



City of La Verne

2008-2014 Housing Element

Adopted by La Verne City Council May 3, 2010
Resolution # 33-10



City of La Verne
2008 – 2014 Housing Element Update
Executive Summary

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.

STATE REQUIREMENTS:

The State of California Department of Housing and Community Development mandates a Housing Element Update of the City's General Plan not less than every eight years in order to give cities and counties the opportunity to review and revise their housing needs and policies. This is a General Plan Amendment (102-07GPA) to adopt the 2008-2014 Housing Element Update. The review of the Housing Element focuses on the evaluation of (1) the effectiveness of the existing element, (2) how much progress has been made in the implementation of the existing element, and, (3) how appropriate the goals, objectives, and policies are based on the review.

Pursuant to California Government Code Article 10.6, the Housing Element Update must include certain components in order for the State of California Department of Housing and Community Development to find it in compliance with State Law. This Housing Element Update (2008-2014 planning period) includes the following components:

- Housing Needs Assessment – assessing existing needs and projected needs including Regional Housing Need Assessment numbers.
- Sites Inventory and Analysis – to identify specific sites that are suitable for residential development.
- Analysis of Zoning – includes analysis of zoning that encourages and facilitates a variety of housing types.
- Governmental Constraints – analysis must be done to identify potential governmental constraints that may pose actual constraints on particular housing types.

- Non-governmental Constraints – analysis must be done to identify potential non-governmental constraints that may constrain development of affordable housing.
- Effective Housing Programs – identifying adequate sites to accommodate regional housing needs allocations, assistance in low-income and moderate-income housing development, etc.
- Quantified Objectives – estimates of the maximum number of units separated by income level that will be constructed, rehabilitated or conserved over the planning period that the housing element update covers.

LA VERNE HOUSING ELEMENT UPDATE COMPONENTS:

The City of La Verne strived to meet all requirements set forth by the State of California for Housing Element Updates, including:

- Introduction Section: states the vision and highlights of the Housing Element Update. Also, outlines the State Statutory Requirements and the necessity for an Update. The Introduction includes an overview of the public participation component of the Update process.
- Review Section: this Housing Element Update includes a review of the existing Housing Element (2000) and the policy and program accomplishments and effectiveness from the previous planning period (2000-2005).
- Housing Needs Assessment Section: the Housing Element Update conducts an analysis of current and future projections in population, housing, and employment characteristics.
- Adequate Sites Inventory Section: a sites inventory analysis was conducted to identify sites that are suitable and have a realistic capacity to accommodate the City of La Verne's Regional Housing Needs Assessment allocation. This analysis also identified sites that could accommodate zoning to encourage and facilitate housing for lower-income households and sites with zoning for a variety of housing types, transitional housing, and emergency shelters.
- Constraints Analysis Section: identifying both non-governmental and governmental constraints that have the potential to impact housing and housing development in La Verne.
- Housing Programs and Policies Section: housing programs have been developed as a part of the Housing Element Update in order to address new State statutory requirements and to further the goals of the City to preserve the City of La Verne while meeting the requirements set forth by the State.
- Quantified Objectives Section: identifies different areas the City of La Verne will address while working to achieve both Regional Housing Needs Assessment allocations and State statutory requirements for the Housing Element Update.

This Housing Element Update meets the City's Regional Housing Needs Assessment Allocations and complies with all aspects of the State Housing Element Law.

REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION (RHNA):

Regional Housing Needs Assessment (RHNA) 2008-2014					
	Total Units	Very Low	Low	Moderate	Above Moderate
Regional Housing Needs	855	220	136	148	351
Percent of Total Housing Need	100%	25.8%	15.9%	17.3%	41.0%

The Regional Housing Needs Assessment (RHNA) is used as a tool for jurisdictions to anticipate and plan for future housing needs as the region grows. The Regional Housing Needs Assessment allocations are used to ensure that all jurisdictions take their “fair share” of the regional housing need.

State law requires that jurisdictions (city and county) provide their fair share of regional housing needs; the State of California Department of Housing and Community Development (HCD) determines the statewide housing need. The Southern California Associate of Governments (SCAG) then determines the regional housing need for each county and city within its Southern California Region; looking at existing and future housing need.

This RHNA Planning Period covers 2008 through 2014, taking into consideration the lapse of time during 2006 - 2008. The RHNA allocations are the basis for development of the Adequate Sites Inventory, Housing Programs, and subsequently the Quantified Objectives set forth in the Housing Element Update for the planning period 2008-2014.

ADEQUATE SITES INVENTORY:

The City of La Verne conducted an Adequate Sites Inventory identifying vacant and/or underutilized sites that have the potential for residential development or redevelopment. This analysis identified sites that are suitable and have realistic capacity to accommodate the City of La Verne’s Regional Housing Needs Assessment (RHNA) allocations. It also identified sites that have the potential to accommodate zoning to encourage and facilitate housing for lower-income households and sites with zoning for a variety of housing types, transitional housing, and emergency shelters. These sites include:

Site	Acreage	Density Capacity
8678-023-026 - Mt. Springs Estates (Robinson)	10.84	1
8678-023-027 - Mt. Springs Estates (Robinson)	17.45	1
8678-022-012 - Brydon Road Parcel (Anabi)	32.62	2
8678-016-002 (LA County) - 6300 Stephens Ranch (Lachner)	112.10	15
8678-016-004 (LA County) - 6300 Stephens Ranch (Lachner)	51.88	-
8678-023-010 - Golden Hills (Simison)	0.24	1
8678-066-019 - Golden Hills/Stephens Ranch - Rancho Esperanza	0.94	1
8666-005-041 - East Side of Esperanza (Sbicca Property)	32.76	1
8666-051-012 - West Side of Esperanza (Roadenbaugh)	1.79	1
8666-051-013 - West Side of Esperanza (Roadenbaugh)	1.95	1
8666-006-035 - Vacant Site North side of Baseline adjacent to Japonica Ave.	20.00	0-2
8381-005-904 - 2610 Block of Sedalia (MWD)	7.76	34-42
8391-026-064 - 1025 Gladstone 2 Units (Veharanta)	0.83	2
8375-026-066 - 8th Street	0.17	1
8375-026-068 - 8th Street	0.17	1
Puddingstone Hill	39.00	16
8378-007-034 - Walnut	0.28	2
8378-007-035 - Walnut	0.26	2
8378-007-030/031/032 – 3 lots on 1800 Block of Walnut Street	0.27	2
8378-007-033 - 1874 Walnut	0.23	2
8371-008-900 - 2909 Arrow Highway - Valley Rancho MHP Conversion	4.60	40
8666-035-015 - 2006 Baseline - Emerald/ Baseline (Master's House)	4.33	0-40
8378-012-024 - 1230 Arrow University of La Verne Land South of Arrow Hwy.	3.23	0-50
8375-003-024 - 3165 D Street - Church Property D Street	5.31	12
1st Street & Arrow Highway Lordsburg TOD (estimated)	-	200
8666-014-012 - 1825 Foothill	13.00	Gain of 130
8666-017-025/8666-017-031 - 2421 Foothill	6.00	Gain of 60
Yearly Second Unit Development	-	15
8375-001-022 - 1950 Foothill - Regal Parcel Dover Street	15.08	170
8378-011-020 -1300 Palomares	3.82	0-75
8377-027-019to8377-027-029/8377-027-031 - First Street Properties	1.676	42-67
8377-019-015to 8377-019-025 - First Street Properties	1.366	34-54
8377-020-015to8377-020-023/8377-020-029 - First Street Properties	1.286	32-51
8381-036-016 - 1350 Third Street - David and Margaret	-	0-36
8381-009-005 - 2705 Mountain View - Hillcrest Homes	8.82	100

