housing development is occurring as infill on underutilized parcels. According to the 2010 Census, the proportion of owner-occupied households in La Verne was nearly 78 percent as compared to 22 percent were renter occupied.

Table 4-15: Comparative Housing Unit Mix in 2000-2010

Housing Type	2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	7,485	66.3%	7,348	65.0%
Attached	599	5.3%	797	7.1%
Total	22,009	71.6%	8,145	72.1%
Multi-Family				
2-4 Units	734	6.5%	637	5.6%
5+ Units	707	6.3%	733	6.5%
Total	1,441	12.8%	1,370	12.1%
Mobile Homes	1,746	15.6%	1,756	15.5%
Total Housing Units	11,288		11,299	
Total Occupied	11,070	100.0%	10,849	96.0%
Owner-occupied	8,582	77.5%	8,436	77.8%
Renter-occupied	2,488	22.5%	2,413	22.2%
Vacancies	216	1.9%	450	4.0%

Source: U.S. Census, 2000; U.S. Census Bureau, 2007-2011 American Community Survey.

Notes:

^(a) The 2000 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other." Department of Finance also includes manufactured housing under the count of mobile homes.



4.4.3 – Age and Condition of Housing Stock

Table 4-16 shows the age of the housing stock in La Verne. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, plumbing, etc. As indicated in **Table 4-16**, approximately 70 percent of La Verne’s housing units were constructed prior to 1980 with a significant portion (39 percent) constructed between 1960 and 1970. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration. Some households, such as senior households, who are long time homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City’s housing rehabilitation assistance programs, including the Housing Rehabilitation Program. These existing programs can help preserve the City’s existing affordable housing stock.

Table 4-16: Age of Housing Stock

Structures Built	Number	Percent
Total Housing Units ^(a)	11,299	100%
2005 or later	121	1.1%
2000 to 2004	350	3.1%
1990 to 1999	848	7.5%
1980 to 1989	2,280	20.2%
1970 to 1979	4,352	38.5%
1960 to 1969	1,591	14.1%
1950 to 1959	895	7.9%
1940 to 1949	365	3.2%
1939 or earlier	497	4.4%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

Notes:

^(b) Does not include mobile homes or manufactured housing units.

The Code Enforcement Division is responsible for code enforcement activities in the City and operates through the La Verne Police Department. In the process of handling code enforcement caseloads, the Code Enforcement Division compiles statistics on the number and type of code complaints in the City. According to the Code Enforcement Division, in 2012 there were approximately 210 code enforcement violations, 25 of which resulted in major violations.



Per data from the U.S. Census, the City estimates that units built between 1950-1960 (approximately 7.9 percent of the City’s housing stock) are in need of minor rehabilitation, which may include interior and exterior paint job, weatherstripping, and minor roofing repairs. The City estimates that housing units built prior to 1950 (approximately 7.6 percent of the City’s housing stock) are in need of major rehabilitation, which may include plumbing and electrical repairs, installing a new roof, or addressing structural damage. The Housing Plan includes programs to continue the implementation of the City’s housing rehabilitation programs and code enforcements activities in order to ensure the preservation of La Verne’s housing stock.

4.4.4 – Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-17: Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5



4.4.4.A – For Sale Housing

The 2010 Census documents a median housing unit value of \$483,300 in La Verne. This is approximately 1 percent higher than the countywide median of \$478,300. **Table 4-18** compares single-family and condominium sales prices during April 2013 in La Verne and nearby communities by ZIP code, and contrasts this with the sale prices during April 2012. A total of 22 single family homes were sold in the City in April 2013, commanding a median sales price of \$435,000. Median sale prices in La Verne fell somewhere in the median of sales prices for homes sold in neighboring communities. Similarly, the year to year price increase was generally lower than neighboring jurisdictions, the majority of which experienced an increase of 20 percent or more in single-family median home prices.

Table 4-18: Housing Resale Activity, 2013

Community	Zip Code	No. of Homes Sold	Median Home Price	Percent Change from 2012	No. of Condos Sold	Median Condo Price	Percent Change from 2012
La Verne	91750	22	\$435,000	16.9%	3	\$313,000	69.8%
Claremont	91711	24	\$475,000	8.0%	9	\$310,000	-13.6%
Glendora	91740	24	\$361,000	15.5%	4	\$254,000	-23.2%
	91741	17	\$460,000	24.8%	3	\$335,000	1.5%
Pomona	91766	33	\$259,000	29.5%	3	\$240,000	54.3%
	91767	33	\$261,000	28.1%	8	\$214,000	78.3%
	91768	17	\$254,000	28.0	1	\$405,000	66.2%
San Dimas	91773	25	\$472,000	22.6%	7	\$336,000	33.7%
Los Angeles County	90280	5,120	\$409,000	25.8%	1,739	\$350,000	30.6%

Source: DQNEWS – April 2013 Los Angeles Times ZIP Code Chart, <http://dqnews.com>

According to Trulia.com, in May 2013 there were approximately 134 properties for sale in the City. Of the 134 homes (single-family residences and condominiums/townhouses) for sale, Trulia indicated that the majority (95 listings) had 3 or more bedrooms. The second most sold type (25 units) had 1 or 2 bedrooms. Four-bedroom homes made up approximately 26 percent of the total units for sale and homes with five or more units made up approximately 14 percent of all units for sale. In comparison, **Table 4-19**, below, confirms that larger single family homes with more than 3 bedrooms constitute the greatest proportion of housing units within the City. Three-bedroom homes make up the most significant part (31 percent) of the City’s housing stock. Four or more bedroom homes were approximately 34 percent of the housing stock. Additionally, most of these larger homes were built during or after the 1980s.



Table 4-19: Number of Bedrooms

Bedrooms	Number	Percent
Occupied Housing Units	11,299	100%
No Bedroom	26	0.2%
1-bedroom	901	8.0%
2-bedrooms	3,055	27.0%
3-bedrooms	3,498	31.0%
4-bedrooms	3,283	29.1%
5 or more bedrooms	536	4.7%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

4.4.4.B – Housing Rental Rates

According to the 2007-2011 American Community Survey Estimates, there were 10,489 total occupied units in La Verne of which 2,413 (22 percent) were renter occupied. Approximately 48 percent of the renter-occupied units were in buildings with 2 or more units while 45 percent inhabited single family attached and detached structures. The median gross rent for La Verne was \$1,194 per month in 2010. This was the second lowest median rent level among all neighboring cities, which had a median rental range from \$1,087 in Pomona to a high of \$1,408 in San Dimas. The median rent for the County overall was approximately \$1,161. **Table 4-20** provides a comparison of median rental rates for La Verne and jurisdictions.

Table 4-20: Median Housing Rental Rates

Jurisdiction	Median Gross Rent
La Verne	\$1,194
Claremont	\$1,191
Glendora	\$1,355
Pomona	\$1,087
San Dimas	\$1,408
County of Los Angeles	\$1,161

Source: U.S. Census Bureau, 2007-2011 American Community Survey.



Rental information for La Verne was obtained from internet rental listings on Craig’s List and Realtor.com websites. In May 2013 there were six listing posted on various rental websites all advertising 3 bedroom apartments. The range of rents spanned from \$1,745 to \$2,095 including an average rent asked of \$1,908. **Table 4-21** presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.

Table 4-21: Inventory of Rental Units

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	0	N/A	N/A
2	0	N/A	N/A
3	6	\$1,745 -\$2,095	\$1,908
Single-Family Homes			
1	0	N/A	N/A
2	0	N/A	N/A
3	0	N/A	N/A

Source: Padmapper.com, Accessed May 2013.

4.4.4.C –Tenure and Housing Size

As indicated in **Table 4-22**, The City had a total of 10,849 occupied housing units in 2010. The majority of these units are owner-occupied (78 percent). In comparison, renter-occupied units constituted approximately 22 percent of all occupied units in the City. As shown in the table, approximately, 81 percent of the owner-occupant units were single-family detached or attached dwellings and not even 1 percent of all owner-occupied units were in buildings with 2 or more units. Overall, roughly half of all renter-occupied units were in single family attached and detached homes and half were in multifamily structures with more than 2 units.



Table 4-22: Tenure by Number of Units in Structure

Tenure by Units in Structure	Number	Percent
Total Occupied Housing Units	10,849	100%
Owner-Occupied	8,436	77.8%
1-detached or attached	6,806	80.7%
2 – 4 units	57	0.7%
5 or more units	14	0.1%
Other Unit Types	1,559	18.5%
Renter-Occupied	2,413	22.2%
1-detached or attached	1,094	45.4%
2 – 4 units	572	23.7%
5 or more units	585	24.2%
Other Unit Types	162	6.7%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

4.4.4.D – Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2013 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$61,620. **Table 4-23** illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

A comparison between the maximum affordable purchase prices in **Table 4-23** and the actual 2013 housing sales prices for the City prove that homeownership is unlikely for all four income groups. **Table 4-18** shows a median sales price of \$435,000 in April 2013 for single family homes sold in La Verne, which is still higher than the highest affordable home price for even a moderate income family of five or more. Furthermore, housing data shows that larger homes, of over 2,500 square feet or more, are typically only affordable to above moderate-income households, whether new or existing stock. When considering that affordability limits are based on a family of four, and that HUD and HUD have suggested that more than one person per room creates overcrowding, this reduces the inventory of resale stock suitable for a larger family to two and three bedroom units. This suggests that there is a need to augment the existing housing stock



to accommodate households with incomes below the County median. There is also potential to offer homeownership opportunities (through down payment assistance, tax credits, etc.) for households with incomes below the County median in order to maximize the wealth of existing older units in the City available at affordable prices.

With regard to rental units, it appears as though the market is somewhat able to satisfy the comprehensive rental housing needs for the majority of lower income households. According to the 2007-2011 ACS, the average rental unit in the City was priced at \$1,194 per month as shown in **Table 4-20**. Rental housing in the City can generally be considered affordable for larger low income households and most moderate income families annually earning 110% of the Los Angeles County median income limit (\$61,620) and above. The remaining three income groups, including extremely low, very low and low income, are unable to afford even a one bedroom market rate unit. According the 2007-2011 ACS there were only 32 units in the City with 3 or more bedrooms that cost \$750 or less per month and only 22 additional units that cost between \$750 and \$1,000. In comparison there were approximately 556 units that cost more than \$1,000 per month or more which is not considered affordable for extremely low, very low, and some low income households. Unfortunately, no one or two bedroom units were found to be available in the rental survey however the 2007-2011 ACS reports that there are approximately 217 one-bedroom units that charge less than \$750 per month for rent and over 300 units that cost more than \$1000 per month. Similarly there were 78 units with two bedrooms that charge less than \$750 and 951 units that cost more than \$750 per month.

HUD and HCD have established that a one bedroom unit is not acceptable for a four-person family. To avoid overcrowded conditions (more than one person per room), a family of four must find housing with three rooms or more, making the La Verne rental market particularly challenging for lower income families. Similarly, the majority of two bedroom units are estimated to charge more than \$1,000 in rent per month based on the 2007-2011 ACS. In addition, of three bedroom units listed, roughly half requested rents that exceeded even a large family moderate-income household's ability to pay. With few exceptions, single-family rentals and two bedroom units were all outside of the financial capacity of a lower income household. Extremely low, very low- and low-income households have few rental options available to them apart from boarding or sharing rental expenses with roommates, which may result in overcrowded conditions. These options are also not reasonable for families with children.



Table 4-23: Housing Affordability by Income Group

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Affordable Home Price	Rental
Extremely Low (0-30% MFI)		30% AMI						
Two Person (1 bedroom)		\$13,293	\$ 332	\$ 332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)		\$15,192	\$ 380	\$ 380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)		\$17,091	\$ 427	\$ 427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)		\$19,965	\$ 499	\$ 499	\$125	\$100	\$63,830	\$374
Very Low (30-50% MFI)		50% AMI						
One Person (Studio)		\$21,567	\$539	\$539	\$50	\$115	\$87,127	\$489
Two Person (1 bedroom)		\$24,648	\$616	\$616	\$50	\$115	\$105,063	\$566
Three Person (2 bedrooms)		\$27,729	\$693	\$693	\$100	\$130	\$107,863	\$593
Four Person (3 bedrooms)		\$30,810	\$770	\$770	\$125	\$140	\$117,648	\$645
Five Person (4 bedrooms)		\$33,275	\$832	\$832	\$175	\$145	\$119,190	\$657
Lower (50-80% MFI)	60%AMI	70%AMI						
One Person (Studio)	\$25,880	\$30,194	\$755	\$755	\$48	\$150	\$129,779	\$707
Two Person (1 bedroom)	\$29,578	\$34,507	\$863	\$863	\$85	\$165	\$142,664	\$778
Three Person (2 bedrooms)	\$33,275	\$38,821	\$971	\$971	\$125	\$190	\$152,638	\$846
Four Person (3 bedrooms)	\$36,972	\$43,134	\$1,078	\$1,078	\$175	\$210	\$161,448	\$903
Five Person (4 bedrooms)	\$39,930	\$46,585	\$1,165	\$1,165	\$200	\$220	\$173,386	\$965
Moderate Income (81-120% MFI)		110% AMI						
One Person (Studio)		\$47,447	\$1,186	\$1,384	\$135	\$405	\$196,500	\$1,051
Two Person (1 bedroom)		\$54,226	\$1,356	\$1,582	\$135	\$405	\$242,534	\$1,221
Three Person (2 bedrooms)		\$61,004	\$1,525	\$1,779	\$157	\$475	\$267,146	\$1,368
Four Person (3 bedrooms)		\$67,782	\$1,695	\$1,977	\$211	\$571	\$278,252	\$1,484
Five Person (4 bedrooms)		\$73,205	\$1,830	\$2,135	\$238	\$628	\$295,520	\$1,592

Source: Compiled by ESA.

Notes:

Property taxes and insurance based on averages for the region.

Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income.

Based on 2012 Los Angeles County MFI \$61,620 and 2013 HCD State Income Limits

Monthly affordable rent based on payments of no more than 30% of household income.



4.5 – Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted housing in La Verne, and evaluates those units at risk of conversion during the next ten years (2014-2024). There are currently two properties with affordability covenants; both are at-risk of converting to market rate during the planning period.

Table 4-24: Affordable Housing At-Risk of Conversion to Market Rate

Project	Address	Total Affordable Units	Termination of Covenant	Risk Status (2014-2024)
Canyon Terrace	2400 San Dimas Canyon Rd.	142	2017	At-Risk
Vintage Grove Senior Apartments	3625 Williams Ave.	110	2020	At-Risk
TOTAL		252		

Source: City of La Verne, 2012.

Currently the City has 252 units at risk during the planning period, shown in **Table 4-24**. The City will actively work to create programs in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

In general, the cost for new land in the City is \$16/square foot according to most recent sales of land in La Verne. The actual construction cost for residential development ranges from \$150/square foot up to \$200/square foot. The total replacement cost for the at-risk units identified in Table 4-24 are summarized below:

- The cost for replacing the 142-unit Canyon Terrace would total \$14,515,880. This cost assumes that three acres of land will be required and each unit will have



total floor area of 500 square feet (one-bedroom units). The land cost will be approximately \$2,090,880 (assuming \$16/square foot) while the construction cost will be approximately \$12,425,000 (assuming \$175/square foot for a 500-square foot unit=\$87,500).

- The cost for replacing the 110-unit Vintage Grove Senior Apartments would total \$42,681,760. This cost assumes that six acres of land will be required and each unit will have a total floor area of about 2,000 square feet (two-bedroom). The land cost will be approximately \$4,181,760 (assuming \$16/square foot) while the construction cost will be approximately \$38,500,000 (assuming \$175/square foot for a 2,000-square foot unit=\$350,000).

To address at-risk units, Program 12 in the Housing Plan commits the City to monitor these units, ensure compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units to have a team and action plan ready to move forward upon notice of conversion, and provide assistance and education to tenants.