HOUSING PROGRAMS & POLICIES:

The City has a number of housing programs designed to address the needs of the identified special needs groups and the issues identified in the housing needs assessment and constraints analysis conducted.

Housing programs have been identified and developed to meet requirements placed on the City of La Verne by the State of California. This Housing Element Update does not signify any type of approval for sites identified within the adequate sites inventory nor does it give approval to certain housing programs that outlines zone and code changes.

Each development project and housing program outlining change will be evaluated on a case-by-case basis and all necessary approval and processes must still be required.

Summary of Housing Programs		
Housing Program	Program Objective	5-Year Goal
Housing Rehabilitation	Rehabilitate Housing	20-30 grants/year
Manufactured housing	Encourage use of pre-fabricated manufactured housing as affordable housing	Encourage manufactured housing as an alternative
Mobile Home Rent Control	Control rent increases to reasonable levels	Control rent increases to preserve affordable
Second Units	Allow second units in single family zones without a CUP unless a 2-story second unit	Continue to promote second unit ordinance
Second Units	Bring non-permitted second units into compliance	Work with code enforcement to bring non-permitted second units into compliance
Condo-Conversion Ordinance	Preserve affordable housing stock by discouraging conversions	Continue to promote ordinance
Fair Housing Program	Provide fair housing services for low income households	Continue to promote program
Section 8	Rental subsidies for low to very low income households	Promote program
Revenue Bonds	Consider using revenue bonds to develop affordable housing	Review feasibility of using revenue bonds
Density Bonus Program	Offer density bonuses as incentives for development of affordable housing	Continue to offer bonuses to qualifying projects
SB1818	Range of density bonuses up to 35%, based on the percentage of affordable units in a development	Continue to offer bonuses to qualifying projects
Code Enforcement	Provide safe housing	Provide strong code enforcement

Summary of Housing Programs		
Housing Program	Program Objective	5-Year Goal
Monitor City Owned Mobile Home Parks	Monitor City Owned Mobile Home Parks to ensure affordability	Monitor City Owned Mobile Home Parks to ensure affordability
Historic Preservation Contracts "Mills Act"	Offer incentives for preservation of housing	Preserve existing housing
Silent Second Program	Acquire second trust deeds to expand housing stock	Expand moderate income housing stock
Revolving Loan Fund	Provide loans and/or grants for special needs housing	Develop the program
Sweat Equity Loan/Grant Fund	Provide loans and/or grants for development of sweat equity housing	Develop the program
First Time Homebuyer Program	Provide mortgage assistance to first time home buyers	Continue participation in HOME/HOP program
Mortgage Assistance	Provide mortgage assistance to first time home buyers	Continue participation in HOME/HOP/MCC program
Emergency Shelters	Allow Emergency Shelters in Arrow Corridor Specific Plan	City will amend zoning to allow Emergency Shelters within the Arrow Corridor Specific Plan without a Conditional Use Permit
Transitional Housing & Supportive Housing	Take an active role in supporting transitional housing and supportive services	Work with local churches and organizations that provide transitional housing and supporting services
Homeless, Emergency shelters, transitional housing and supportive housing programs	Participate in the Homeless Study through the SGVCOG Work with Tri-City Mental Health Center	Participate in the Homeless Study through the SGVCOG Work with Tri-City Mental Health Center
Scattered Site Housing	Housing assistance for low-income renters.	Review feasibility and possible applicability along Walnut street or in association with Habitat for Humanity Development
Emergency Shelter	Provide emergency shelter to homeless	Continue participation in program
House of Ruth	Provide services to battered women and their children	Continue participation in program
Extremely-Low Income Housing	Work with developers and community members	Facilitate extremely-low-income housing keeping within the bounds of City of La Verne Quality of Life

Summary of Housing Programs		
Housing Program	Program Objective	5-Year Goal
Site 21	Rezone through the proposed Old Town La Verne Specific Plan	Prepare Site 21 for mix-use development and higher density residential
Sites 14-17	Update Walnut Specific Plan	Update Walnut Specific Plan
Sites 19& 25	Facilitate planning processes for interested developers if needed to be residential.	Prepare sites 19 and 25 for potential residential development.
Rezone of Medium Density Residential to High Density Residential	Facilitate the rezoning process for site 22, 23, 24	Prepare sites 22, 23 and 24 for potential high-density residential development (PR25A).
Transitional Housing	Amend zoning to allow transitional housing in higher-density zone and conditionally allow in institutional zones.	Allow transitional housing in higher-density zone and conditionally allow in institutional zones.
Reasonable Accommodation Policy	Create a reasonable accommodation policy for use in the City	Research and create a reasonable accommodation policy
Land Write Down Fund	Agency to write down land costs for affordable housing project. Tie to the Housing Development Linkage Fee.	Develop the program for applicability along Walnut Street. Access feasibility of tying to the Housing Development Linkage Fee.
Tri-City Mental Health Center	Active role in a joint powers commission and provide services to those in need.	Continue referring to this organization and contribute funding as feasible.
Medium Density Residential along First Street between F Street and White Avenue	Medium Density Residential with densities between 25 d.u./ac to 40 d.u./ac	Medium Density Residential created with the rezone of these parcels to the newly created Old Town La Verne Specific Plan

In addition to these housing programs, this Housing Element also contains goals and policies for preservation of La Verne's housing and neighborhoods; the provision of adequate housing for all economic segments of the community; the provision of adequate sites for housing; and, equal access to housing regardless of race, sex, national origin, physical or marital status.