Further, the City of La Verne is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units. Table 6-9 lists a menu of funding programs available for various housing activities, including programs that may be utilized to purchase covenants or deed restrictions to maintain affordability of units. Funding programs that can be used for new construction includes the following:

- State and Federal Home Investment Partnership Act (HOME) Funds
- Section 202 Supportive Housing for the Elderly
- Section 207 Multifamily Rental Housing
- Section 207 Manufactured Home Parks
- Section 213 Cooperative Housing
- Section 811 Supportive Housing for Persons with Disabilities
- Low Income Housing Tax Credit (LIHTC)
- California Housing Finance Agency (CHFA) Multiple Rental Housing Program
- Tax Exempt Housing Revenue Bond
- California Community Reinvestment Corporation
- Federal Home Loan Bank Affordable Housing Program

The City will actively work to create programs and seek additional funding in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- Los Angeles Center for Affordable Tenant Housing



City of La Verne

- BUILD Leadership Development Inc.
- Century Housing Corporation
- Century Pacific Equity Corporation
- Community Partnership Development Corporation
- DML & Associates Foundation
- East Los Angeles Community Corporation
- Foundation for Quality Housing Opportunities Inc.
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Jamboree Housing Corporation
- Keller & Company
- Los Angeles Housing Partnership Inc.
- Los Angeles Low Income Housing Corporation (LALIH)
- National Community Renaissance
- Neighborhood Housing Services of the Inland Empire Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Southern California Housing Development Corporation
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)

5. Housing Constraints

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.

Constraints to the provision of housing may be governmental, such as development standards and zoning regulations or non-governmental which may include market and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

5.1 – Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.



5.1.1 – Land Use Controls

The Land Use Element of the City of La Verne General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The General Plan provides for a range of different intensities of residential land use, including the following:

- > Hillside Residential – up to 2 dwelling units per acre;
- > Low Density Residential – up to 5 dwelling units per acre;
- > Medium Density Residential – up to 10 dwelling units per acre; and
- > High Density Residential – up to 15 dwelling units per acre.

Similarly the City of La Verne Zoning Code identifies 15 zones that allow for residential development:

- > A-1- Limited agriculture
- > P-R-1/5 - Ac.-D planned residential (1 detached dwelling per 5 acres)
- > P-R-1/1- Ac.-D planned residential (1 detached dwelling unit per acre)
- > P-R-2-D - Planned residential (2 detached dwelling units per acre)
- > P-R-3-D - Planned residential (3 detached dwelling units per acre)
- > P-R-4.5-D - Planned residential (4.5 detached dwelling units per acre)
- > P-R-5-D - Planned residential (5 detached dwelling units per acre)
- > P-R-6-A - Planned residential (6 attached dwelling units per acre)
- > P-R-7-A - Planned residential (7 attached dwelling units per acre)
- > P-R-7.5-A - Planned residential (7.5 attached dwelling units per acre)
- > P-R-8-A - Planned residential (8 attached dwelling units per acre)
- > P-R-10-A - Planned residential (10 attached dwelling units per acre)
- > P-R-15-A - Planned residential (15 attached dwelling units per acre)
- > M-H-P - Mobile home park
- > C-P-D - Commercial professional mixed development



There are also Specific Plans in the City that allow for residential development:

- > SP 81-2: Walnut
- > SP 81-4: Puddingstone
- > SP 87-20: Live Oak
- > 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

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In La Verne, 54 percent of the City's land area (3,157 acres) is designated for residential use. Single-family residential neighborhoods are by far the most common residential use in La Verne, accounting for 47 percent of all City acreage, and 86 percent of residential acreage in the City. Residential land use acreage includes land used for stacked-flat apartment complexes, "stacked flat" -style condominiums, and "townhome" -style condominiums.

The Final EIR for the City of La Verne General Plan, adopted in 1998, documents a residential "build out" of 12,907 units, or 1,679 units above the City's existing (2010) housing stock of 11,228 units. Most of the land in the City is already developed, but many parcels are underutilized based on the development standards established in the Zoning Code. Based on this assumption, it is likely that all new housing units will occur on underutilized properties. Redevelopment could occur through the expansion of the existing housing supply through recycling of lower density development or underutilized land to higher densities. The City also anticipates new development in the mixed use districts established in the Old Town La Verne Specific Plan.



5.1.2 – Residential Development Standards

Much of the City's vacant residentially zoned land is located in the hillside areas, which by nature poses environmental and development constraints to new development. Building to mitigate the existing conditions, including: steep slopes, fire hazards, flooding and mudslide hazards, and to preserve as much of the environmentally sensitive terrain as possible, often drives up the cost of development in these areas. Consequently, within these areas, it is often only feasible to construct low-density single-family residential structures. Additionally, based on the number of constraints, new units are not typically affordable based on the high cost of construction and structural implementation. It is expected that any units accommodated or constructed in a hillside area would contribute to the City's above-moderate income RHNA allocation.

As shown above the City's General Plan and Zoning Code allow for residential development at a range of densities encouraging a wide variety of housing types. Allowable densities vary from two units per acre in the single-family zone, to up to 15 units per acre in the high-density multiple-family zone. In addition to the various land use designations and zoning districts, La Verne has a number of Specific Plan areas that allow for higher density development focusing growth within the city. For example, the Foothill Boulevard Specific Plan (SP86-18), adopted in 2007, allows for senior housing at a density of 25 dwelling units per acre. The Specific Plan also allows for mixed-use development including high density residential development with a conditional use permit. The City also adopted the Lordsburg Specific Plan in 2007, which increased densities consistent with existing standards in the La Verne Zoning Code to create additional opportunities for multi-family and senior citizen housing, as well as mixed-use development.

The City's land use controls do not pose a constraint to the development of housing, but rather help to ensure that consistent and orderly housing development occurs throughout the City. Any constraints that may arise throughout the update process will be mitigated through programs that the City will work to implement within the eight-year planning period. The City's standards allow a wide range of residential development, from single-family to multi-family residential, and are necessary to maintain quality of life in both existing and future residential developments. The current residential development standards for single-family development are shown in **Table 5-1** and development standards for multi-family development are summarized in **Table 5-2**.



Table 5-1: Single Family Development Standards

Development Standard	Zone						
	A-1	PR-1.5D	PR-1D	PR-2D	PR-3D	PR-4.5D	PR-5D
Maximum Density (units/acre)	1	0.2	1	2	3	4.5	5
Lot area - minimum (square feet)	2 acres	5 acres	1 acre	15,000	10,000	7,500	7,500
Lot width - minimum (feet)	200	300	150	90	80	65	65
Lot depth - minimum (feet)	200	300	150	120	100	100	100
Lot Coverage	.30	.35	.35	.35	.35	.35	.35
Building height - maximum (feet)	30	30	30	30	30	30	30
Yard setbacks - minimum (feet)							
Front	25	40	35	30	25	25	25
Rear	25	30	25	25	25	25	25
Side							
Interior (one-story structure)	25	30	25	10	5	5	5
Interior (two-story structure)	25	30	25	25	20	10	10
Minimum Open Space	25' Buffer	.45	.45	.45	.45	.45	.45

Source: La Verne Planning Division: May 2013.



Table 5-2: Multi-Family Development Standards

Development Standard	Zone						
	PR-6A	PR-7A	PR-7.5A	PR-8A	PR-10A	PR-15A	MHP
Maximum Density (units/acre)	6	7	7.5	8	10	15	8
Lot area - minimum (square feet)	7,500	7,500	7,500	7,500	7,500	7,500	15 acres
Lot width - minimum (feet)	65	65	65	65	65	65	250
Lot depth - minimum (feet)	100	100	100	100	100	100	300
Lot Coverage	.35	.35	.35	.35	.35	.35	N/A
Building height - maximum (feet)	30	30	30	30	30	30	25
Yard setbacks - minimum (feet)							
Front	25	25	25	25	25	25	10
Rear	25	25	25	25	25	25	5
Side							
Interior (one-story structure)	5	5	5	5	5	5	Varies
Interior (two-story structure)	10	10	10	10	10	10	
Minimum Open Space	.45	.45	.45	.45	.45	.45	Varies

Source: La Verne Planning Division: May 2013.

To guide development within focused areas of the City, La Verne has a number of Specific Plans that allow for deviations from the development standards imposed by the La Verne Zoning Code allowing for multi-family residential development.

Table 5-3: Development Standards for Specific Plan Areas

Specific Plan	Development Standard									
	Density (du/ac)	Lot Area	Lot Width	Lot Depth	Lot Coverage	Heights	Setbacks			Open Space
							F	R	S	
SP81-2 (Walnut)	6	7,000	50	140	.35	30'	25'	5'	25'	N/A
SP81-4 (Puddingstone)	--	--	--	--	--	30'	20'	0/5/10'	10'	--
SP87-20 (Live Oak)	9.7	4,500	50'	85'	.35	35'	5'	5'	15'	Varies
SP84-9 (Sierra La Verne)	142 Single-family detached units	--	--	--	.35	30'	25'	5' / 15' street sep.	25/15'	
SP84-12 (Arrow Corridor)	3-5	5,000	50'	90'	.35	30'	25'	5' / 15' bldg. sep.	20'	



Specific Plan	Development Standard									
	Density (du/ac)	Lot Area	Lot Width	Lot Depth	Lot Coverage	Heights	Setbacks			Open Space
							F	R	S	
SP86-16 (Rancho Esperanza)	4.5	--	--	--	.35 .30 (2-story)	25' (1-story) 35' (2-story)	30' or 20' side entry garage	12' street side 16' min. bldg. sep.	25'	
SP86-17 (La Verne Heights)	0.87	8,000	--	--	.37(1-story) .35 (2-story)	24' (1-story) 32' (2-story)	20; for straight in garage 18' for side entry garage	5' or 15' bldg. sep.	20'	
SP86-18 (Foothill Blvd)	35	75,000	300'	250'	.50	40'	30'	30'-50'	30'	.15/ site
SP87-19 (Marshall Canyon)	--	10,000	80'	100'	.35	28' (2-story)	25'	5'/15' (1-story) 7.5'/20' (2-story)	25'	
SP91-26 (Lordsburg)	6	7,000	50'	120'	.45	30'	25'	5'	25'	N/A
SP96-32 (Rancho La Verne)	4.5	--	--	--	.35 (1-story) .30 (2-story)	35' (2-story)	25'	5'/10'/ 10'	25'	

Most notable is the Foothill Boulevard Specific Plan, adopted in 2007 that allows for residential development up to 35 dwelling units per acre. This specific plan has been instrumental in establishing affordable housing options for senior residents.



5.1.2.A – Parking Standards

Table 5-4 summarizes the City’s parking requirements for residential uses. Parking requirements are determined by the type of use. Most residential uses in the City are required to provide parking spaces within garages, which are a common requirement in Southern California due to weather conditions and the need to limit on-street parking. While the City’s parking requirements could be viewed as a constraint to the construction of multi-family affordable housing, the City offers developers the option to utilize a density bonus and is flexible with required parking requirements for specific types of residents, including the elderly. Per the City’s Zoning Ordinance, the Community Development Director may also authorize the joint use of parking facilities for uses that are within the same building or adjacent to each other, provided that these uses are daytime versus nighttime uses or complementary uses. Within the Old Town La Verne Specific Plan area, the City has developed a shared parking program to reduce the total amount of parking required in the Specific Plan area.

Table 5-4: Residential Parking Requirements

Use	Parking Requirements
Single-family detached and two-family planned residential development	2 garage spaces per unit. Additional living space or similar improvements shall not be approved unless required standard garage spaces per unit are provided.
Multifamily apartments and multifamily planned residential development	2 garage spaces per unit; plus 1 guest space per 2 units. Guest parking spaces may be open, but must be improved in accordance with City standards.
Guest house	1 garage space; primary unit must have 2 garage spaces.
Mobile home parks	2 spaces per unit (may be tandem); plus 1 guest space per 4 units
Second units	Primary unit must have 2 garage spaces; Second unit: 1 garage space for 1-bedroom or studio; 2 garage space for 2 or more bedrooms.
Retirement housing, senior citizen apartments, and elderly housing	2 garage spaces per unit; plus 1 guest space per 2 units. Guest parking spaces may be open, but must be improved in accordance with City standards. 1.5 covered spaces per unit, plus 1 guest space per every 5 units.



Use	Parking Requirements
	<p>The Planning Commission may reduce the parking requirements to not less than .75 spaces per unit plus 1 guest space per every 5 units when:</p> <p>(1.) The facility is conveniently located with respect to shopping, services, and public transportation; or</p> <p>(2.) The facility offers a separate transportation system approved by the city for the residents of the development; and</p> <p>(3.) 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;</p> <p>(4.) And the planning commission finds that these conditions substantially reduce the need for on-site parking.</p>

Source: City of La Verne Zoning Code, May 2013.

5.1.2.B – Density Bonus

State law mandates that all cities and counties shall adopt an ordinance that specifies how the city/county intends to comply with Government Code Sections 65915-65918 regarding density bonus opportunities. The City has amended the Zoning Code to address density bonus incentives. 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.

5.1.3 – Provisions for a Variety of Housing Types

Housing Element Law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built



housing, mobile homes, emergency shelters, and transitional housing. The following sections describe how the City makes provisions for these types of housing.

5.1.3.A – Multi-Family Rental Housing

The City of La Verne is well established suburban area providing quiet neighborhoods for families and individuals wanting to live near Los Angeles, but away from LA's urban setting. As such, development in La Verne is predominantly lower density single family attached and detached homes. In more recent years, as the City approaches build-out, new development in the City has evolved focusing on infill and clustering growth in areas that are near services, jobs and public transportation. The City's current Zoning Code, does not necessarily constrain residential development, but La Verne has found that the most effective tool to guide new development is by establishing a Specific Plan for key development areas. In addition to the specific plans presented above, the City also recently adopted the Old Town La Verne Specific Plan.

The City of La Verne has identified the Old Town La Verne Specific Plan area as an opportunity area for the development of mixed use and multi-family housing. The Old Town La Verne Specific Plan was initiated by the City to reinforce Old Town as the historic heart of La Verne, encouraging transit-oriented development related to the Gold Line Station. Through the Specific Plan, Old Town La Verne will be strengthened as a distinctive center for the citizens of La Verne with attractive streets, enjoyable public spaces, historic neighborhoods, lively mixed-use commercial areas, and a variety of housing options. The Specific Plan includes specific objectives to focus growth in the Old Town area, by allowing and promoting higher density residential and mixed use development and to develop residential uses for all income levels.

The Specific Plan, adopted in 2013, establishes unique land use districts, four of which allow for mixed use and residential development by right. The four districts allowing residential uses include:

- > **Old Town Mixed-Use** 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. This District also allows surface parking lots or parking structures and Open Space to implement the proposed Land Use plan.
- > **Medium Density Residential District** provides for one and two-story condominiums or apartments along First Street within walking distance of the Gold Line Station. This District also allows surface parking lots or parking structures and Open Space to implement the proposed Land Use plan.
- > **Mixed-Use 1 District** provides for transit-oriented development consisting of retail with residential or office uses above within easy walking distance of the Gold Line



Station. This District also allows surface parking lots or parking structures and Open Space to implement the proposed Land Use plan.

- > **Mixed-Use 2 District** provides for not only transit-oriented development consisting of retail with residential or office uses above within easy walking distance of the Gold Line Station, but also hotel and cultural uses to complement the land uses of the Fairplex. This District also allows surface parking lots or parking structures and Open Space to implement the proposed Land Use plan.

Table 5-5 presents the development standards included in the Specific Plan for these four residential districts.

Table 5-5: Old Town La Verne Specific Plan Regulations

Design Standards and Guidelines	Old Town Mixed-Use	Medium Density Residential	Mixed-Use 1	Mixed-Use 2
Permitted Density	30 du/ac	40 du/ac	60 du/ac	70 du/ac
Minimum Lot Size	10,000 SF	10,000 SF	40,000 SF	40,000 SF
Maximum Height Limit	32 ft	32 ft	72 ft	84 ft

Source: Old Town La Verne Specific Plan, adopted March 2013.

The Old Town La Verne 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 downtown. A new Metro Gold Line Station is also planned in the center of the Specific Plan area which will further justify and encourage development of higher density uses. 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. Furthermore the City encourages the development of residential uses to the maximum extent possible through development incentives, including: density bonuses, shared parking/parking reductions, development standard modifications, and fee modifications, whenever feasible.

5.1.3.B – Mobile Homes/Manufactured Housing

The 2007-2011 American Community Survey Estimates, report there were more than 1,500 mobile homes in the City in 2010. A more recent mobile home survey conducted by the Planning Division Staff found, however, that there are actually 1,739 mobile homes in the City. The City of La Verne provides for mobile homes within existing mobile home parks, and manufactured homes in residential established neighborhoods provided they meet specific standards, including being certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974.



Manufactured units must be installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code.

Existing mobile home parks in La Verne are show in **Table 5-6**.

Table 5-6: La Verne Mobile Home Parks

Name	Address	Number of Units
Foothill Terrace	4095 Fruit Street La Verne CA	376
La Verne Mobile County Club	3620 Moreno Avenue La Verne CA	188
Copacabana Mobile Home	2717 Arrow Highway La Verne CA	173
Casitas La Verne Mobile Village	3945 Bradford Street La Verne	135
Fountains Mobile Home Park	3530 Damien Avenue La Verne CA	286
Kings Way Gardens	2755 Arrow Highway La Verne CA	176
Valley Rancho Mobile Park	2909 Arrow Highway La Verne CA	79
Twin Oaks Mobile Home Park	3800 Bradford La Verne CA	326

Source: Compiled by ESA, May 2013.

Notes:

- (a) Valley Rancho Mobile Home Park has four permanent residents, occupants of the remaining units must vacate every 8 months for at least 24 hours.

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 2014-2021 planning period.

5.1.3.C - Second Units

In response to State mandated requirements and local needs, the City of La Verne



allows for the development of second dwelling units in specified Single-Family residential zoning districts. In 2012, the City of La Verne adopted Ordinance 1035, permitting the development of one-story second units on single-family lots, by right, removing the requirement of a Conditional Use Permit. The removal of the CUP requirement resulted in the approval and construction of an increased number of second dwelling units during 2008-2014 planning period.

The City recognizes that second units are a crucial mechanism for home owners to create additional space for family and to address overcrowding issues and will continue to promote the development of new units during the planning period. In addition to promoting the development of new second units, Community Development Staff will also strive to bring non-permitted second units and conversions into compliance with current California Building Code and City of La Verne Municipal Code. To achieve this, Community Development Staff will work with the Code Enforcement and Police Department to identify any non-permitted second units or conversions within the City. Staff will also conduct outreach and educational programs to encourage homeowners with non-permitted second units to come in and work with the Building Inspector and Planning Department to bring into compliance with the California Building Code and La Verne Municipal Code.

5.1.3.D - Transitional and Supportive Housing and Emergency Shelters

In compliance with Senate Bill 2, the City of La Verne has amended the Zoning Code 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 also amended 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. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.

5.1.3.E – Housing for Persons with Disabilities

Physical disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 2010, approximately 10.7 percent of La Verne's population was reported to be living with a disability. This count includes age-related as well as other disabilities. Housing opportunities for the physically disabled are



maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. This is accomplished through the City's compliance with the Federal Americans with Disabilities Act (ADA) and the 2007 Title 24 Part 2, California Building Code regulations. In addition, the City administers the Housing Rehabilitation Program that provides financial assistance to disabled households to perform modifications such as those described above.

As previously indicated, the La Verne Municipal Code permits residential care facilities, including facilities for the disabled (with 6 or fewer residents), by right in all zones that allow residential uses in the City. For group homes with 7 or more residents, the City requires approval of a conditional use permit in all residential zones in the City. There are no facility concentration or distance requirements, or similar limitations for either type of residential care facility. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.

The City of La Verne defines a "family" as "an individual, or two or more persons related by blood or marriage, or a group not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit, not including a sorority, fraternity, club or group of persons occupying a hotel, lodging house or institution."

Per state law, cities must develop reasonable accommodation procedures to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City has amended the Zoning Code to incorporate a Reasonable Accommodation Ordinance that conforms to state requirements. The process for reasonable accommodation includes submittal of an application form to the City's Community Development Department, an administrative review by City staff, and a decision within 30 days after the application is submitted. An application for a reasonable accommodation is granted if all of the following findings are made:

1. The housing, which is the subject of the request, will be used by an individual with a disability as defined under the Fair Housing Acts.
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing 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 reasonable accommodation would not adversely impact surrounding properties or uses.
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.

5.1.4 – Housing Types Permitted by Zoning District

Table 5-7 summarizes housing types permitted by zoning district in the City of La Verne. And **Table 5-8** lists housing types permitted by Specific Plan in the City.

Table 5-7: Housing Types Permitted by Zoning District

Use	A-1	PR-1/5	PR-1/1	PR-2D	PR-3D	PR-4.5D	PR-5D	PR-6A
Single-family	P	P	P	P	P	P	P	P
Multi-family	NP	NP	NP	NP	NP	NP	NP	P
Community care facility (≤ 6 persons)	NP	P	P	P	P	P	P	P
Community care facility (7+ persons)	NP	C	C	C	C	C	C	C
Emergency shelters	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured homes	P	P	P	P	P	P	P	P
Mobile homes	NP	NP	NP	NP	NP	NP	NP	NP
Transitional housing	P	P	P	P	P	P	P	P
Supportive housing	P	P	P	P	P	P	P	P
Second Units	NP	P	P	P	P	P	P	P

Use	PR-7A	PR-7.5A	PR-8A	PR-10A	PR-15A	MHP	CPD	SP84-12: Arrow Corridor SP Industrial District
Single-family	P	P	P	P	P	NP	NP	NP
Multi-family	P	P	P	P	P	NP	NP	NP
Community care facility (≤ 6 persons)	P	P	P	P	P	NP	NP	NP
Community care facility	C	C	C	C	C	NP	NP	NP



Use	PR-7A	PR-7.5A	PR-8A	PR-10A	PR-15A	MHP	CPD	SP84-12: Arrow Corridor SP Industrial District
(7+persons)								
Emergency shelters	NP	NP	NP	NP	NP	NP	NP	P
Manufactured homes	P	P	P	P	P	NP	NP	NP
Mobile homes	NP	NP	NP	NP	NP	C	NP	NP
Transitional housing	P	P	P	P	P	NP	NP	NP
Supportive housing	P	P	P	P	P	NP	NP	NP
Second Units	P	P	P	P	P	NP	NP	NP

Source: City of La Verne, 2013.

5.1.5 – Development Impact and Planning Entitlement Fees

The City collects various development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.

Table 5-8 provides a listing of planning entitlement fees the City of La Verne charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 5-8** show those which are typically charged for a standard residential development.



Table 5-8: Fees Charged For Residential Development

Fee Category	Fee Amount	
	Single-Family	Multifamily
Planning and Application Fees		
Annexation	\$2,500 (Initial Deposit)	\$2,500 (Initial Deposit)
Minor Exception	\$100	\$100
Variance	\$500 per lot (Flat Fee)	\$750 (Second Units & Duplexes)(Initial Deposit) \$2,000 (Multi-Family) (Initial Deposit)
Conditional Use Permit	\$500 (Initial Deposit)	\$750 (Second Units & Duplexes) \$1,000 (Large Family Day Care) \$2,000 (Multi-Family)
General Plan Amendment	\$2,000 (Initial Deposit)	\$2,000 (Initial Deposit)
Zone Change	\$2,000 (Initial Deposit)	\$2,000 (Initial Deposit)
Precise Plan (Site Plan & Architectural Review) - Director Applications	\$75 or 50 cents per SF(additions, structures) 50 cents/SF	\$75 (multi-family patios, additions, structures)
Precise Plan (Site Plan & Architectural Review) - Development Review Committee Applications	50 cents per SF per model plus \$25 per unit	\$2,000 Initial Deposit (Multi-Family Development)
Planned Unit Development		
Specific Plan (NEW)	\$2,000 (Initial Deposit)	\$2,000 (Initial Deposit)
Specific Plan Amendment	\$750 (Initial Deposit)	\$750 (Initial Deposit)
Development Agreement	\$1,500 (Initial Deposit)	\$1,500 (Initial Deposit)
SUBDIVISION		
Certificate of Compliance	\$250	\$250
Lot Line Adjustment, Lot Merger, and Reversions to Acreage	\$500 (Initial Deposit) plus \$35 per lot prior to merger or reversion	\$500 (Initial Deposit) plus \$35 per lot prior to merger or reversion
Subdivision Tentative Tract Map	\$2,000 (Initial Deposit)	\$2,000 (Initial Deposit)
Subdivision Final Map	\$2,000 (Initial Deposit) plus \$35 per lot	\$2,000 (Initial Deposit) plus \$35 per lot



Fee Category	Fee Amount	
	Single-Family	Multifamily
Planning and Application Fees		
Parcel Map Tentative Tract Map	\$1,000 (Initial Deposit)	\$1,000 (Initial Deposit)
Parcel Map Final Map	\$800 (Initial Deposit), plus \$35 per lot	\$800 (Initial Deposit), plus \$35 per lot
Vesting Tentative Map		
Other		
ENVIRONMENTAL		
Categorical Exemptions	\$25 (Flat Fee)	\$25 (Flat Fee)
Initial Environmental Study Review	\$2,500 (Initial Deposit)	\$2,500 (Initial Deposit)
Environmental Impact Report	\$5,000 (Initial Deposit)	\$5,000 (Initial Deposit)
IMPACT FEES		
Parks	New Residential: \$4,500 per dwelling units Senior Units & Second Units: \$3,000 per dwelling unit Dormitories & Assisted Car Facilities: \$1,500 per bed Low, Moderate, & Lower Income Housing: \$1,500 per unit Mobile Homes: \$1,500 per unit	
Water and Sewer	Varies based on existing infrastructure.	
Sewer Hook-up	Varies based on existing infrastructure.	
School	\$ 2.63 per s.f.	\$ 2.63 per s.f.

Source: City of La Verne Planning Division 2013.

As a means of assessing the cost that fees contribute to development in La Verne, the City has updated and calculated the total Building, Planning, and Engineering fees associated with single family and multi-family development prototypes. **Table 5-9** presents the development fees for two real development scenarios: (1) a 3,164 square feet with a 605 square foot attached garage, and (2) 101-unit senior condominium project with two 3-story buildings on a 3.28-acre lot.



Table 5-9: Development Impact Fees Per Unit

Permit Fees	Single Family Unit ^(a)	Multi-Family (per unit) ^(b)
Building Permit	\$9,356.00	\$2,316.83
Plan Check Fee	\$7,896.45	\$1,939.13
School Fee	\$6,106.52	\$2,811.59
Park Fee	\$4,500.00	\$3,000.00
Water/Sewer Fee	\$9,168.00	\$13,431.50
TOTAL	\$36,936	\$23,499
Percent of Valuation	5.61%	12.76%

Source: City of La Verne, 2013.

The sample single-family residential and multi-family residential fees and exactions shown in **Table 5-8** are based off of typical development scenarios and have not changed from what was reported in the 2008-2014 Housing Element. The development processing fees and school fees are largely determined by square footage, valuation and a number of other factors including the number of bedrooms, bathrooms, outlets, etc. This makes it difficult to accurately determine the average and actual fees charged to a developer for residential development. In summary, La Verne development fees represent a small portion of overall cost of residential development, and are comparable to, if not lower than, other Los Angeles jurisdictions. The City has worked hard to keep fees low and will continue to do so, utilizing allocated funds to promote development of affordable housing, housing for extremely low income and disabled residents. The sample single-family residential and multi-family residential fees and exactions shown in **Table 5-9** are based off of typical development scenarios and have not changed from what was reported in the 2008-2014 Housing Element.

To further aid in the development of affordable housing, the City established a Housing Impact Linkage Fee of \$1,500 per new residential unit for market rate projects with three or more units. The City established the Linkage Fee in July 1993, to collect funds to be used toward the creation of affordable housing and to incentivize housing projects with affordable units. To encourage the production of affordable housing, the City, at the discretion of the City Manager, may also grant fee reductions toward the project impact or processing fees for projects with affordable units. The fee reduction may reach a maximum 30 percent.



5.1.6 – Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. La Verne has adopted the California Building Code which establishes minimum construction standards. As required of all jurisdictions in California, La Verne, has adopted the latest (2010) California Green Building Code establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable persons with disabilities.

The following are local amendments to the Building code adopted by La Verne to protect public health and safety from hazards indigenous by the City:

- The City has adopted the International Fire Code and has added a subsection per requirements of the Fire Department. The modification relates to the location of public streets and fire hydrants in the Wildlife-Urban Interface Fire Area, which is mostly in the northern part of the City.
- The City added a definition of “Very High Fire Hazard Severity Zone” in the Building Code to delineate areas in the city containing the type and condition of vegetation, topography, weather, and structure density to increase the possibility of conflagration fires.
- The City has modified the Building Code to require Class A roofing in Very High Fire Hazard Severity Zones.
- The City has modified the building code to required deepened footings for areas that have expansive soils.

These local amendments do not constrain the development of housing, but rather ensure that applicants adhere to the proper process to obtain permits and that the health and safety of residents is considered.

5.1.7 – Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing 'one-stop processing,' thereby eliminating duplication of effort. The passage of the Permit Streamlining Act limits City processing times for entitlements to a 30 day review and 60 days for a hearing.



In 1991, the City Council adopted new permit streamlining procedures that have helped to expedite permit approvals reducing approval times to 3-6 months for most applications. Six procedures were instituted to aid processing and permit procedures, including:

1. **Elimination of Unnecessary Review:** For all applications, in which no new construction is involved the Development Review Committee is not involved.
2. **Increased Building Division Hours:** To provide additional assistance the City increased the hours the Principal Building Inspector is available in office. This ensures that applicants can ask questions and ideally submit plans with all required components, eliminating the need for multiple rounds of review.
3. **Computer Tracking:** In recent years, the Building Division permit logs have been added into an online tracking system, which allows planning and building staff to better assist applicants.
4. **Staff Development:** The Community Development Department has implemented training programs to promote customer service and encourages Staff to seek out continuing education and educational training opportunities. These actions are intended to ensure that City Staff are prepared to assist applicants with the permitting process in an efficient manner and are up to date on recent changes to the Development Code.
5. **Revised Project Deposit System:** A new computer system to streamline and reduce time spent producing and processing billings was also implemented. Staff members in the Finance and Community Development Departments monitor this program and all planners and building officials can track specific projects to ensure efficiency and accuracy.
6. **Public Information:** To better serve property owners and developers, the City have established a public information system, including:
 - > A series of public information workshops - one each for homeowners and small business people - in cooperation with the Chamber of Commerce.
 - > Brochures with development ordinance updates to keep the general public well informed of City procedures.
 - > A quarterly development newsletter with news from the various City Departments.
 - > Announcements to local contractors and residents regarding and changes as updates to the California Building Code and local zoning ordinances occur.



5.1.6.A - Precise Plan – Design Review Process

All applications for new construction, with either single-family residential or multi-family residential units, require precise plan review by the Planning Department prior to submittal to the Building Department for plan check. The City of La Verne Municipal Code Sections 18.16.050 to Sections 18.16.120 addresses the requirements for precise plan review of residential development.

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. It is at the discretion of the Community Development Director or Community Development Staff member to determine how detailed of a precise plan review is required. Every new development, new use, addition to an existing structure, or changes to an existing structure, property, or use must be reviewed by the Community Development Department and the Building Department as well as by any department that is deemed appropriate.

There are several types of development that are exempt from the formal precise plan application and review and approval process. Residential developments that are exempt include:

- > First floor room additions in areas designated for single-family residential development, either by zoning or specific plan, when not directly visible from public rights-of-way and when designed the match to existing exterior;
- > Patios, gazebos, landscape components and fencing in areas designated for single-family residential development, either by zoning or specific plan;
- > Pools and spas in areas designated for single-family residential development, either by zoning or specific plan;
- > Any other development of similar scale and impact, as determined by the Community Development Director.

The Community Development Director or staff member designee are able to approve, conditionally approve, or deny precise plan applications. Residential developments that are subject to this review include:

- > 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.

In specific instances when a project is deemed more substantial, resulting in higher impacts to the community, the Development Review Committee becomes involved in the Precise Plan Review process. Applications are reviewed by the Development Review Committee which is then responsible for approving, conditionally approving or denying the residential precise plan application. Typical projects that are subject to Precise Plan review by the Development Review Committee include:

- > Residential single-family homes in connection with new subdivision development;
- > Multifamily development.