The policies are meant to guide the balance between City of La Verne quality of life for its residents and the State statutory requirements that the City must adhere to. These policies include:

1. Preserve housing and neighborhoods
2. Promote the historic preservation of homes and other structures that are part of La Verne's past
3. Maintain a balance of housing types and price levels to meet the needs of all residents of 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 construction of in-fill housing units and housing developments
8. Maintain high quality of life standards for all residents of the City of La Verne

SIGNIFICANT HOUSING PROGRAMS:

As a part of the State of California's requirements to have "zoning to encourage and facilitate housing for lower-income households" and include "sites with zoning for a variety of housing types, transitional/supportive housing, and emergency shelters", the 2008-2014 Housing Element includes programs that outline changes that will need to be made to the City of La Verne's Municipal Zoning Code to accommodate these requirements. Municipal Zoning Code changes include:

- **Site 21 Program:** A major goal of the proposed development on Site 21 would be to rezone through the proposed Old Town La Verne Specific Plan to permit higher density residential. The residential included in the proposed mixed-use land use (retail with residential or office above) for Site 21 would be permitted for both owner-occupied and rental multi-family residential by right without a conditional use permit or other discretionary action.
- **Rezone of Medium Density Residential to High Density Residential:** The City of La Verne will rezone three properties along the Foothill Boulevard corridor that will increase the allowable residential density to 25 dwelling units per acre (PR-25A). The rezone of these three properties will allow for multi-family residential through the permitted residential uses with the precise plan review (non-age restricted type development). The Regal Parcel/Dover Street will now allow non-age restricted multi-family housing through the precise plan process. Also, both 1825 Foothill Boulevard and 2451 Foothill Boulevard will receive a zone change from PR15A zone to PR25A. This will increase the density of these two properties from 15 attached dwelling units per acre to 25 attached dwelling units per acre. This increased density will contribute to a gain of affordable housing units available to very-low and low-income households. In order to encourage and facilitate housing for lower-income households the City will commit to create a 3-year program that will rezone three properties along the Foothill Boulevard corridor that will increase the allowable residential density to 25 dwelling units per acre (PR-25A). The rezone of these three properties will allow for multi-family residential through the permitted residential uses with the precise plan review (non-age restricted type development).
- **Medium Density Residential along First Street between F Street and White Avenue:** As a part of the proposed Old Town La Verne Specific Plan (already in development) the North and South sides of First Street between F Street and White Avenue will be rezoned to be non-age restricted Medium Density Residential with a density of 25 dwelling units per acre to 40 dwelling units per acre. A major goal of the proposed development on Site 26 would be to rezone through the proposed Old Town La Verne Specific Plan to permit higher density residential permitted for both owner-occupied and rental multi-family residential by right without a conditional use permit or other discretionary action.

- **Emergency Shelters in Arrow Corridor Specific Plan (SP84-12) in the Industrial (I) zones:** In compliance with Senate Bill 2, “Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing” the City of La Verne will develop a program that would amend zoning and identify capacity to accommodate emergency shelters without a Conditional Use Permit within the Arrow Corridor Specific Plan (SP84-12) in the Industrial (I) zones. Community Development Staff will work to amend the Arrow Corridor Specific Plan to include emergency shelters as a permitted use with standards that align with commercial uses in that zone. Staff will also identify specific sites within this zone that have the capacity to sustain this type of use. The most logical location for an emergency shelter would be within the Arrow Corridor Specific Plan in the Industrial (I) zones because there are more opportunities for conversion to shelter uses for new development of emergency shelters. As a part of this there will be development standards that will guide the development of emergency shelters within the Arrow Corridor Specific Plan, including restrictions within Senate Bill 2 (Section 3 65583(a)4(A)): “Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards.”
- **Transitional Housing added to definition of Residential Uses in the La Verne Municipal Code:** As a part of Senate Bill 2 the statutory requirement for transitional housing will be incorporated into the definition of residential uses with the municipal code. Housing Program 31 will include this statutory requirement for amending the definition of residential uses and transitional housing. This will include the provision of: “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.”



City of La Verne

2008-2014

Housing Element

***Adopted by La Verne City Council
May 3, 2010 through Resolution 10-33***

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Introduction	7
Vision	9
Achieving the Vision	10
Necessity for an Update	11
State Housing Element Requirements Overview	12
Updated Statutory Requirements	14
Public Involvement	15
Highlights	19
Housing Stock	19
Historic Homes	20
Housing Needs: Existing & Future	20
Housing Development	21
Affordability	22
Review of Existing Housing Element.....	25
Review of Policy/Program & Accomplishments.....	34
Housing Needs Assessment	55
Population Trends.....	55
Employment.....	56
Housing Characteristics.....	57
Household Tenure	57
Housing Units	58
Household Growth.....	60
Rental Units.....	60
Vacancy Rates	61
Age of Housing.....	62
At-Risk Units	63
Overpayment.....	63
Special Needs	65
Overcrowding	69
Female Head of Household.....	70
Single Parent Household.....	70
Farm Workers.....	70
Homeless.....	71
Adequate Sites Inventory	73
Suitability of Available Sites	101
Sites 14-17 – Walnut	101
Site 21 – TOD.....	103
Site 24 – Regal Property.....	104
Site 19 and Site 25	104
Zoning to Encourage & Facilitate Housing for Lower-Income Households.....	105
Realistic Capacity.....	106
Sites with Zoning for a Variety of Housing Types, Transitional Housing, Emergency Shelters.....	108
Arrow Corridor Specific Plan.....	109
Foothill Boulevard Specific Plan	112