To initiate the review process, a precise plan review application must be filed with the Community Development Department with a filing fee. The application must include any information and materials determined necessary by the Community Development Director or Community Development Staff member, including a site plan, floor plan, elevations, and any other necessary documentation deemed appropriate and necessary for the required review.

To grant a residential precise plan approval, the Development Review Committee or the Community Development Director must determine that specific findings are met based on the proposal they are reviewing for approval or conditional approval. The subject application is consistent with the General Plan and conforming to all specific plan, zoning, other applicable ordinances, subdivisions requirements, and resolutions. Additionally, the Committee must find that the site plan is safe, functional, and environmentally sensitive to the surroundings. Grading, for example, where required, minimizes environmental damage to the extent possible. Generally, the Development Review Committee considers the following areas in their review:

- > Orientation and location of buildings and open space;
- > Vehicle access;
- > Circulation, parking and loading;
- > Building heights;
- > Design of walls and fences;
- > Preservation of natural land forms and vegetation;



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- > Protection and enhancement of historic, archaeological and cultural resources;
- > Minimization of environmental impacts;
- > Fiscal and economic impacts;
- > Pedestrian amenity.

The Development Review Committee also takes into consideration the architecture proposed and whether the style reflects community standards and protects the character of adjacent development. To make this determination the Development Review Committee typically considers:

- > The scale, character, and quality of the design;
- > The appropriate use of design elements including line, mass, contour, light and dark, point, texture and color;
- > The appropriate use of design principles including unity, diversity, repetition, emphasis, symmetry or asymmetry to achieve a pleasing effect;
- > Harmony with surrounding development of the site, landscape and grading plans;
- > Screening of exterior structural projections;
- > Lighting design;
- > Energy conservation;
- > Quality of the floor plans.

Following the initial submittal of a precise plan application, the Community Development Director or the Development Review Committee typically review the precise plan application for conformance with the City's General Plan, zoning laws, applicable specific plan regulations and the criteria in Section 18.16.100. In some instances the applicant may be required to clarify, amplify, revise, correct or otherwise supplement the information required for the application. Within thirty (30) calendar days after filing of the application the Community Development Director is required to provide the applicant with a determination regarding the completeness of the application. Once an application is deemed complete the decision of the Community Development Director shall be made thirty (30) days. The application is then schedule for review by the Development Review Committee which must be made in an expeditious manner, typically within 4 to 8 weeks. When considering development review or in approving a precise plan the Community Development Director or Development Review Committee have the power to impose conditions to ensure conformance with the requirements of the General Plan, zoning ordinance, applicable specific plan and this code. Typical conditions may address: screening, circulation, access points, signage, and landscaping.



5.1.8 – On and Off-Site Improvement Requirements

On and off-site improvement requirements for residential development in the City are imposed on a case-by-case basis. In general, full street width dedication is required along with the construction of sidewalks where widening is needed. The typical residential street in La Verne has a 60-foot width, which includes 36 feet from curb-to-curb and a 12-foot wide parkway/sidewalk on each side of the street. The project applicant, however, is only obligated to dedicate property for the street widening. Construction costs associated with the right-of-way improvements (including sidewalk construction) are borne by the City. On and off site improvements have not been determined to be a constraint to the development of affordable housing.

5.2 – Non-Governmental Constraints

5.2.1 – Construction Costs

The cost of building materials for residential construction has risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose by 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown of the real estate market from 2008 until 2012, the price of construction materials has shown a significant decrease compared to the construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to the cost of labor.

Together, the cost of building material and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) development run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of median-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for a parking structure.



Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project, can also impact construction costs. Municipalities often grant density bonuses as an incentive for the builder to provide affordable units at the project site. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit when density bonuses are used to provide affordable housing.

5.2.2 – Land Availability and Cost

There is very little vacant residential land available in the City and many of the City's vacant parcels are within the Hillside Overlay area. This is a significant constraint to the development of new housing within the City. **Chapter 6, Housing Resources**, includes an analysis and discussion of vacant and underutilized residentially-zone parcels in the City that can accommodate new housing.

Aside from the residential zones in the City that accommodate residential development, the City has also identified opportunities in which commercial and other non-residential properties can be “recycled” for residential purposes and has specifically identified an additional “residential development opportunity area” which will support the development of housing in a mixed-use configuration, primarily within the Old Town La Verne Specific Plan area. In 2013 the City Council adopted the Specific Plan, identifying it as an opportunity area for the development of mixed use, multifamily housing. The Specific Plan establishes four unique land use districts that allow mixed use development, one of which allows for exclusively residential development. The densities permitted range from 30 units per acre to 75 units per acre. Based on the land inventory provided in **Chapter 6**, within the Old Town La Verne Specific Plan area, there is sufficient capacity for new units to accommodate the City's RHNA allocation and AB 1233 carry over.



The City recently purchased a vacant lot in partnership with Habitat for Humanity to build one single-family housing unit. The lot was 10,300 SF and was purchased for \$172,500. The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrument of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

5.2.3 – Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in La Verne consisted of 237 applications for home purchase loans in 2011, reflecting 2 percent of the ownership housing stock. **Table 5-10** provides the status of home purchase loan applications in both La Verne and Los Angeles County. As illustrated by this table, the 75 percent loan approval rate in La Verne was slightly higher than the 71 percent approval rate Countywide.

Table 5-10: Disposition of Loans

	Loans Approved ¹		Loans Denied		Loans Withdrawn/ Incomplete	
	La Verne	LA County	La Verne	LA County	La Verne	LA County
Number of Loan Applications	178	38,827	31	8,054	28	7,601
Percent of Total Applications	75%	71%	13%	15%	12%	14%

Source: Home Mortgage Disclosure Act (HMDA), 2011. Compiled by ESA. Accessed in May 2013.

Notes:

^(a) Approved loans include: loans originated and applications approved, but not accepted.



5.3 – Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

5.3.1 – Seismic Hazards

As stated in the General Plan Safety Element, the entire City – as well as most of Southern California – is located within a seismically active region that has been subject to major earthquakes in the past. There are no known faults in La Verne. However, the San Jose fault and Indian Hill fault are located in close proximity. The greatest damage from earthquakes results from ground shaking. Although ground shaking is generally most severe near quake epicenter, property not immediately adjacent to the epicenter may be subject to extreme damage due to liquefaction. The greatest potential danger is the collapse of older residential units constructed from unreinforced masonry, and explosions of petroleum and fuel lines. La Verne has the combination of silts and sand soils types and relatively high water table that are conducive for liquefaction to occur during intense ground shaking. The State Division of Mines and Geology has designated all areas within the City within a liquefaction zone, which requires geotechnical reports for construction projects to mitigate the potential undermining of structural integrity during earthquakes.

5.3.2 – Flooding

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The City had been subject to periodic flooding and flood insurance requirements imposed by the Federal Emergency Management Agency (FEMA) until improvements were constructed by the Army Corp of Engineers. 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 that are designated for future residential development do not fall within the 100-year floodplain and are not subject to specialized flood construction requirements.



5.3.3 – Fire Hazards

The most serious fire threat within the City is building and structure fires. Like most southern California cities on the urban fringe, the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. 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.

As shown in the La Verne General Plan Figure PS-2 (Public Safety Concerns Map), over half of the City is within a Very High Fire Hazard Zone. This includes the northern portion of the City, and areas that abut Angeles National Forest. However, the sites identified to accommodate the City's 2014-2021 RHNA allocation are located approximately outside of fire zone and consists of an urban developed area that is not prone to wildland fire hazards.

5.3.4 – Noise

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use. The General Plan Noise Element describes the existing noise environment using maps that indicate high levels of noise and also contains goals and policies to reduce the effects of noise, if not the actual intensity of noise. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels.



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6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in La Verne. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 – Regional Housing Needs Allocation (RHNA)

With the passage of SB 375, the Housing Element planning period has been extended to 8 years to allow for synchronization with updates to the Regional Transportation Plan and the Sustainable Communities Strategy. For the 2014-2021 Housing Element update cycle, HCD allocated a number of housing units for the Southern California Association of Governments (SCAG) region who then allocated units to each individual jurisdiction. SCAG released final draft Regional Housing Needs Allocation (RHNA) for each jurisdiction in April 2012. These numbers were finalized in October of 2012 allowing the City to move forward in the update process to accommodate their allocated housing need. The RHNA allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely low-income households. The allocation for extremely low-income households is assumed to be 50 percent of the very low-income share.

For the 2014-2021 planning period, La Verne has been allocated a RHNA of 562 housing units, including 147 units for very low-income households, 88 units for low-income households, 94 units for moderate-income households, and 233 units for above moderate-income households. It is assumed that the projected need for extremely low income households is fifty percent of the allocated need for very low income households, or approximately 74 units. The 2014-2021 Regional Housing Needs Allocation for the City of La Verne is shown in **Table 6-1**.



Table 6-1: Regional Housing Needs Allocation 2014-2021

Income Group	Number of Units	Percent of Total
<i>Extremely Low</i>	74 ^(a)	13.2%
Very Low	74	13.2%
Low	88	15.6%
Moderate	94	16.6%
Above Moderate	233	41.4%
Total	562	100%

Source: Regional Housing Needs Assessment, SCAG October 2012.

Notes:

- ^(a) Regional housing needs allocation for extremely low-income units assumed to be 50% of the very low-income share (This number had been rounded up).

6.2 – AB 1233 Compliance

In January 2006, changes to Housing Element law, including Assembly Bill 1233, have created additional incentive for jurisdictions to achieve a compliant Element. AB 1233 requires “communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period.”

The Housing Element for the 2008-2014 planning period was adopted in 2010 and certified by HCD, but the City was unable to complete the rezoning necessary to provide adequate sites accommodate the City’s lower income RHNA. Specifically per Housing Programs 26, 27, 28, 29, 30, and 35, these programs commit the City to various rezoning of parcels. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2008-2014) planning period. The 2008-2014 RHNA for La Verne is shown in **Table 6-2**.



Table 6-2: Regional Housing Needs Allocation 2008-2014

Income Group	Number of Units	Percent of Total
Very Low	220	25.7%
Low	136	15.9%
Moderate	148	17.3%
Above Moderate	351	41.1%
Total	855	100%

Source: Regional Housing Needs Assessment, SCAG July 2007.

The two planning period allocations combined result in a final housing needs allocation as shown in **Table 6-3**. The total fair share allocation for La Verne for the combined planning periods is 1,417 units.

Table 6-3: Combined 2008-2014 and 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	220	136	148	351	855
2014-2021 RHNA	147	88	94	233	562
Total	367	224	242	584	1,417

Source: Regional Housing Needs Assessment, SCAG July 2007 and October 2012.

As La Verne’s 2008-2014 Housing Element was adopted, but not fully implemented the City must evaluate two key factors to determine their exact shortfall, in compliance with AB 1233. First, as the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count any new units built or approved since January 1, 2006 toward their 2008-2014 RHNA allocation. As La Verne’s Housing Element was adopted and certified, but not fully implemented, any units built or approved from 2006 to the present may be credited toward the City’s 2008-2014 RHNA allocation of 855 units. Second, as AB 1233 focuses on units that are accommodated specifically on rezoned sites, the shortfall will primarily include lower income units that were to be accommodated on sites identified in the 2008-2014 land inventory.

As shown in **Table 6-4**, between 2006 and 2013 the City approved and/or developed 463 new dwelling units.



Table 6-4: Units Constructed 2006-2014

Development Name/Address	Number of Units	Year Built or Approved	Affordability	Funding Source/Affordability Requirements
La Verne Village/ 2855 Foothill Boulevard	172	2011	Moderate=26 Above Moderate=146	Private/RDA Reduction of Impact Fees; Reduction of Building Permit Fees; Affordable Housing Agreement 55 years (2069)
Puddingstone Hill	16	2009	Above Moderate	--
1025 Gladstone St.	2	2013	Above Moderate	--
Oak Grove Walk/Dune Ln. and Dover Ave.	66	2012	Above Moderate	--
Cedar Springs Apartments	36	2012	Extremely Low=18 Very Low=18	Private/Affordable Housing Agreement 55 years (2070)
Live Oak Estates/ 2510 Golden Hills Rd.	17	2012	Above Moderate	--
2043 Seventh Street	1	2012	Above Moderate	--
2685 Bonita Avenue	1	2013	Above Moderate	--
2473 Bonita Avenue	1	2013	Above Moderate	--
1766 Second Street	1	2013	Above Moderate	--
1025 Gladstone Street	2	2013	Above Moderate	--
1391 Third Street	1	2012	Above Moderate	--
1451 Third Street	1	2011	Above Moderate	--
2422 Fifth Street	1	2011	Above Moderate	--
Magnolia Court/ 2552 Foothill Blvd.	101	2011	Above Moderate	--
1759 Third Street	1	2010	Above Moderate	--
1826 Fifth Street	1	2010	Above Moderate	--
2540 Kendall Street	1	2009	Above Moderate	--
2319 Second Street	1	2008	Above Moderate	--
2382 Bonita Avenue	1	2008	Above Moderate	--
2604 Kendall Street	1	2009	Above Moderate	--
4328 Chelsea Drive	1	2007	Above Moderate	--
4344 Chelsea Drive	1	2007	Above Moderate	--



4337 Emerald Avenue	1	2007	Above Moderate	--
4341 Emerald Avenue	1	2007	Above Moderate	--
4345 Emerald Avenue	1	2007	Above Moderate	--
2279 Bonita Avenue	1	2006	Above Moderate	--
2637 Vista Del Sol	1	2006	Above Moderate	--
2288 Seventh Street	1	2006	Above Moderate	--
2298 Seventh Street	1	2006	Above Moderate	--
Lordsburg Court/ 2640 Arrow Highway	31	2006	Above Moderate	--
TOTAL	463			

Source: City of La Verne, 2013.

As shown in **Table 6-5**, below, between 2006 and 2013 the City approved or developed 463 units, including 36 units for lower income households. Based on the requirements of AB 1233, for the 2014-2021 planning period the City must make available sites to accommodate a total of 882 units, including 331 units for very low income, 224 units for low income (a total of 555 lower income units), 216 units for moderate income, and 233 units for above moderate income.

Table 6-5: 2014-2021 RHNA Including AB 1233 Shortfall

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	220	136	148	351	855
2008-2014 Units Accommodated by Credits (Units Constructed or Currently "In-the-Pipeline")	36	0	26	401	463
Subtotal (b)	184	136	122	0	320
2014-2021 RHNA	147	88	94	233	562
TOTAL (a)	331	224	216	233	882

Source: Regional Housing Needs Assessment, SCAG July 2007 and October 2012.

Notes:

- (a) Regional housing needs allocation for extremely low-income units assumed to be 50% of the very low-income share=166 units.
- (b) Subtotal equals 2008-2014 RHNA minus Units Constructed or Approved from 2006-2014.



6.3 – Densities to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.

Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). La Verne has a population greater than 25,000 and is within the Long Beach-Los Angeles-Ontario MSA; consequently the default density for the City is 30 dwelling units per acre.

To facilitate and encourage the development of housing units affordable to very low- and low-income residents, the City has identified zones with permitted densities appropriate to accommodate the development of a variety of housing types.