Transitional Housing	113
Constraints Analysis	114
Non-governmental Constraints	114
Governmental Constraints	115
Land-Use Controls:	115
Site Improvement Requirements:.....	122
Building Codes:	122
Environmental Issues:.....	122
Fees and Improvements:	123
Processing and Permit Procedures.....	129
Precise Plan – Design Review Process	131
Housing Programs.....	136
Housing Program 1: Housing Rehabilitation	143
Housing Program 2: Manufactured Housing	144
Housing Program 3: Mobile Home Rent Control.....	144
Housing Program 4: Second Units.....	145
Housing Program 5: Non-Permitted Second Units.....	145
Housing Program 6: Condominium Conversion Ordinance	146
Housing Program 7: Fair Housing Program	146
Housing Program 8: Section 8	147
Housing Program 9: Revenue Bonds.....	147
Housing Program 10: Density Bonus Program	148
Housing Program 11: SB 1818	148
Housing Program 12: Code Enforcement	149
Housing Program 13: Monitor City Owned Mobile Home Parks.....	150
Housing Program 14: Historic Preservation Contracts “Mills Act”	150
Housing Program 15: Silent Second Program	151
Housing Program 16: Revolving Loan Fund	151
Housing Program 17: Sweat Equity Loan/Grant Fund	152
Housing Program 18: First Time Homebuyer Programs	153
Housing Program 19: Mortgage Assistance.....	154
Housing Program 20: Emergency Shelters	154
Housing Program 21: Transitional Housing or Supportive Housing	158
Housing Program 22: Homeless, Emergency Shelters, Transitional Housing, & Supportive Housing Programs.....	158
Housing Program 23: Emergency Shelter – Los Angeles County Program	159
Housing Program 24: Scattered Site Housing Assistance	159
Housing Program 25: House of Ruth	160
Housing Program 26: Extremely Low-Income Housing.....	160
Housing Program 27: Site 21	164
Housing Program 28: Sites 14-17	166
Housing Program 29: Sites 19 & 25	167
Housing Program 30: Rezone of Medium-Density Residential to High- Density Residential	168
Housing Program 31: Transitional Housing.....	170
Housing Program 32: Reasonable Accommodation.....	170

Housing Program 33: Land Write Down Fund.....	171
Housing Program 34: Tri-City Mental Health Center	171
Housing Program 35: Medium-Density Residential along First Street between F Street and White Avenue	172
Housing Programs & Policies.....	175
Quantified Objectives	195
Infrastructure	199
Housing Resources.....	200
Constraints on Housing for Persons with Disabilities	201
Code Enforcement	206
Preservation of Existing Housing	207
Assisted Housing	208
Inventory of Affordable Units	209
Redevelopment	213
Quality of Life & Sustainability.....	215
Energy Conservation.....	215
Consistency with General Plan (Threshold Requirement).....	218
Appendix A: Housing Element Update Working Group	219

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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.

This element 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.

The need for housing will continue to grow in the foreseeable future. Los Angeles County grew from a population of 8,863,164 in 1990 to a population of 9,519,338 in 2000; this is a seven percent (7%) increase, (US Census Bureau Data 1990, 2000). This growth is expected to continue.

However, housing cannot be considered a stand-alone issue. The environment, public health, development opportunities, and sustainability are integrated into the availability of affordable housing and balancing the jobs/housing equation.

In preparing for this update Community Development Staff has given thought to themes that should run throughout the General Plan. City Staff feels that by incorporating both sustainable city and healthy city concepts into La Verne's General Plan Update the City will be able to influence future development in the City. Achieving sustainability can come in different forms within a city context. One aspect of sustainability is that the premise focuses on encouraging growth in already established city areas and city centers; focusing development inward rather than allowing it to spread out. It also advocates finding a balance between growth and resource management to allow for growth that is environmentally sensitive and minimizes the degradation of the environment. Finally, the principle practices in the City should support sustainable development that uses "green" design and development through environmentally friendly development practices. Sustainability principles allow development at

environmentally sensitive levels, to ensure that the environment does not experience further degradation due to intensive development practices. The focus on sustainability goes beyond simply environmental sustainability but also incorporates economic and social sustainability. Placing the focus on these three tenets of sustainability will develop a General Plan that works to decrease impacts and increase opportunities to bring the City into a sustainable future. Furthermore, the General Plan will do more than focus on sustainability as a physical city but also promote healthy lifestyles to those who make La Verne their home. Intertwining the three tenets of sustainability with healthy living gives the General Plan update a new focus. The General Plan will serve as a guide to allow the City and its residents to thrive into the future. The Housing Element Update will begin to incorporate these principles in order to lead the way for the subsequent General Plan Update.

In 1978 with the passage of Proposition 13, valuable tax dollars were redirected to the state treasuries from municipal funds. As a result, a phenomenon known as fiscalization of land use evolved. This phenomenon places a high value on sales tax generation derived from high-volume commercial enterprise. Available land became more desirable for commercial development rather than housing.

What is overlooked in this scenario is that the employees of the commercial developments often have to travel many miles to work because there is little or no housing available in the community where the jobs are located.

Extended automobile travel results in:

- Traffic congestion and fuel consumption
- Extended workday hours resulting from a long commute
- Impaired health resulting from long workdays
- Reduced quality of family life resulting from long workdays
- Compromised air quality

With transit-oriented development and smart growth at the forefront of much of the current planning discussion, it has become necessary to consider alternative forms of higher-density housing within the community. The Housing Element Update will align with the concept of smart growth as being a mode of more sustainable development options that gives options to all socioeconomic levels within the city and region. The Housing Element will focus on the inclusion of a variety of housing options to meet all needs within the community plus identify in-fill development opportunities that would be associated with the vacant land survey required in the Housing Element Update.

At a regional level, there is still much housing that is needed to achieve this jobs/housing balance. At a local level, La Verne has provided much of this needed housing. In fact, the City is much more deficit on the jobs side of the equation as there is much less commercial and industrial development in relation to the housing development. In spite of the need for commercial and industrial development, La Verne has pursued its commitment to provide additional housing. This is evidenced by the

surplus of housing that has been provided for the 1999 Regional Housing Needs Assessment.

The last major update of La Verne's Housing Element was adopted in 1997 (Resolution #97-100). In 2000 there was an updated Housing Element that was slightly edited for consistency with the general plan format with the last general plan revision in 1998. However, no substantial changes were made at that time.

State mandate requires that housing elements be updated no less than once every five years. As a result of the state budget act, the preparation of the Regional Housing Needs Allocation (RHNA) was suspended for the last few years. The mandatory update deadline for this Housing Element Update is June 30, 2008.

Vision

The City of La Verne wanted to create a vision statement that would serve as a guide throughout the Housing Element; all analysis and programs would be developed in order to further this vision. With the help of the Housing Element Working Group, which was established for this Housing Element Update, the City of La Verne was able to construct a vision statement that encompasses a variety of housing types for all households. This vision also ensures a sustainable Housing Element that will maintain high quality housing stock for the future. The Housing Element Working Group collaborated on a vision statement that would encompass all housing needs.

In the 2000 Housing Element Update the City of La Verne's aim was to manage housing so that the City could:

- Preserve, improve and maintain housing and neighborhoods.
- Identify and address the existing and future needs of citizens.
- Ensure a variety of housing types available to all economic segments of the community.
- Provide housing assistance to families and households with special needs.
- Implement creative solutions involving policy, politics and participation.
- Incorporate broad-based citizen support.
- Utilize creative finances, increased density in special circumstances and infrastructure maintenance.