6.3.1 – Vacant or Underutilized Residentially Zoned Land

There are multiple residential zoning districts in the La Verne Zoning that correspond to land use designation in the General Plan. They include: the PR-Planned Residential zone, the HDOZ-Hillside Development Overlay zone, and the MHP-Mobile Home Park zone. Each residential zoning district has associated development standards that dictate the maximum residential densities permitted. The densities allowed by the



General Plan, in conjunction with existing zoning regulations, establish the location, intensity and appearance of residential development within the City. Specifically, the La Verne General Plan and Zoning Ordinance provide for a range of residential land use development densities as follows:

1. Hillside Land Use Designation- Allows 0-2 dwelling units per acre.
 - PR 1/5 (1 du/5 ac)
 - PR1D (1 du/ac)
 - PR2D (2 du/ac)
 - HDOZ
2. Low Density Land Use Designation- Allows 0-5 dwelling units per acre
 - PR2D (2 du/ac)
 - PR3D (3 du/ac)
 - PR4.5D (4.5 du/ac)
 - PR5D (5 du/ac)
3. Medium Density Land Use Designation- Allows 0-10 dwelling units per acre
 - PR6A (6 du/ac)
 - PR7A (7 du/ac)
 - PR7.5A (7.5 du/ac)
 - PR8A (8 du/ac)
 - PR10A (10 du/ac)
 - MHP
4. High Density Land Use Designation- Allows 0-15 dwelling units per acre
 - PR15A (15 du/ac)

Within the City there are a number of vacant or underutilized residentially zoned parcels that are appropriate to accommodate a portion of the City's remaining RHNA. These parcels are shown in **Figure 6-1** and a parcel specific inventory is provided in **Appendix A**. As shown in **Figure 6-1**, and in **Table A-1** of **Appendix A**, there are a number of vacant parcels currently zoned residential within the City. The potential unit capacity of each parcel has been determined using current allowable densities, parcel size, and development constraints, such as a parcel's location in La Verne's hillside areas. The City has also utilized previously identified vacant sites from the 2008-2014 Housing Element Land Inventory. The sites identified can accommodate densities between one dwelling unit per acre to 15 dwelling units per acre. If developed at their maximum allowable density, these parcels can accommodate a total of 65 new units. Based on the densities permitted, these current residentially zoned parcels are appropriate to accommodate the City's above moderate-income RHNA allocation.



Figure 6-1: Vacant or Underutilized Residentially Zoned Sites

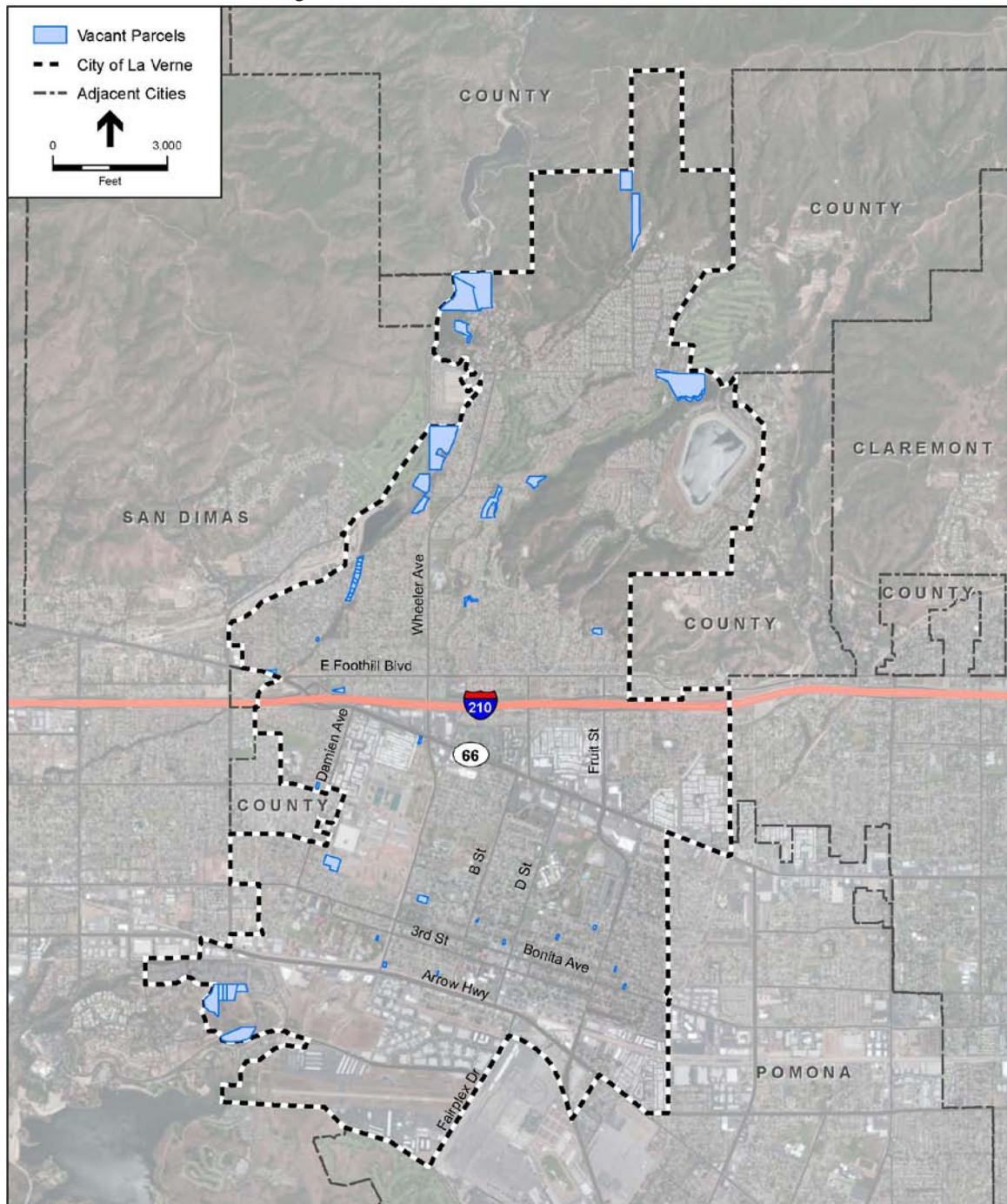




Table 6-6 provides a summary of land that is currently zoned for residential uses available to accommodate a portion of the City’s remaining RHNA allocation.

Table 6-6: Vacant or Underutilized Residentially Zoned Sites

Zones	Number of Parcels	Density	Total Acreage	Units Permitted	Income Group
PR 1/5	2	1 du/5 acres	8.98	2	Above Moderate
PR1D	6	1 du/ac	15.39	8	Above Moderate
PR2D	11	2 du/ac	30.89	3	Above Moderate
PR3D	14	3 du/ac	36.67	3	Above Moderate
PR4.5D	9	4.5 du/ac	4.91	41	Above Moderate
PR6A	1	6 du/ac	0.49	2	Above Moderate
PR8A	2	8 du/ac	0.24	1	Above Moderate
PR10A	4	10 du/ac	0.48	4	Above Moderate
PR15A	1	15 du/ac	0.16	1	Above Moderate
TOTAL	50		98.21	65	

6.3.2 – Old Town La Verne Specific Plan

In addition to the residential zones presented, the City has also identified the Old Town La Verne Specific Plan as an opportunity area for the development of housing for all income levels. 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 Gold Line 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 Gold Line 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 LA Metro Gold Line and Metrolink transit lines are located within and/or nearby the Specific Plan area. 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 five 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 Gold Line 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 Gold Line 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 Gold Line 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. The development standards presented in the Specific Plan are shown in **Table 6-7**. 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 can accommodate 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, will accommodate a net of 2,378 new dwelling units.



Table 6-7: Development Standards for Old Town Mixed-Use, Mixed-Use 1 and 2, and Medium Density Residential

Land Use District	Maximum Height	Minimum Lot Size	Permitted Density	Public Street Setback (except as noted in Design Standards & Guidelines)	Public Alley Setback (except as noted in Design Standards & Guidelines)
Old Town Mixed-Use District	24 ft. flat roof, 32 ft. pitched roof	10,000 SF	30 du/ac	0 ft.*	2 ft.
Medium Density Residential District	72 feet	40,000 SF	60 du/ac	0 ft.*	2 ft.
Mixed-Use District 1	84 ft. ^(a) 108 ft. ^(b)	40,000 SF	70 du/ac	0 ft.*	2 ft.
Mixed-Use District 2	24 ft. flat roof, 32 ft. pitched roof	10,000 SF	40 du/ac	3 ft.	2 ft.

Source: Old Town La Verne Specific Plan

Notes:

*Projects over 10,000 square feet or with a frontage that exceeds 100 feet are subject to landscaping and open space improvements subject to review and approval by the Development Review Committee.

^(a) Residential or Office

^(b) Hotel

The Specific Plan identifies one district that only permits residential uses: the Medium Density Residential District. The City anticipates that this district will serve as the primary area to comply with AB 2348 and accommodate at least 50 percent of the remaining lower income RHNA need. The district only allows for residential development and accommodates densities appropriate for lower income households. In addition to the text provided describing the development intent of each land use district, the Specific Plan also includes a maximum build-out establishing the maximum number of new housing units and square footage for each district. **Table 6-8** summarizes the Old Town Specific Plan buildout. Please refer to Appendix A for a land use map of the Old Town La Verne Specific Plan.



Table 6-8: Old Town La Verne Specific Plan Build-Out Summary

Land Use District	Number of Residential Units	Retail/Commercial (square feet)
Old Town Mixed-Use District	269	250,550
Medium Density Residential District	354	0
Mixed-Use District 1	741	241,700
Mixed-Use District 2	1,108	246,700
Total	2,472	738,950
<i>Residential Units to be Demolished</i>	94	
Total Net Dwelling Units	2,378	

Source: Old Town La Verne Specific Plan

6.3.2.A – 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.

6.3.3 – Old Town La Verne Specific Plan Catalytic Projects and Potential Housing Sites

To better facilitate and encourage the development of a variety of housing opportunities the Specific Plan identifies parcels within the project area that are ripe for development. These parcels represent immediate opportunities for catalytic projects and sites for housing. Sites inventoried range in size and typically contain one-story, underutilized or older structures with some larger parcels to the south currently containing underutilized parking lots. The City will offer a menu of incentives to further facilitate and encourage the redevelopment of these sites, prioritizing funding and opportunities for lower income housing. **Figure 6-2** shows the locations of identified catalytic projects, and **Figure 6-3** shows the locations of potential higher density housing sites.

The catalytic site OT1 at the northwest corner of Bonita Avenue and D Street can be developed as either a mixed-use commercial residential project or as a primarily residential project with commercial uses at key intersections. The site is currently occupied by a parking lot with adjacent single-story buildings. The City considers this current use to be underutilized. Future residential development on this site will be supported by the expanded retail uses envisioned for the Old Town area. Catalytic sites OT2 and OT3 can be developed as small scale mixed-use projects with residential uses above retail. Both sites are currently occupied with underutilized single-story buildings surrounded by underutilized parking areas. The City anticipates that these uses will discontinue and is poised for redevelopment. TOD Sites 1, 2, 3, 4, and 5 are all adjacent to the proposed LA Metro Gold Line Station. TOD Sites 1 and 3 are currently occupied by large warehouse/light manufacturing uses that the City anticipates will discontinue during the planning period. Catalytic site TOD 2 is currently occupied by single-story personal public storage use. The City considers this parcel to be underutilized and is not consistent with the Old Town La Verne Specific Plan land use designations. TOD 4 is currently occupied by large underutilized parking lot that the City considers to be poised for redevelopment. Catalytic Site TOD 5 can be developed with higher density residential development as part of a mixed-use project. The site is currently occupied by small-scale residential uses with surrounding parking, and is considered underutilized. With the proposed LA Metro Gold Line station and possible expansion of Metrolink service to La Verne, the City anticipates that these sites will develop at higher residential densities.



The Old Town La Verne Specific Plan also identifies key sites for residential development, as shown in **Figure 6-3**. The Specific Plan identifies these sites in order to assist potential developers with determining future residential projects and product types. Sites within the Old Town Mixed-Use District (Sites 1.1, 1.2, 1.3, 1.4, 1.5, and 2.1) 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. Sites within the Medium Density Residential District (Sites 2.2 and 2.3) 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. This District has enough capacity to accommodate at least 50 percent of the remaining lower income need (276 units) on sites zoned for exclusively residential uses.

Sites within the Mixed-Use 1 District (Sites 3.1, 3.2, and 3.3) are currently occupied by large warehouse/light manufacturing and public storage uses that the City anticipates will discontinue during the planning period. Site 3.4, within the Mixed-Use 2 District, is 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.

The City of La Verne has determined that the zoning established by the Old Town La Verne Specific Plan is the best approach to accommodate a mix of housing, at densities appropriate to facilitate lower income housing, while encouraging redevelopment. The existing land uses within the Specific Plan area include parcels with low density commercial and office buildings, warehouse uses, underutilized parking lots, and multiple vacant parcels. To transform this area, the Specific Plan establishes a land use plan, development standards, and design guidelines that will allow for and encourage the introduction of residential uses, at significantly higher densities than what currently exists within the Specific Plan area.



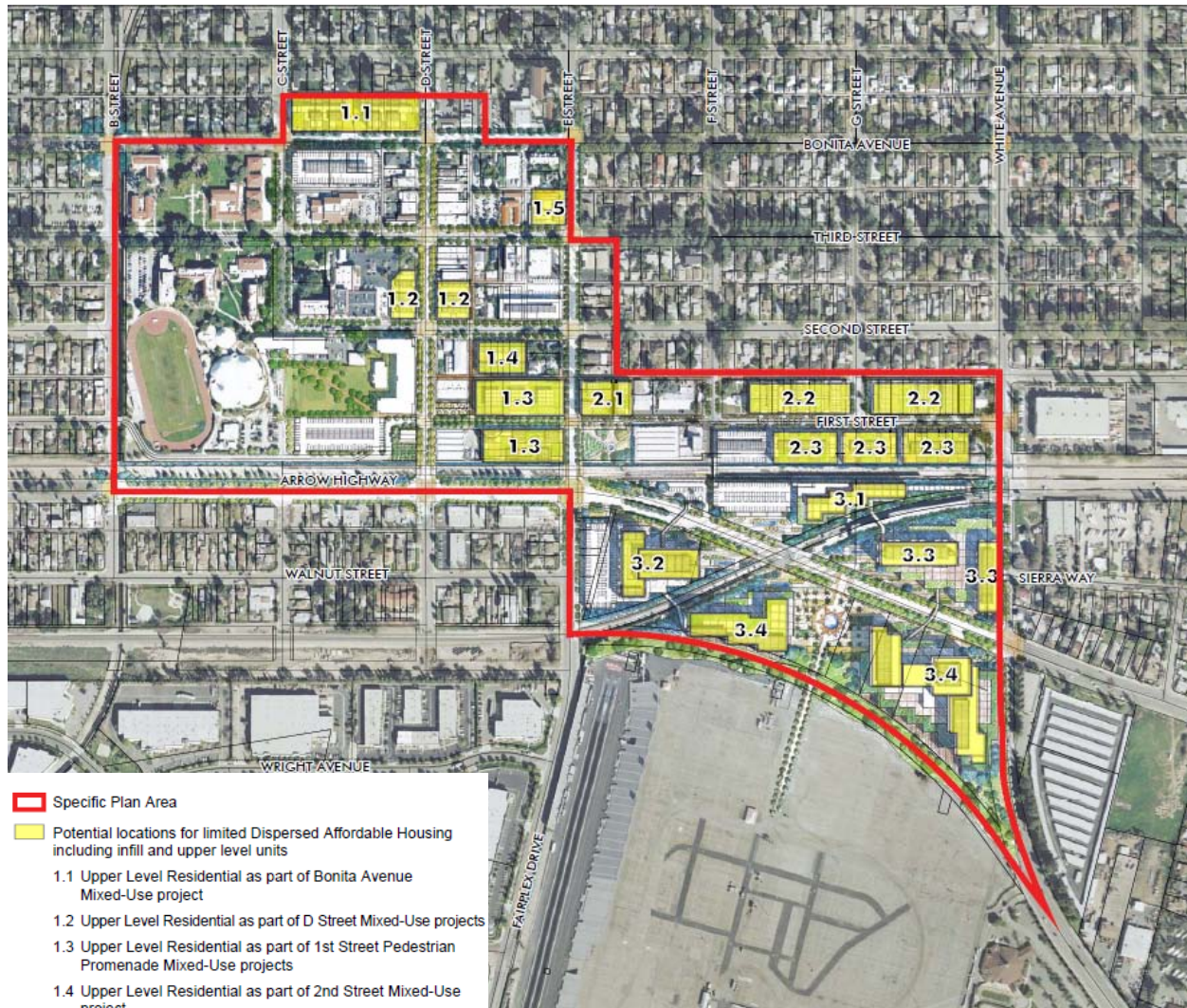
Figure 6-2: Old Town La Verne Specific Plan Catalytic Projects



- Specific Plan Area
- OT1 Bonita Avenue Mixed-Use
- OT7 D Street Mixed-Use - West
- OT13 D Street Mixed-Use - East
- TND1 Transit-Oriented Development - North
- TND2 Transit-Oriented Development - West
- TND3 Transit-Oriented Development - East
- TND4 Fairplex Transit-Oriented Development
- TND5 Oaks Housing
- La Verne Gold Line Station
- La Verne Metrolink Station
(currently Metrolink stops only during the LA County Fair)



Figure 6-3: Potential Housing Sites



- ▭ Specific Plan Area
- ▭ Potential locations for limited Dispersed Affordable Housing including infill and upper level units
- 1.1 Upper Level Residential as part of Bonita Avenue Mixed-Use project
- 1.2 Upper Level Residential as part of D Street Mixed-Use projects
- 1.3 Upper Level Residential as part of 1st Street Pedestrian Promenade Mixed-Use projects
- 1.4 Upper Level Residential as part of 2nd Street Mixed-Use project
- 1.5 Residential Option for Bungalow Court type of infill project
- 2.1 Upper Level Residential as part of Packing House Plaza/Park Mixed-Use project
- 2.2 North side of 1st Street Residential project
- 2.3 South side of 1st Street Residential project
- 3.1 Upper Level Residential as part of Arrow Corridor Mixed-Use project
- 3.2 Upper Level Residential as part of Arrow Corridor Mixed-Use project
- 3.3 Upper Level Residential as part of Arrow Corridor Mixed-Use project
- 3.4 Upper Level Residential as part of Arrow Corridor/Fairplex Mixed-Use project



6.4 - Summary of Available Sites

As outlined in the previous section, **Table 6-3** and **Table 6-4** illustrate the City's RHNA allocation for the 2014-2021 planning period as well as unaddressed carry over units from the 2008-2014 planning period. **Table 6-9** provides a summary of the strategies the City has identified to facilitate the development of new residential units to accommodate their remaining RHNA allocation.