Now with the 2008 Housing Element Update the City's vision remains to manage housing but also begin to expand on the various concepts that will help the housing stock continue to sustain. This includes:

- Incorporate the three tenets of sustainability into the housing stock: social, economic, and environmental.
- Focus on community health in relation to housing programs and policies.
- Continue to preserve, improve and maintain existing housing and neighborhoods.
- Identify and address the existing and future needs of all citizens.
- Ensure a variety of housing types and opportunities available to all economic segments of the community.
- Provide housing assistance to families and households with special needs.
- Implement creative solutions involving policy, politics and participation.
- Incorporate broad-based citizen support.
- Utilize creative finances, increased density in special circumstances and infrastructure maintenance.
- Encourage in-fill development in existing residential neighborhoods.
- Provide housing options that encompass all housing needs for the community.
- In-fill development, redevelopment opportunities, and revitalization of residential areas including low-density, medium-density, and high-density.

Achieving the Vision

The 2008 Housing Element Working Group was also given the task of developing applicable approaches and benchmarks that will assist in the City of La Verne attaining the vision set forth.

- Balance the need for new housing units with the quality of life standards that already exist in the City of La Verne. This would entail requiring adequate utilities and infrastructure for new housing units and provide adequate public safety personnel for neighborhood safety.

- Foster low-impact development that maintains green space within the City and requires new developments to incorporate green spaces within plans.
- Incorporate different housing types that are appropriate to the different segments of the City. Disperse affordable housing projects throughout the City and focus mixed-use development in commercial cores and along transit corridors.
- Implement housing programs that help first time homebuyers and special needs groups in the City and that provide incentives for developers that encourage affordable, green, housing development.
- Develop partnerships to provide housing units and opportunities for special needs groups within the City of La Verne.
- Develop policies that allow for ease of processing of second units within the downtown core of the City.

Necessity for an Update

State law mandates that housing elements be updated no less than once every five years in order to give municipalities the opportunity to review and evaluate the existing housing elements. The update process gives cities the time to see what was effective within the previous planning period. Each municipality should evaluate the previous housing element programs for progress, effectiveness, and appropriateness. Also this process gives cities the opportunity to update key statistical data, housing need assessments, and adequate sites inventory that help guide smart residential development.

State Housing Element Requirements Overview

With the creation of a number of statutes regarding housing element law there have been multiple requirements added that each city's housing element must meet in order to be considered in compliance. To achieve compliance and produce a Housing Element that is California State Certified the Housing Element Update must address individual sections that combine to exhibit a clear plan that can be implemented. These sections include revision and review, housing needs assessment, sites inventory and analysis, constraints on housing, quantified objectives, specific topics relating to analysis, public participation, consistency with the general plan, and housing programs that are designed for implementation and that address both analysis and constraints identified throughout the element.

A review must be conducted evaluating the existing adopted housing element for the previous planning period. This review must address:

1. The effectiveness of the element in producing results as a result of the goals, objectives, and programs;
2. Progress in implementation of programs analyzing what was planned and what was achieved, and;
3. Appropriateness of goals, objectives and policies in order to decide what should be incorporated in the update based on results from the previous element.

The housing needs assessment should include quantified information that can be used to analyze aspects of the community that the Housing Element will impact. The analysis should at a minimum include:

1. Number of existing households and housing units
2. Lower-income households overpaying for housing
3. Special housing needs analysis and estimated number of households
4. Number of overcrowded households
5. Number of housing units in need of rehabilitation
6. Number of housing units in need of replacement
7. Analysis of existing assisted housing projects at-risk
8. Projected housing need (including RHNA allocations)
9. Analysis of progress toward RHNA in current planning period
10. Employment
11. Population trends

A sites inventory and analysis must be conducted to identify parcels within the jurisdiction that are currently either undeveloped or underdeveloped. Included in this analysis is the identification of specific zoning and development standards, environmental constraints, special needs housing capacity, and utility availability for the parcels listed in the inventory.

A constraints analysis must be conducted examining both governmental and nongovernmental constraints that will impact housing within the jurisdiction.

Governmental constraints that are analyzed include:

1. Land-use controls
2. Codes and enforcement
3. On/Off-site improvements
4. Fees and exactions
5. Processing and permit procedures
6. Housing for persons with disabilities

Nongovernmental constraints that are analyzed include:

1. Availability of financing
2. Price of land
3. Cost of construction

A list of quantified objectives for the number of housing units (by income level) over the time frame of the element must be included. This must outline constructed, rehabilitated, and conserved/preserved housing units by income level (very low, low, moderate, above moderate).

Efforts to achieve public participation throughout the housing element update process must be included as a section of the housing element. A “diligent effort” must be made to include public participation that is representative of the community as a whole and that participates in the development, adoption and implementation of the housing element. An analysis of opportunities for energy conservation in residential development must be included. Consistency between the Housing Element Update and the other General Plan elements must be achieved and maintained; the consistency must be illustrated within the Housing Element. A description of the amount and uses of monies in the redevelopment agency’s Low and Moderate (L&M) Fund must be provided.

Finally, housing programs should be included that address the review, analysis, and constraints that were addressed throughout the Housing Element. The housing programs should indicate program action, agency responsibility, and time frame for implementation. The City should include a section that illustrates that adequate sites will be provided to accommodate regional need, income levels, and a variety of housing types. Housing programs should also assist in the development of adequate housing to meet the needs of low-income and moderate-income households. Governmental constraints including land-use controls, building controls, site improvements, fees and exactions, processing and permit procedures, and housing for persons with disabilities should also be addressed through housing programs. Housing programs should also be created and implemented to conserve and improve the condition of the existing affordable housing stock, to promote equal housing opportunities, and preserve units at-risk for conversion.

Updated Statutory Requirements

SB 520: This statute was created in 2001 to require housing elements to include both analysis of governmental and nongovernmental constraints; and create programs that address these constraints and establish appropriate reasonable accommodation procedures. This was also amended to include a section within the element that would include housing for persons with disabilities.

AB 2348: Adds a detailed inventory of sites requirement to the Housing Element. This must include a parcel listing and is meant to promote certainty in the review process.

AB 1233: If, while reviewing a previously adopted housing element, a city is found to have failed to identify or implement adequate sites, the municipality must either zone or rezone areas to address this need within one-year of the update. The previous sites must be zoned for in the first year of the current planning period in addition to the new projected need that is associated with this housing element update planning period.

SB 1087: Local governments are required to send their adopted housing elements to the water and sewer providers that service the city. Water and sewer providers are required to establish specific procedures that will allow them to grant priority services to housing that includes affordable units for lower-income households. This statute also prohibits these providers from denying or conditioning approval for developments with affordable housing unless specific findings can be made.

SB 575: This statute requires that a City must make specific findings when denying a project that include low-income and/or moderate-income housing units. The requirement prohibits against arbitrarily denying affordable housing projects; a finding can no longer be made if a project is proposed on a site that is identified in the element as suitable for low-income or moderate-income need or if the adopted housing element does not identify adequate sites for affordable housing.

AB 2634: Requires quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units. Cities must identify the needs of extremely low-income housing and include an amended list of housing types that must be included in the Housing Element.

AB 2511: This statute strengthens Anti-NIMBY protections and includes provisions relating to the “No Net Loss” requirements. It also enforces the requirement to compile a report of implementation of the General Plan and meeting Regional Housing Needs Assessment allocations.

Public Involvement

Public Participation and Outreach has been a driving force during in the 2008 Housing Element Update process so that the City may develop a plan that is useable and relevant to the community. Creating a Housing Element Working Group allowed the City of La Verne the opportunity to tap resources that would be comprised of members from different community groups and other stakeholders within the City. Also, combining community workshops with Planning Commission and City Council informational workshops allowed City Officials and the public to interact and hear a variety of views. **Appendix A** includes all agendas and minutes from the Housing Element Working Group, Planning Commission, and City Council Meetings.

Who was invited to participate?

- Bonita Unified School District
- David and Margaret Home Youth and Family Services
- El Siglo Corporation
- Fairplex
- Fourcast Development (Local Developer)
- Habitat for Humanity
- Hillcrest Homes
- Hughes Development (Local Developer)
- La Verne Chamber of Commerce
- La Verne City Council
- La Verne Code Enforcement
- La Verne Community Development Department
- La Verne Community Services Department
- La Verne Fire Department
- La Verne Planning Commission
- La Verne Police Department
- La Verne Public Works
- La Verne Retired Senior Volunteer Patrol (RSVPs)
- Lewis Homes (Developer)
- Southern California Edison
- Stakeholders/Residents from Mobile Home Parks in La Verne
- Stakeholders/Residents that have participated and lived in La Verne for a long period of time
- Stakeholders/Residents that have worked with the City in Preservation of Open Space
- Stakeholders/Residents that work with Real Estate in La Verne
- The Gas Company
- University of La Verne
- WF Construction (Local Developer)
- William Fox Homes (Local Developer)

What was done?

A working group was established to assist and guide the public participation aspect of the 2008 Housing Element Update of the General Plan. The working group was comprised of community members, community organizations, developers, city staff, and a liaison member from both the Planning Commission and the City Council, including representatives from the following organizations:

- Bonita Unified School District
- La Verne Mayor
- City Council-member
- David and Margaret Home
- Fairplex
- Fourcast Development
- Habitat for Humanity
- Hillcrest Homes
- Hughes Development
- La Verne Chamber of Commerce
- La Verne Community Development Staff
- La Verne Fire Department
- La Verne Public Works
- La Verne Police Department
- Lewis Homes
- Planning Commissioner
- Southern California Edison Company
- The Gas Company
- University of La Verne
- WF Construction
- William Fox Homes
- La Verne Residents
- La Verne/San Dimas Meals on Wheels
- Veterans of Foreign Wars (VFW) Post 12034

The Housing Element identifies and analyzes the City's existing and projected housing needs and contains the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Public participation is an important part of the Housing Element Update process so that the City may develop a plan that is useable and relevant to the community.

The Housing Element Working Group was organized to provide the City of La Verne the ability to conduct public outreach and at the same time address specific needs of the update process that the Community Development Department has identified.

The Housing Element Update Working Group provided much needed community input so that the City of La Verne can produce a sustainable Housing Element that will

maintain high quality housing stock for the future. The Community Development Department worked to create a Housing Element that is both user-friendly and practical so that it may be a functional document.

There were four meetings of the Housing Element Update Working Group, each meeting focusing on different aspects of the Housing Element Update and State guidelines for Housing Element compliance.

- *Meeting #1:* Overview of the Housing Element, the update process, and State regulations. Brainstorming development of a vision statement to guide both the Working Group and the Housing Element Update.
- *Meeting #2:* Identification of Special Needs Population Groups, review of residential densities, and mapping exercise to identify appropriate densities for different parts of the City.
- *Meeting #3:* Review of the completed vision statement, special needs group populations, constraints analysis, and a “Quality of Life” discussion.
- *Meeting #4:* Review of draft 2008 Housing Element Update.

The Housing Element Update Working Group was an essential part of the public participation component of this update. The input and feedback that the City received during these meetings enabled the Staff to integrate key ideas into this Housing Element Update. As a result ideas were incorporated from people who have lived in the City for a long time or have worked in the City in development, real estate, and services.

The Working Group took an active role in developing a vision that would guide the 2008 Housing Element Update. They were able to expand definitions of Special Needs Groups that would be specific to the City of La Verne, and participate in a review of constraints that impact housing in the City.

There was a great deal of hands-on experience for the Working Group through learning about residential densities that are currently existing in La Verne as well as emerging trends that are prominent today in residential development. The Working Group was also able to participate in a mapping exercise, which broke the overall Working Group into smaller groups that worked with Staff to designate residential densities to where they felt it was appropriate for the City. Members were allowed to allocate different densities to different parts of the City, including:

- Hillside Residential (0-2 D.U. per Acre)
- Low-Density Residential (0-5 D.U. per Acre)
- Medium-Density Residential (0-10 D.U. per Acre)
- High-Density Residential (0-15 D.U. per Acre)
- Mixed-Use High-Density Residential With Commercial /Office

The mapping exercise discussion was so lively that the participants actually expanded the mapping exercise to include such residential uses as institutional, second unit development, and transitional housing.

City Staff also kept both the City Council and Planning Commission well informed by presenting Staff Reports throughout the update process. The Draft Housing Element was presented to both the City Council and Planning Commission in December 2007. The Final Housing Element Update being presented and adopted in May 2010.

The Housing Element Update Working Group has expressed interest in maintaining contact with the City of La Verne Community Development Department throughout the Housing Element planning period (2008-2014).

Highlights

The **Issues, Goals & Policies** section of this **Housing Chapter** will address these topics:

Housing Stock

La Verne is fortunate to have a large inventory of recently constructed homes in good condition.

More than half the City's housing units were built after 1970. However, a substantial portion (1,029 units or nearly ten percent (10%) of the housing stock) was built before 1950, and most of these were built before 1940. Housing of this vintage frequently requires major maintenance or improvement. Included in this inventory of aged housing are most of the homes in the Lordsburg Specific Plan area (Neighborhood 7). This is the location of the original Lordsburg settlement, the historic center of La Verne.