Table 6-9: Accommodation of the 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	331	224	216	233	882
Vacant or Underutilized Residentially Zoned Parcels	0	0	0	65	65
Old Town La Verne Specific Plan			2,378		2,378
TOTAL^(a)		(1,5461)			(1,561)

Notes:

^(a) Parentheses indicate a surplus of units.

As shown in **Table 6-8**, the City can accommodate the combined remaining RHNA allocation of 882 units. Based on the permitted densities, vacant or underutilized residentially zoned land can accommodate 65 above moderate-income units. The City has identified the Old Town La Verne Specific Plan area with permitted densities at 30 to 70 dwelling units per acre to accommodate its remaining lower income RHNA. The Specific Plan area can accommodate 2,378 new dwelling units, and specific opportunity sites have been identified that are likely to be redeveloped during the planning period.



6.4.1 - 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.

6.4.2 - Infrastructure Constraints

The 2014-2021 Housing Element promotes the production of housing which in turn may result in population growth. The Southern California Association of Governments (SCAG) is responsible for producing socioeconomic projections and developing, refining, and maintaining the SCAG regional and small area forecasting models. These forecast numbers are used to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the Air Quality Management Plan, and the Regional Housing Needs Assessment (RHNA) allocations. SCAG projects that La Verne's 2035 population will increase to 38,742 and the number of households will increase to 12,819. The City understands that improvements to infrastructure can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel of tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is enough capacity to service new developments.

The 2010 Urban Water Management Plan indicates that there is sufficient water supply in the City during the 2014-2021 planning period to meet normal year, single dry year, and multiple dry year demand conditions. This analysis takes into account the reliability of imported water supplies which are predicted to drop by 14 percent under single dry year and multiple dry year conditions, and the reliability of groundwater supplies. The City's firm water sources include imported water from the Three Valleys Municipal Water



City of La Verne

District's (TVMWD) Miramar Treatment Plant and groundwater extracted from Six Basins. The treatment capacity at Miramar is 25 million gallons per day and the groundwater basins have a projected capacity yield for La Verne of 20,000 acre-feet per year. In 1991, La Verne enacted Ordinance No. 822: *An Urgency Ordinance of the City Council of the City of La Verne, County of Los Angeles, State of California, Declaring an Emergency Water Shortage* and adding Chapter 13.15 to the La Verne Drought Surcharge, Conservation Measure, and Water Use Regulations and Restrictions. In 2009, various provisions to the La Verne Municipal Code were enacted with the approval and adoption of Ordinance 1009: *An Ordinance of the City Council of the City of La Verne, County of Los Angeles, State of California, Amending Chapter 13.15 of the La Verne Municipal Code, Regarding Water Conservation, Use and Restrictions*. The collective purposes of these ordinances are "to foster water conservation and to assure that wasteful water practices are eliminated throughout the City's service area" by providing a mechanism enabling the City to initiate appropriate reaction in the event that supply reliability is comprised due to a state of emergency or a prolonged drought.

The La Verne Public Works Department is responsible for the operation and maintenance of the local sewer system, which connects to the regional wastewater system operated by the County Sanitation District of Los Angeles County (LACSD). The City is located in LACSD District 21. Wastewater generated within the City is collected in City sewers and discharged to the LACSD regional trunk sewer where it flows by gravity to the Pomona Water Reclamation Plant (WRP), which has a permitted design capacity of 15 million gallons per day (mgd) and an ultimate site capacity of 30 mgd. In 2010, the plant treated an average daily flow of 9.1 mgd, and 7.6 mgd of the effluent was beneficially reused at 192 individual sites (Clearwater EIR, 2012). The LACSD prepared the Clearwater Program Draft Master Facilities Plan in January 2012, to plan for its service area over the next 50 years. The Clearwater Program Draft Master Plan provides an assessment of future needs was based on a comparison of projected tributary flows versus conveyance system capacity. The Master Plan concludes that the conveyance system capacity deficiencies are comparable with the current rate of sewer improvement projects implemented annually, which would continue into the future.



6.5 – 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 6-9** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

In previous years, the primary source of funds for affordable housing activities in La Verne was the Redevelopment Agency housing set-aside fund. The 2010-2014 Implementation Plan allocated RDA funding for housing programs during that period, as indicated below:

- > Mobile Home Park Rent Control Program
- > Housing Rehabilitation Program
- > Moderate-Income "Silent" Second Program
- > City-Owned Mobile Home Park Monitoring
- > Age Restricted Complex
- > Scattered Site Housing Assistance

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of La Verne Redevelopment Agency was dissolved as of February 1, 2012 and the Housing Authority was selected to be the Successor Agency responsible for all enforceable obligations owed.

La Verne previously relied on estimated redevelopment housing set-aside revenues of approximately \$2 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs.



Table 6-9: 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



Program Name	Description	Eligible Activities
<p>Section 202 Housing for Seniors</p>	<p>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.</p>	<p>Acquisition Rehabilitation New Construction</p>
<p>Section 811 Housing for Persons with Disabilities</p>	<p>Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.</p>	<p>Acquisition Rehabilitation New Construction Rental Assistance</p>
<p>Housing Opportunities for Persons with AIDS (HOPWA)</p>	<p>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.</p>	<p>Acquisition Rehabilitation Homebuyer Assistance Homeless Assistance Public Services Rental Assistance</p>
<p>Supportive Housing Program</p>	<p>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.</p>	<p>Homeless Assistance Public Services</p>
<p>Shelter Plus Care</p>	<p>Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.</p>	



Program Name	Description	Eligible Activities
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 Housing Program	Under the program, low-interest loans are 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.	Homebuyer Assistance Predevelopment Site development Infrastructure
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	Regulations pending



Program Name	Description	Eligible Activities
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



Program Name	Description	Eligible Activities
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



Program Name	Description	Eligible Activities
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 past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance 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



Program Name	Description	Eligible Activities
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
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



Program Name	Description	Eligible Activities
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



6.5.1 - Potential Future Funding Sources

In addition to the funding sources listed in **Table 6-9**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the "IFD Law"). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect, and seeks to address the current deficiencies in the IFD Law.

6.5.2 – 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.

6.6 – 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: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) 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.

The City of La Verne has also recently joined the HERO Program administered through the Western Riverside Council of Governments (WRCOG). The HERO Program is offered through a partnership between WRCOG and Renovate America, Inc. The program's purpose is to provide relatively low interest rate financing for permanently affixed energy efficiency, water efficiency, and renewable energy products. HERO financing is repaid through an assessment of the property tax bill over 5 to 20 years based on the useful life of the products, and upon sale of the property, the balance generally stays with the property.



6.6.1 - 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. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - > Orienting the long axis of a building in a north-south position;
 - > Minimizing the southern and western exposure of exterior surfaces; and
 - > Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
 - > Positioning dwelling units to take advantage of natural air circulation and evening breezes.
3. 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.

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.

6.6.2 – 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.

7. Progress Report

Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The City established eight goals to be achieved in the previous planning period including:

1. Preserve housing and neighborhoods.
2. Promote the historic preservation of homes and other structures that are a part of La Verne's past.
3. Maintain a balance of housing types and price levels to meet the needs of all residents in the community.
4. Provide adequate housing for all economic segments of the community.
5. Provide adequate sites to meet the community's housing goals.
6. Ensure equal access to housing regardless of race, sex, national origin, physical or marital status.
7. Ensure sustainable concepts are preserved through the construction of infill housing units and housing developments.
8. Maintain high quality of life standards for all residents of the City of La Verne.

To implement each goal a series of policies and implementation measures (programs) were created. **Table 7-1** provides a brief description of the housing programs outlined in the previous Element, the program's objective and the progress/status of the program. In providing the status of the program, Table 7-1 indicates whether the program will be carried into the next planning period.



Table 7-1: Housing Accomplishments

Housing Element Program	Evaluation of Effectiveness
Housing and Neighborhood Conservation	
<p>1. Housing Rehabilitation</p> <p>Objective: Rehabilitate mobile homes and single-family residences within the City of La Verne's Redevelopment Area through the distribution of approximately 20-30 grants per fiscal year (as funding allows).</p>	<p>Effectiveness: The City previously implemented a Housing Rehabilitation Program funded by CDBG funds, which ended in 2011. From 2007-2011, 86 dwelling units were assisted through this program, the majority of which were mobile homes.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element. However, due to the dissolution of the Redevelopment Agency there is no current funding source for the program. The City will actively seek funding for this program in order to initiate it during the planning period. Through the City's Code Enforcement Division, the City will continue to proactively enforce development and healthy and safety codes in City. During the last planning period, the Code Enforcement division handled 210 violations.</p>
<p>2. Manufactured Housing</p> <p>Objective: Encourage the use of pre-fabricated manufactured housing as an affordable housing alternative.</p>	<p>Effectiveness: The City currently provides information on the development of manufactured housing at City Hall.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>3. Mobile Home Rent Control</p> <p>Objective: Control rent increases to reasonable levels in order to preserve affordability of mobile homes within the City.</p>	<p>Effectiveness: The City continues to enforce the Mobile Home Rent Control Ordinance to ensure affordability of housing in mobile home parks. The City provides information on the ordinance at City Hall.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>



<p>4. Second Units</p> <p>Objective: Continue to promote the second unit ordinance and facilitate the streamlining process for review and permit issuance.</p>	<p>Effectiveness: Since 2006, there have been 13 second units developed within the City. The City continues to use a streamlined review process for the development of second units and provides information on the development of second units at City Hall.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>5. Non-Permitted Second Units</p> <p>Objective: Work with code enforcement to bring non-permitted second units into compliance.</p>	<p>Effectiveness: The City’s Code Enforcement Division continues a proactive program to ensure enforcements of La Verne’s development and health and safety codes. The City provides information at City Hall to assist homeowners with bringing second units in compliance with the adopted California Building Code and La Verne’s Municipal Code.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>6. Condominium Conversion Ordinance</p> <p>Objective: Continue to promote the Condominium Conversion Ordinance in order to preserve affordable housing stock by discouraging conversions.</p>	<p>Effectiveness: The City continues to enforce the Condominium Conversion Ordinance and monitors its effectiveness annually. The City provides information on the ordinance at City Hall.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>7. Fair Housing Program</p> <p>Objectives: Continue to promote the program that provides fair housing services of low-income households.</p>	<p>Effectiveness: The Fair Housing Program is currently administered for the Fair Housing Foundation. Services include, but are not limited to, investigations of discrimination complaints, landlord tenant services, and fair housing information and education.</p> <p>Appropriateness: The City currently provides information on the program at City Hall, and directs residents, as appropriate, to utilize services offered by the Fair Housing Foundation. This program will be included in the 2014-2021 Housing Element.</p>



<p>8. Section 8</p> <p>Objective: Promote program of rental subsidies for very low-income and low-income households</p>	<p>Effectiveness: The County of Los Angeles continues to provide Section 8 Certificates/Housing Vouchers to qualifying La Verne residents annually. The County has assisted an average of 140 households per year.</p> <p>Appropriateness: The Section 8 Certificate/Voucher Rental Assistance Program administered by the County of Los Angeles provides opportunities for very low-income households to rent units at affordable rates. This program will be included in the 2014-2021 Housing Element.</p>
<p>9. Revenue Bonds</p> <p>Objective: Use revenue bonds to develop affordable housing</p>	<p>Effectiveness: Due to lack of funding availability, the City did not implement this program during the planning period.</p> <p>Appropriateness: The City has determined that this program is no longer feasible to assist in the development of affordable housing. The program will not be included in the 2014-2021 Housing Element.</p>
<p>10. Density Bonus Program</p> <p>Objective: Offer density bonuses as incentives for developers of affordable housing</p>	<p>Effectiveness: The City has amended the Zoning Code to include a Density Bonus Program per state law requirements.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element. In order to encourage the use of this program, the City will provide information on the City's website and at City Hall.</p>
<p>11. SB 1818</p> <p>Objective: Offer bonuses to qualifying projects; range of density bonuses up to 35%, based on the percentage of affordable units in a development.</p>	<p>Effectiveness: The City has amended the Zoning Code to include a Density Bonus Program per state law requirements.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element. In order to encourage the use of this program, the City will provide information on the City's website and at City Hall.</p>



<p>12. Code Enforcement</p> <p>Objective: Strong code enforcement efforts in order to provide safe housing for the residents in the City.</p>	<p>Effectiveness: The City’s Code Enforcement Division continues a proactive program to ensure enforcements of La Verne’s development and health and safety codes. During the last planning period, the Code Enforcement division handled 210 violations, 25 of which resulted in major violations.</p> <p>Appropriateness: As the City’s housing stock continues to age, proactive code enforcement will be both appropriate and necessary to maintain the City’s residential standards. This program will be included in the 2014-2021 Housing Element.</p>
<p>13. Monitor City Owned Mobile Homes Parks</p> <p>Objective: Monitor City owned mobile homes parks to ensure affordability</p>	<p>Effectiveness: The City continues to maintain two city-owned mobile home parks and monitors the maintenance and rents of existing units. The City is currently evaluating the feasibility of developing more permanent affordable housing on one of the mobile home parks.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>14. Historic Preservation Contracts “Mills Act”</p> <p>Objective: Offer incentives for preservation of housing in order to preserve existing historically significant housing within the City of La Verne.</p>	<p>Effectiveness: The City continues to offer this incentive program to preserve identified historic or culturally significant structures in La Verne. The program can result in a reduction of property taxes for the property owner. The City provides information on the Mills Act at City Hall.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>15. Silent Second Program</p> <p>Objective: Acquire second trust deeds to expand housing stock.</p>	<p>Effectiveness: Staff determined that the effectiveness and interest in this program has declined during the past planning period.</p> <p>Appropriateness: The City will discontinue this program, but will replace it with a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>



<p>16. Revolving Loan Fund</p> <p>Objective: Develop a program to provide loans and/or grants for low-income and moderate-income households.</p>	<p>Effectiveness: Staff determined that the effectiveness and interest in this program has declined during the past planning period.</p> <p>Appropriateness: The City will discontinue this program, but will replace it with a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>
<p>17. Sweat Equity Loan/Grant Fund</p> <p>Objective: Develop a program with incentives to provide loans and/or grants for development of sweat equity housing on in-fill lots.</p>	<p>Effectiveness: Staff determined that the effectiveness and interest in this program has declined during the past planning period.</p> <p>Appropriateness: The City will discontinue this program, but will replace it with a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>
<p>18. First Time Homebuyer Programs</p> <p>Objective: Participation in Los Angeles County’s HOME/HOP program, which provides mortgage assistance to first time homebuyers.</p>	<p>Effectiveness: The City currently provides information on the Los Angeles County Mortgage Credit Certificate (MCC) program at City Hall. The City directs residents, as appropriate, to apply for the program. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been.</p> <p>Appropriateness: The City will continue this program as part of a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>



<p>19. Mortgage Assistance</p> <p>Objective: Participation in Los Angeles County’s HOME/HOP program through referral services, which provides mortgage assistance to first time homebuyers.</p>	<p>Effectiveness: The City currently provides information on the Los Angeles County Community Development Commission Home Ownership Program (HOP), which assists low-income first time home buyers with down payments. The City directs residents, as appropriate, to apply for the program. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been.</p> <p>Appropriateness: The City will continue this program as part of a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>
<p>20. Emergency Shelters</p> <p>Objective: Amend zoning to allow Emergency Shelters within the Arrow Corridor Specific Plan Industrial zones without a conditional use permit or other discretionary action.</p>	<p>Effectiveness: The City amended the Zoning Code to meet the requirements of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO) units.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, transitional and supportive housing, and SROs; and work with key organizations to ensure the needs of the homeless and extremely low-income individuals are met.</p>
<p>21. Transitional and Supportive Housing</p> <p>Objective: Work with local churches and organizations that provide transitional housing opportunities and supportive housing.</p>	<p>Effectiveness: The City amended the Zoning Code to meet the requirements of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO) units. The City recently approved a 36-unit transitional housing development.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, transitional and supportive housing, and SROs; and work with key organizations to ensure the needs of the homeless and extremely low-income individuals are met.</p>



<p>22. Homeless, Emergency Shelters, Transitional Housing, & Supportive Housing Programs</p> <p>Objective: Take part in studies and research to identify the homeless population and needs in the San Gabriel Valley.</p>	<p>Effectiveness: The City participated in the 2013 Greater Los Angeles Homeless Count and Survey administered by the Los Angeles Homeless Services Authority. The homeless count includes unsheltered individuals, individuals in shelters and institutions, a demographic survey, and a survey to identify the hidden homeless.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>23. Emergency Shelter – Los Angeles County Program</p> <p>Objective: Continue participation in the Los Angeles County administered program to provide emergency shelter to homeless.</p>	<p>Effectiveness: The City continues to participate in LA County’s Cold/Wet Weather Emergency Shelter Program for the Homeless to provide emergency shelter services. The City directs residents, as appropriate, to apply for the program. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been.</p> <p>Appropriateness: The City will continue this program as part of a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>
<p>24. Scattered Site Housing Assistance</p> <p>Objective: Provide housing assistance for low-income renters</p>	<p>Effectiveness: The City continues to evaluate the feasibility of providing housing assistance for low-income renters. Currently, the City assists the County of Los Angeles to administer the Section 8 Certificate/Voucher Rental Assistance Program by referring residents and providing information at City Hall.</p> <p>Appropriateness: The City will continue this program as part of a broader “Partnership Program” in the 2014-2021 Housing Element, aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.</p>



<p>25. House of Ruth</p> <p>Objective: Continue participation in the House of Ruth programs that provide services to battered women and their children.</p>	<p>Effectiveness: The City continues to support the work of House of Ruth, which provides services to low- and moderate-income women and their children who have been victims of domestic violence. In cooperation with the La Verne Police Department, the City refers residents to the organization, as appropriate.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>26. Extremely Low-Income Housing</p> <p>Objective: Work with developers and community members to facilitate extremely low income housing keeping within the bounds of the City of La Verne's Quality of Life.</p>	<p>Effectiveness: To provide more opportunities for the development of housing for extremely low-income households, the City amended the Zoning Code to meet the requirement of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO) units. These housing types provide housing opportunities for extremely low-income households. Also, with the adoption of the Old Town La Verne Specific Plan, the City provides development standards, appropriate zoning, and available incentives to accommodate more affordable units within the City.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>27. Site 21</p> <p>Objective: Prepare Site 21 for mixed-use development and higher density residential. Rezone Site 21 to allow a minimum density of 20 du/ac to accommodate approximately 200 units.</p>	<p>Effectiveness: The City adopted the Old Town La Verne Specific Plan in March 2013 which covers Site 21. The Specific Plan allows by right mixed-use development and residential densities from 30 to 70 dwelling units per acre.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. This program will be modified for the 2014-2021 Housing Element to publicize the sites inventory within the Old Town La Verne Specific Plan area on the City website and at City Hall.</p>
<p>28. Sites 14-17</p> <p>Objective: Update Walnut Specific Plan to include more provisions for density bonuses and affordable housing; including the rehabilitation of the existing residential units and eradicating nonresidential uses within this specific plan area.</p>	<p>Effectiveness: The update to the Walnut Specific Plan was not completed during the planning period.</p> <p>Appropriateness: The City anticipates that the update to the Specific Plan may potentially occur if a potential project is proposed on the sites.</p>



<p>29. Sites 19 and 25</p> <p>Objective: Rezone Sites 19 and 25 to be utilized for residential if interest is expressed to convert these parcels to residential and/or to meet the City's RHNA allocation.</p>	<p>Effectiveness: Sites 19 and 25 from the 2008-2014 Housing Element were not rezoned for residential uses. Site 25 currently has a pending commercial development proposed on the site. Site 19 is owned by the University of La Verne and will most likely be used for a school/institutional use in the future.</p> <p>Appropriateness: This program has been removed from the 2014-2021 Housing Element and these sites are not utilized in the sites inventory to accommodate the 2014-2021 RHNA.</p>
<p>30. Rezone of Medium-Density Residential to High-Density Residential</p> <p>Objective: Rezone three properties along the Foothill Boulevard corridor that will increase the allowable residential density to 25 dwelling units per acre.</p>	<p>Effectiveness: Due to funding reductions and time constraints the City was unable to complete these specific Zoning Code Amendments in the time specified in the 2008-2014 Housing Element.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. This program will be modified for the 2014-2021 Housing Element to publicize the sites inventory within the Old Town La Verne Specific Plan area on the City website and at City Hall.</p>
<p>31. Transitional Housing</p> <p>Objective: Amend the zoning code to allow "Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."</p>	<p>Effectiveness: The City amended the Zoning Code to meet the requirements of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO) units. The City recently approved a 36-unit transitional housing development.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, transitional and supportive housing, and SROs; and work with key organizations to ensure the needs of the homeless and extremely low-income individuals are met.</p>



<p>32. Reasonable Accommodation</p> <p>Objective: Create a reasonable accommodation policy for use in the City.</p>	<p>Effectiveness: The City amended the Zoning Code to include formal reasonable accommodation procedures.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the adopted reasonable accommodation procedures on the City website and at City Hall.</p>
<p>33. Land Write Down Fund</p> <p>Objective: Connect the Land Write Down Fund with the Housing Development Impact Linkage Fee for affordable housing</p>	<p>Effectiveness: With the dissolution of the Redevelopment Agency, the City is continuing to assess the feasibility of remaining Agency fund to provide land write-down costs for affordable housing projects.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>34. Tri-City Mental Health Center</p> <p>Objective: Active role in the joint powers authority and provide services to those in need.</p>	<p>Effectiveness: The City continues to refer residents and provide information, as appropriate, to the Tri-City Mental Health Center. Services provided include: adult outpatient services, children outpatient services, emergency services and crisis intervention, psychosocial rehabilitative programs, mental health support services, pre-vocational and job placement services, transitional housing services, and a drop-in socialization center.</p> <p>Appropriateness: This program will be included in the 2014-2021 Housing Element.</p>
<p>35. Medium-Density Residential along First Street between F Street and White Avenue</p> <p>Objective: Prepare Site 26 for medium-density residential with densities of 25 to 40 dwelling units per acre.</p>	<p>Effectiveness: The City adopted the Old Town La Verne Specific Plan in March 2013 which covers Site 21. The Specific Plan allows by right mixed-use development and residential densities from 30 to 70 dwelling units per acre.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. This program will be modified for the 2014-2021 Housing Element to publicize the sites inventory within the Old Town La Verne Specific Plan area on the City website and at City Hall.</p>



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CITY OF LA VERNE 2014-2021 HOUSING ELEMENT



Appendix A: Sites

Appendix A provides parcel specific information for the sites identified in the **Section 6, *Housing Resources*** section. The following tables are provided:

Table A-1: Vacant or Underutilized Residentially Zoned Parcels

Table A-2: Old Town La Verne Specific Plan



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CITY OF LA VERNE 2014-2021 HOUSING ELEMENT



Table A-1: Vacant or Underutilized Residentially-Zoned Parcels



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CITY OF LA VERNE 2014-2021 HOUSING ELEMENT

Vacant Parcels- Residentially Zoned

Zoning Code	AIN	Acres	Potential Units	Notes
PR4.5D	8370002018	0.07	1	
PR4.5D	8370004011	0.16	1	
PR10A	8375013021	0.07	1	
PR10A	8375017018	0.16	1	
PR10A	8375026068	0.17	1	
PR15A	8377002002	0.16	1	
PR4.5D	8381005903	2.77	1	
PR8A	8381007003	0.09	0	
PR8A	8381007004	0.15	3	
PR4.5D	8381012031	0.97	3	
PR4.5D	8381030032	0.11	1	
PR10A	8381033017	0.08	0	
PR4.5D	8381035012	0.23	1	
PR1D	8382006025	1.08	1	Previously Identified Site
PR1D	8382006027	5.21	0	
PR1D	8382006029	4.58	2	
PR1D	8382006031	1.08	0	
PR1D	8382006032	2.34	0	
PR1D	8382006033	1.11	0	
PR4.5D	8391026068	0.24	0	
PR6A	8664001009	0.49	0	
PR3D	8664010030	0.26	0	
PR3D	8664010031	0.24	0	
PR3D	8664010032	0.33	0	
PR3D	8664010033	0.40	0	
PR3D	8664010034	0.34	0	
PR3D	8664010038	0.34	0	
PR3D	8664010039	0.29	0	
PR3D	8664015030	0.12	0	
PR3D	8664017002	1.90	1	
PR2D	8664041036	0.09	1	
PR2D	8664041904	0.07	1	
PR2D	8664041905	0.13	0	
PR2D	8664041906	0.11	0	
PR2D	8664041907	0.08	0	
PR2D	8664041908	0.27	0	
PR2D	8664044900	3.03	0	
PR4.5D	8665027037	0.12	0	
PR3D	8665030045	3.51	0	
PR4.5D	8665032049	0.23	0	
PR3D	8666005044	0.72	0	
PR2D	8666059009	1.82	0	
PR 1/5	8678015902	3.43	40	
PR 1/5	8678015906	5.55	0	
PR2D	8678024021	11.94	1	
PR2D	8678024022	10.86	0	
PR2D	8678024027	2.49	0	
PR3D	8678027025	0.46	2	
PR3D	8678027035	14.35	0	
PR3D	8678034026	13.39	1	
		98.20	65	

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Table A-2: Old Town La Verne Specific Plan



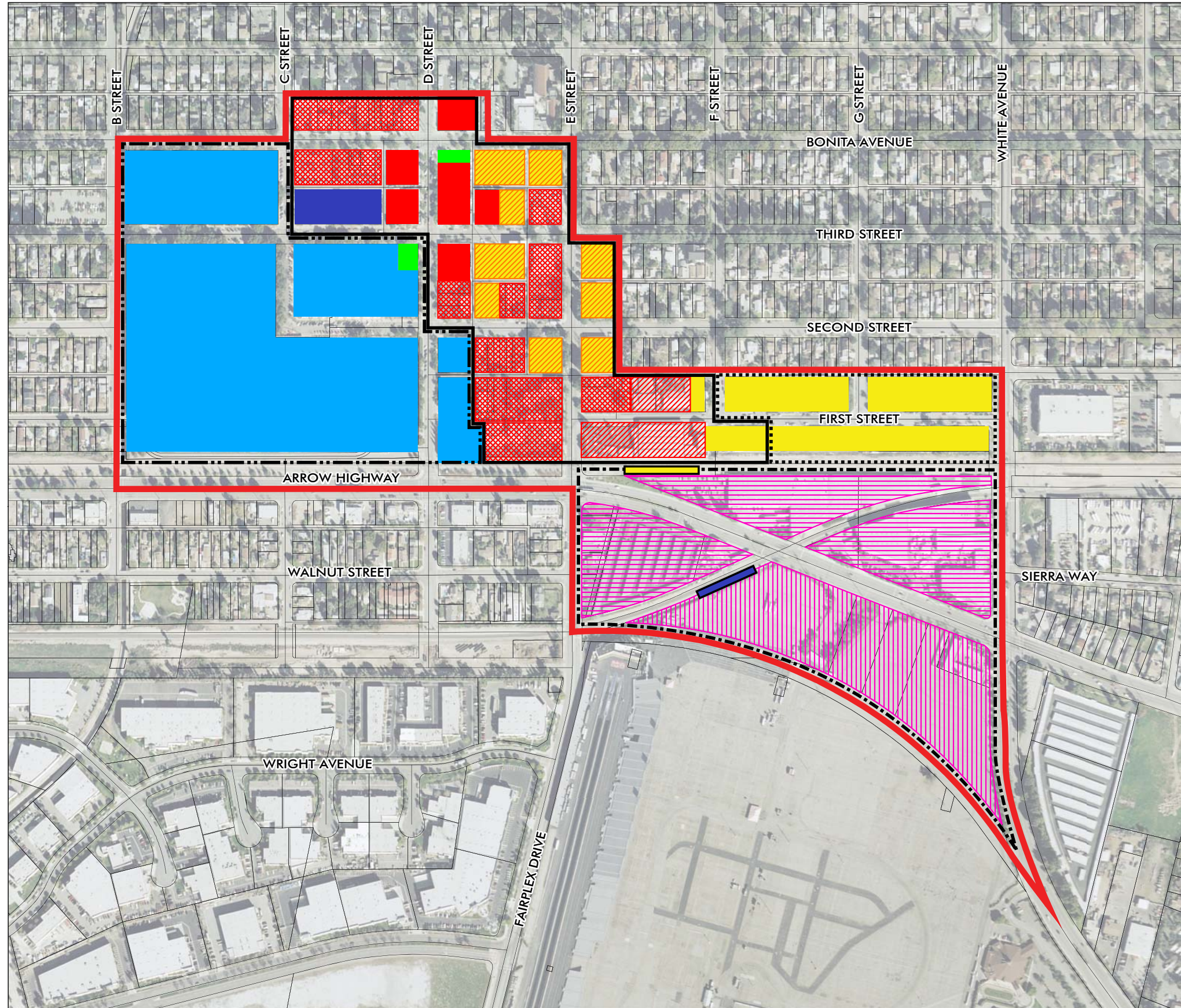
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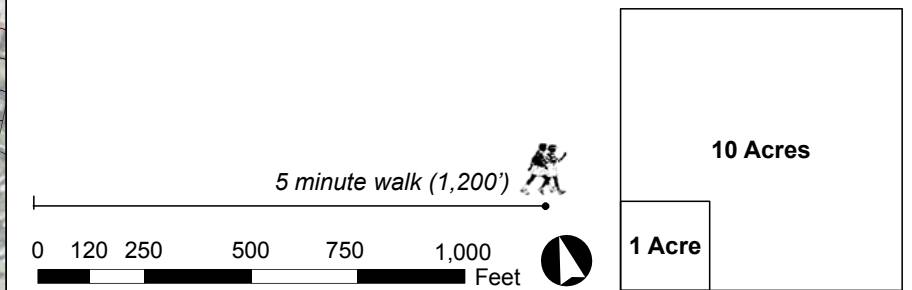
CITY OF LA VERNE 2014-2021 HOUSING ELEMENT