The City of La Verne experienced a rapid population growth in the 1980s at 81.32% and a moderate growth in the 1990s at 31.43%. **Table H-1** illustrates that between 1990-2006 there has been a total of 7.70% growth in population, which has been a slight increase. **Table H-2** compares La Verne's population growth and the growth that surrounding cities have experienced. The City of La Verne's population growth has been comparable to that of the surrounding cities and Los Angeles County, as can be seen in **Table H-3**.

Table H-1: Historic Population Growth in La Verne 1910-2000		
Year	Overall Population	% Change
1970	12,965	-
1980	23,508	81.32%
1990	30,897	31.43%
2000	31,638	2.40%
2006	33,316	5.30%

Source: 2000 US Census Data: P1. TOTAL POPULATION [1] - Universe: Total population

Table H-2: Population Trends in Nearby Communities					
City	1990 Population	2000 Population	% Change	2006 Population	% Change (2006)
Claremont	32,503	33,998	4.60%	35,103	3.25%
Glendora	47,828	49,415	3.32%	50,370	1.93%
La Verne	30,897	31,638	2.40%	33,316	5.30%
Montclair	28,434	33,049	16.23%	35,544	7.55%
Pomona	131,723	149,473	13.48%	154,271	3.21%
San Dimas	32,397	34,980	7.97%	35,714	2.10%
Upland	63,374	68,393	7.92%	73,379	7.29%

Sources: 1990 US Census Data: STF3 – Table P001 – Universe: Persons
2000 US Census Data: P1. TOTAL POPULATION [1] - Universe: Total population
California Department of Finance (Report E-5) 2001–2008, with 2000 Benchmark

Table: H-3: Regional Population Trends					
Jurisdiction	1990 Population	2000 Population	% Change	2006 Population	% Change
Los Angeles County	8,863,164	9,519,338	7.40%	9,948,081	4.50%
California	29,760,021	33,871,648	13.82%	36,457,549	7.63%

Sources: 1990 US Census Data: STF3 – Table P001 – Universe: Persons
2000 US Census Data: P1. TOTAL POPULATION [1] - Universe: Total population
California Department of Finance (Report E-5) 2001–2008, with 2000 Benchmark

Historic Homes

Although most of La Verne’s housing is recently constructed, there is a substantial inventory of older homes that need maintenance and preservation. The Lordsburg community has the greatest concentration of older homes in the City. The condition of these homes is generally good; however, there are areas of dilapidated housing in La Verne that will require maintenance and rehabilitation.

Housing Needs: Existing & Future

There are two types of housing “need” that should be considered in the housing chapter – “existing need” and “future need.” “Existing need” refers to those households currently living in La Verne, which may need assistance finding housing that is appropriate to their need and income. “Future need” refers to the number of housing units for all income brackets that will be needed over the next five years.

New homes in La Verne are beyond the reach of low-income and moderate-income households, but there is affordable housing in mobile homes, apartments and smaller

homes in the older sections of town. However, many of these older homes are in need of maintenance and rehabilitation.

La Verne must maintain a balance of housing types reflective of the variety of household sizes and means throughout the community. The City will continue to monitor housing needs through the Housing Element Update process. Through this process, the City will be able to evaluate housing programs to address current and future housing needs.

Housing Development

On September 7, 2007, the Southern California Association of Governments (SCAG) Regional Council adopted the Regional Housing Needs Assessment (RHNA) for 2006-2014. The 2006 RHNA Allocations include targets for vacancy, replacement, construction, and total need. These targets distribute the total need by income level and can be seen in **Table H-4**. The income distributions for each income group can be seen in **Table H-5**.

Table H-4: Regional Housing Needs Assessment (RHNA) January 1, 2006- June 20, 2014					
City of La Verne	Total Units	Very Low	Low	Moderate	Above Moderate
Regional Housing Needs	855	220	136	148	351
Percent of Total Housing Need	100%	25.80%	15.90%	17.30%	41.00%

Source: SCAG Regional Housing Needs Assessment – July 12, 2007

Table H-5: State Income Limits for 2008									
Los Angeles County									
Number of Persons in Household									
County	Income Category	1	2	3	4	5	6	7	8
Los Angeles County Area Median Income \$59,800	Extremely Low	\$15,950	\$18,200	\$20,500	\$22,750	\$24,550	\$26,400	\$28,200	\$30,050
	Very Low	\$26,550	\$30,300	\$34,100	\$37,900	\$40,950	\$43,950	\$47,000	\$50,050
	Low	\$42,450	\$48,500	\$54,600	\$60,650	\$65,500	\$70,350	\$75,200	\$80,050
	Moderate	\$50,300	\$57,400	\$64,600	\$71,800	\$77,500	\$83,300	\$89,000	\$94,800
	Median Income	\$41,900	\$47,800	\$53,800	\$59,800	\$64,600	\$69,400	\$74,200	\$78,900

Source: California Department of Housing and Community Development
Official State Income Limits for 2008 <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k8.pdf>

As seen in **Table H-4** La Verne has been assigned 855 total units for this RHNA planning period. La Verne has provided 46 new units since 1/1/2006, which can be seen in **Table H-6**.

Table H-6: Construction Permits 2006 - 2007				
	Single Family Residential Tracts	Single Family Residential Miscellaneous Infill	2nd Units	Total Units
Housing Constructed Since 2006	31	13	2	46
Source: City of La Verne Building Department				

Affordability

According to 2000 Census data, income levels in the City vary widely from one census tract to another. There is a concentration of low-income and very low-income households in census tracts 4015.00, 4016.01, 4016.02, and 4016.03, which include most of the City south of Foothill Boulevard and are roughly comparable to the Foothill Corridor, Lordsburg, and South La Verne Planning Areas of the general plan Land Use chapter (Areas 5, 6, 7, and 8).

To some extent, the number of low-income households in these areas may be inflated due to the proximity of the University of La Verne. Student incomes are traditionally low, but scholarships and parental support are not included in reported income. Nevertheless, in 1990 eighty-seven percent (87%) of all low and very low-income households in the City live in these areas.

An analysis of local conditions within these census tracts suggests that low-income and very low-income households are located primarily in the Lordsburg and South La Verne neighborhoods.