Old Town La Verne Specific Plan

FIGURE 9.1: LAND USE DISTRICTS



-  Specific Plan Area
-  Gold Line Station Platform
-  Metrolink Station Platform
(currently Metrolink stops only during the LA County Fair)
-  Historic Core Retail District
(Small-Scale Shops, Restaurants and Services)
-  Old Town Mixed-Use District
(Small-Scale Shops and Restaurants and Services. First Level Retail with Residential above for Residents.)
-  Adaptive Reuse Mixed-Use District
(Adaptive Reuse of Packing Houses for Shops, Restaurants, Services and Educational Uses.)
-  Historic Fabric Mixed-Use District
(Adaptive Reuse of Single-Family Structures for Retail, Office, Restaurant, or Residential)
-  Medium Density Residential District
(Two or Three Story Row Houses, Stacked Flats or Lofts)
-  Mixed-Use 1 District
(Retail with Residential or Office above)
-  Mixed-Use 2 District
(Retail and/or Cultural with Residential or Office above)
-  University of La Verne District
-  Institutional District
-  City Parks
(Parks or Plazas)
-  Historic Old Town Sector
-  University of La Verne Sector
-  Arrow Corridor / TOD Sector
-  First Street Sector



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Old Town La Verne Specific Plan

AIN	Acres	Specific Plan District	Notes	Unit Capacity for Parcels Identified as Potential Housing Sites
8377002011	0.31	Old Town Mixed-Use	Potential for lot consolidation	86
8377002017	0.16	Old Town Mixed-Use		
8377002018	0.08	Old Town Mixed-Use		
8377002019	0.08	Old Town Mixed-Use		
8377002020	0.08	Old Town Mixed-Use		
8377002021	0.08	Old Town Mixed-Use		
8377002022	0.32	Old Town Mixed-Use		
8377002032	0.32	Old Town Mixed-Use		
8377002033	0.18	Old Town Mixed-Use		
8377003008	0.32	Historic Core Retail		
8377003009	0.16	Historic Core Retail		
8377003010	0.08	Historic Core Retail		
8377003011	0.08	Historic Core Retail		
8377010008	0.13	Historic Fabric Mixed-Use		
8377010009	0.16	Historic Fabric Mixed-Use		
8377010010	0.11	Historic Fabric Mixed-Use		
8377010011	0.03	Historic Core Retail		
8377010022	0.32	Old Town Mixed-Use		
8377010030	0.24	Historic Fabric Mixed-Use		
8377010031	0.42	Old Town Mixed-Use		
8377010034	0.15	Historic Core Retail		
8377010035	0.15	Historic Core Retail		
8377010036	0.19	Historic Fabric Mixed-Use		
8377010043	0.10	Historic Core Retail		
8377010044	0.11	Historic Core Retail		
8377010045	0.07	Historic Core Retail		
8377010046	0.04	Historic Core Retail		
8377010047	0.22	Historic Fabric Mixed-Use		
8377010048	0.22	Historic Fabric Mixed-Use		
8377010049	0.22	Historic Fabric Mixed-Use		
8377010050	0.22	Historic Fabric Mixed-Use		
8377010901	0.32	Historic Core Retail		
8377010903	0.02	Historic Core Retail		
8377010904	0.04	Historic Core Retail		
8377010905	0.02	Historic Core Retail		
8377010906	0.11	City Parks		
8377010907	0.04	Historic Core Retail		
8377011002	0.10	Historic Core Retail		
8377011003	0.19	Historic Core Retail		
8377011017	0.07	Historic Core Retail		
8377011021	0.48	Old Town Mixed-Use		
8377011022	0.08	Old Town Mixed-Use		
8377011023	0.05	Old Town Mixed-Use		
8377011025	0.06	Historic Core Retail		

Old Town La Verne Specific Plan

8377011027	0.09	Historic Core Retail		
8377011029	0.05	Historic Core Retail		
8377011031	0.09	Historic Core Retail		
8377011902	0.37	Old Town Mixed-Use		
8377011905	1.12	Institutional		
8377011906	0.03	Old Town Mixed-Use		
8377011907	0.03	Old Town Mixed-Use		
8377011908	0.08	Old Town Mixed-Use		
8377011910	0.06	Historic Core Retail		
8377011911	0.03	Historic Core Retail		
8377011912	0.03	Historic Core Retail		
8377011913	0.07	Historic Core Retail		
8377012001	4.16	University of La Verne		
8377012900	0.07	University of La Verne		
8377013008	3.82	University of La Verne		
8377013015	8.02	University of La Verne		
8377013016	4.42	University of La Verne		
8377013017	2.56	University of La Verne		
8377013902	0.15	University of La Verne		
8377014003	2.26	Old Town Mixed-Use	Potential for lot consolidation	18
8377014903	0.50	Old Town Mixed-Use		
8377014004	0.45	University of La Verne		
8377014005	1.45	University of La Verne		
8377015006	0.16	Historic Fabric Mixed-Use		
8377015007	0.16	Historic Fabric Mixed-Use		
8377015008	0.07	Historic Core Retail		
8377015009	0.07	Historic Core Retail		
8377015010	0.07	Historic Core Retail		
8377015011	0.07	Historic Core Retail		
8377015014	0.15	Old Town Mixed-Use	Potential for lot consolidation	18
8377015015	0.15	Old Town Mixed-Use		
8377015030	0.15	Old Town Mixed-Use		
8377015016	0.16	Historic Fabric Mixed-Use		
8377015019	0.08	Old Town Mixed-Use		
8377015020	0.08	Old Town Mixed-Use		
8377015021	0.16	Old Town Mixed-Use		
8377015026	0.67	Old Town Mixed-Use		
8377015027	0.22	Old Town Mixed-Use		
8377015028	0.16	Historic Fabric Mixed-Use		
8377015029	0.15	Historic Core Retail		
8377015800	0.08	Historic Fabric Mixed-Use		
8377015801	0.16	Historic Fabric Mixed-Use		
8377015802	0.08	Historic Fabric Mixed-Use		
8377016010	0.21	Historic Fabric Mixed-Use		
8377016011	0.12	Historic Fabric Mixed-Use		
8377016012	0.15	Historic Fabric Mixed-Use		
8377016013	0.15	Historic Fabric Mixed-Use		
8377016025	0.21	Historic Fabric Mixed-Use		

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8377019015	0.16	Medium Density Residential	Potential for lot consolidation	78
8377019016	0.16	Medium Density Residential		
8377019017	0.16	Medium Density Residential		
8377019018	0.16	Medium Density Residential		
8377019019	0.16	Medium Density Residential		
8377019020	0.16	Medium Density Residential		
8377019021	0.08	Medium Density Residential		
8377019022	0.08	Medium Density Residential		
8377019023	0.08	Medium Density Residential		
8377019024	0.08	Medium Density Residential		
8377019025	0.08	Medium Density Residential		
8377019028	0.24	Medium Density Residential		
8377020015	0.16	Medium Density Residential	Potential for lot consolidation	76
8377020016	0.16	Medium Density Residential		
8377020017	0.08	Medium Density Residential		
8377020018	0.08	Medium Density Residential		
8377020019	0.08	Medium Density Residential		
8377020020	0.08	Medium Density Residential		
8377020021	0.16	Medium Density Residential		
8377020022	0.08	Medium Density Residential		
8377020023	0.08	Medium Density Residential		
8377020029	0.32	Medium Density Residential		
8377020026	0.32	Medium Density Residential		
8377021008	0.15	Historic Fabric Mixed-Use		
8377021011	0.12	Historic Fabric Mixed-Use		
8377021012	0.12	Old Town Mixed-Use	Potential for lot consolidation	26
8377021016	0.16	Old Town Mixed-Use		
8377021020	0.30	Old Town Mixed-Use		
8377021017	0.32	Adaptive Reuse Mixed-Use		
8377021018	0.56	Adaptive Reuse Mixed-Use		
8377021019	0.08	Medium Density Residential		
8377021021	0.15	Historic Fabric Mixed-Use		
8377022001	0.19	Historic Fabric Mixed-Use		
8377022002	0.07	Historic Fabric Mixed-Use		
8377022005	0.16	Old Town Mixed-Use	Potential for lot consolidation	44
8377022006	0.08	Old Town Mixed-Use		
8377022007	0.08	Old Town Mixed-Use		
8377022008	0.08	Old Town Mixed-Use		
8377022009	0.08	Old Town Mixed-Use		
8377022010	0.16	Old Town Mixed-Use		
8377022011	0.42	University of La Verne		
8377022014	0.07	University of La Verne		
8377022015	0.07	University of La Verne		
8377022016	0.16	Old Town Mixed-Use	Potential for lot consolidation	40
8377022017	0.08	Old Town Mixed-Use		
8377022018	0.16	Old Town Mixed-Use		
8377022025	0.27	University of La Verne		
8377022026	0.15	Historic Fabric Mixed-Use		

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8377025002	0.53	Old Town Mixed-Use	Potential for lot consolidation	37
8377025008	1.88	Old Town Mixed-Use		
8377025901	0.87	Old Town Mixed-Use		
8377025900	0.88	University of La Verne		
8377025902	1.12	University of La Verne		
8377026003	1.65	Adaptive Reuse Mixed-Use		
8377026900	0.93	Adaptive Reuse Mixed-Use		
8377026901	2.57	Medium Density Residential	Potential for lot consolidation	200
8377027019	0.12	Medium Density Residential		
8377027020	0.06	Medium Density Residential		
8377027021	0.06	Medium Density Residential		
8377027022	0.12	Medium Density Residential		
8377027023	0.06	Medium Density Residential		
8377027024	0.06	Medium Density Residential		
8377027025	0.06	Medium Density Residential		
8377027026	0.06	Medium Density Residential		
8377027030	0.21	Medium Density Residential		
8377027027	0.06	Medium Density Residential		
8377027028	0.06	Medium Density Residential		
8377027029	0.32	Medium Density Residential		
8377027031	0.67	Medium Density Residential		
8377027032	0.66	Medium Density Residential		
8377028005	3.25	Mixed-Use 1	Potential for lot consolidation	200
8377028006	0.91	Mixed-Use 1		
8377028007	4.23	Mixed-Use 1		257
8377028010	0.43	Mixed-Use 1		
8377028900	0.39	Mixed-Use 1		
8377028901	0.75	Mixed-Use 1		
8378014004	0.13	Mixed-Use 1		
8378014005	0.13	Mixed-Use 1		
8378014006	0.17	Mixed-Use 1		
8378014007	0.05	Mixed-Use 1		
8378014008	0.14	Mixed-Use 1		
8378014009	0.15	Mixed-Use 1		
8378014010	0.21	Mixed-Use 1		
8378014011	2.82	Mixed-Use 1	Potential for lot consolidation	284
8378014012	0.45	Mixed-Use 1		
8378014900	1.09	Mixed-Use 1		
8378015005	4.52	Mixed-Use 2		455
8378015006	1.24	Mixed-Use 2	Potential for lot consolidation	653
8378015007	1.36	Mixed-Use 2		
8378015008	3.34	Mixed-Use 2		
8378015009	0.70	Mixed-Use 2		
			TOTAL	2472



Appendix B: Outreach

This appendix contains the following materials to illustrate the City's effort to conduct quality community outreach efforts with regard to the Housing Element update process:

1. Meeting flyer
2. Sample Stakeholder letter
3. List of Stakeholders contacted

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City of La Verne Housing Element

The City of La Verne is in the process of updating the State-required Housing Element.



Please join us at the upcoming
community workshop event:

Workshop date:

Wednesday, August 14, 2013
6:30 pm

The event will be held at:

La Verne City Hall
3660 "D" Street
La Verne, CA 91750



Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Rafferty Wooldridge at (909) 596-8706 or visit the Community Development Department located in La Verne City Hall.

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June XX, 2013

Subject: Community Workshops for the La Verne 2014-2021 Housing Element Update

The City of La Verne cordially invites you to the upcoming community workshop to discuss and present the 2014-2021 Housing Element update. This community event is intended to provide information to the Planning Commission and the community about the General Plan Housing Element update, and to answer any questions regarding the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshops will be held during a Planning Commission meeting:

Wednesday, August 14, 2013

6:30 p.m.

Council Chamber of City Hall

3660 "D" Street

La Verne, CA 91750

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in La Verne and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact Rafferty Wooldridge by telephone at (909) 596-8706, or visit the Community Development Department website at <http://www.ci.la-verne.ca.us/index.php/departments/community-development>.

If you cannot attend the meeting in person and would like to comment, please forward written comments to Rafferty Wooldridge in the Community Development Department, located in La Verne City Hall, 3660 "D" Street, La Verne, CA 91750.

Enclosed with this letter are flyers that provide information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Hal G. Fredericksen
Community Development Director

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Company	Address	City	State	Zip
A Community of Friends	3701 Wilshire Blvd, Suite 700	Los Angeles	CA	90010
Action Food Pantry	2110 W Francisquito Avenue	West Covina	CA	91790
Assistance League/Pomona Valley	655 N. Palomares Street	Pomona	CA	91767
BRIDGE Housing Corporation	19200 Von Karmen Avenue	Irvine	CA	92612
California Housing Partnership Corporation	800 S. Figueroa Street, Suite 760	Los Angeles	CA	90017
Catholic Charities/Brother Miguel Center	315 N. Park Avenue	Pomona	CA	91768
Catholic Charities/West Covina	415 Glendora Avenue, Suite F	West Covina	CA	91789
Citrus Valley Health Foundation	1115 S. Sunset Avenue	West Covina	CA	91790
City of La Verne Chamber of Commerce	2078 Bonita Ave	La Verne	CA	91750
Cold Weather Shelter	P.O. Box 76	San Gabriel	CA	91778
Cory's Kitchen	1418 Arrow Hwy	Irwindale	CA	91706
David and Margaret Home	1350 3rd St	La Verne	CA	91750
Delhaven Community Center	15135 Fairgrove Avenue	La Puente	CA	91744
East San Gabriel Valley Coalition for the Homeless	1345 Turnbull Canyon Road	Hacienda Heights	CA	91745
Filipino American Service Group	135 N. Park View Street	Los Angeles	CA	90026
Food Finders	3434 Atlantic Avenue	Long Beach	CA	90807
Fourcast Development	448 E Foothill Blvd	San Dimas	CA	91773
Habitat for Humanity	2111 Bonita Avenue	La Verne	CA	91750
Hillcrest Homes	2705 Mountain View Dr	La Verne	CA	91750
House of Ruth	P.O. Box 459	Claremont	CA	91711
Housing Authority of Los Angeles County	700 West Main Street	Alhambra	CA	91801
Hughes Development	2001 Financial Way Suite 102	Glendora	CA	91741
Human Services Association	6800 Florence Ave.	Bell Gardens	CA	90201
Information Line/Los Angeles	P.O. Box 726	San Gabriel	CA	91778
Inland Valley Hope Partners	1553 N. Park Avenue	Pomona	CA	91768
L.A. County Public Social Services	12860 Crossroads Parkway South	Industry	CA	91746
LINC Housing	110 Pine Avenue, Suite 500	Long Beach	CA	90802
Love, Inc/World Vision	P.O. Box 3505	Covina	CA	91722
Low Income Investment Fund	800 S. Figueroa Street, Suite 1800	Los Angeles	CA	90017
Parkside Association	1492 3rd Street	La Verne	CA	91750
Salvation Army	180 East Ocean Blvd., Suite 500	Long Beach	CA	90802
San Gabriel Valley YMCA - WINGS Shelter	943 N. Grand Avenue	Covina	CA	91724
Shelter Partnership	523 W. 6th Street #616	Los Angeles	CA	90014
Southern California Association of Nonprofit Housing	501 Shatto Place, Suite 403	Los Angeles	CA	90020
Southern California Edison	P.O. Box 800	Rosemead	CA	91770
Southern California Housing Rights Center	520 S. Virgil Avenue, Suite 400	Los Angeles	CA	90020
TELACU Development Corporation	5400 E Olympic Blvd,	Commerce	CA	90022
University of La Verne	1950 3rd St	La Verne	CA	91750
Volunteers of America	1760 W Cameron Ave	West Covina	CA	91790
WIC Program	12781 Schabarum Avenue	Irwindale	CA	91706
William Fox Homes	3333 E. Concourse Building 7, Suite 7200	Ontario	CA	91764

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