Table H-7 shows housing expenditures as a percentage of income. In general, a low-income household should not pay more than thirty percent (30%) of its income for shelter. **Table H-7** shows that in 1990, over eighty-one percent (81%) of renters earning less than \$10,000 per year were paying over thirty percent (30%) of their incomes for housing and sixty-six percent (66%) of homeowners earning less than \$10,000 per year were paying over thirty percent (30%) of their incomes for housing. In 2000, over seventy-seven percent (77%) of renters earning less than \$10,000 per year were paying over thirty percent (30%) of their incomes for housing and over sixty-seven percent (67%) of homeowners earning less than \$10,000 per year were paying over thirty percent (30%) of their incomes for housing. Therefore, there are several low-income households in the City that are overpaying for housing. These households need assistance with their housing costs.

**Table H-7:
Housing Expenditures**

Income/Cost	1990				2000			
	Renter	%	Owner	%	Renter	%	Owner	%
Income < \$10,000	373	100.00%	274	100.00%	260	100.00%	118	100.00%
Spent 0-19.0%	0	0.00%	52	18.98%	0	0.00%	0	0.00%
Spent 20.0-24.0%	0	0.00%	21	7.66%	0	0.00%	0	0.00%
Spent 25.0-29.0%	58	15.55%	11	4.01%	8	3.08%	9	7.63%
Spent 30.0-34.0%	17	4.56%	37	13.50%	8	3.08%	9	7.63%
Spent 35.0% or more	235	63.00%	126	45.99%	194	74.62%	71	60.17%
Not Computed	63	16.89%	27	9.85%	50	19.23%	29	24.58%
\$10,000 - \$19,999	438	100.00%	223	100.00%	212	100.00%	165	100.00%
Spent 0-19.0%	20	4.57%	103	46.19%	0	0.00%	31	18.79%
Spent 20.0-24.0%	11	2.51%	8	3.59%	5	2.36%	5	3.03%
Spent 25.0-29.0%	34	7.76%	13	5.83%	6	2.83%	5	3.03%
Spent 30.0-34.0%	38	8.68%	16	7.17%	22	10.38%	0	0.00%
Spent 35.0% or more	335	76.48%	83	37.22%	168	79.25%	115	69.70%
Not Computed	0	0.00%	0	0.00%	11	5.19%	9	5.45%
\$20,000 - \$34,999	769	100.00%	727	100.00%	561	100.00%	547	100.00%
Spent 0-19.0%	84	10.92%	260	35.76%	11	1.96%	160	29.25%
Spent 20.0-24.0%	116	15.08%	61	8.39%	43	7.66%	15	2.74%
Spent 25.0-29.0%	165	21.46%	34	4.68%	26	4.63%	32	5.85%
Spent 30.0-34.0%	142	18.47%	12	1.65%	122	21.75%	18	3.29%
Spent 35.0% or more	241	31.34%	360	49.52%	333	59.36%	322	58.87%
Not Computed	21	2.73%	0	0.00%	26	4.63%	0	0.00%
\$35,000 - \$49,999	637	100.00%	925	100.00%	563	100.00%	616	100.00%
Spent 0-19.0%	240	37.68%	256	27.68%	88	15.63%	147	23.86%
Spent 20.0-24.0%	207	32.50%	117	12.65%	219	38.90%	63	10.23%
Spent 25.0-29.0%	127	19.94%	111	12.00%	125	22.20%	13	2.11%
Spent 30.0-34.0%	35	5.49%	94	10.16%	76	13.50%	33	5.36%
Spent 35.0% or more	28	4.40%	344	37.19%	40	7.10%	360	58.44%
Not Computed	0	0.00%	0	0.00%	15	2.66%	0	0.00%
\$50,000 or more	458	100.00%	4060	100.00%	819	100.00%	5299	100.00%
Spent 0-19.0%	309	67.47%	1679	41.35%	583	71.18%	2308	43.56%
Spent 20.0-24.0%	102	22.27%	607	14.95%	152	18.56%	956	18.04%
Spent 25.0-29.0%	12	2.62%	599	14.75%	40	4.88%	812	15.32%
Spent 30.0-34.0%	23	5.02%	540	13.30%	15	1.83%	486	9.17%
Spent 35.0% or more	0	0.00%	635	15.64%	13	1.59%	737	13.91%
Not Computed	12	2.62%	6	0.15%	16	1.95%	0	0.00%

Source: 2000 US Census: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999
 *Table H73: HOUSEHOLD INCOME IN 1999 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999
 *Table H97: HOUSEHOLD INCOME IN 1999 BY SELECTED MONTHLY OWNER COSTS
 *Table H050: HOUSEHOLD INCOME IN 1989 BY GROSS RENT
 *Table 059: HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY OWNER COSTS

Table H-8 compares median housing costs with median income for La Verne and the region in 1990 and 2000. Federal standards suggest that a household can afford to buy a home worth up to three times its yearly income. Under this guideline a household earning the 2000 median income of \$61,326 could not afford to purchase the median priced house of \$242,100 in La Verne. However, households earning the 2000 median income could afford the median rent of \$856 without spending more than thirty percent (30%) of their income. For those earning less than \$10,000 per year, the median rent would not be affordable.

Table H-8: Median Household Income and Median Housing Costs (in 1999 Dollars)						
	1990			2000		
Jurisdiction	Median Income	Median Value	Median Rent	Median Income	Median Value	Median Rent
Claremont	\$53,479	\$251,800	\$702	\$65,910	\$251,000	\$771
La Verne	\$46,587	\$253,200	\$675	\$61,326	\$242,100	\$856
Pomona	\$32,132	\$133,700	\$592	\$40,021	\$137,700	\$644
San Dimas	\$50,268	\$241,000	\$745	\$62,885	\$232,400	\$876
Los Angeles	\$34,965	\$223,800	\$626	\$42,189	\$209,300	\$704
Source: Census 2000 Summary File 3 (SF 3) Sample Data P53: Median Household Income in 1999 (Dollars) H63: Median Gross Rent (Dollars) Specified Renter-Occupied Housing Units H76: Median Value (Dollars) for Specified Owner-Occupied Units						

Review of Existing Housing Element

Review of Housing Programs

The following is a listing of previous housing programs and discussion of their status and progress in implementation:

1. **Housing Rehabilitation Program** - Since January 1, 1998, the La Verne Redevelopment Agency Housing Rehabilitation Program has provided rehabilitation grants to more than 165 low-income to moderate-income households. The funding source for this program is the City's redevelopment 20% set-aside funds. This program has helped to preserve many of the City's existing affordable housing and will be continued.
2. **Rental Rehabilitation** - No rental rehabilitation grants or loans have been issued due to the lack of participation and concerns regarding affordability restrictions by property owners. This program will not be continued.
3. **Manufactured Homes on Single Family Lots** - Although the City allows manufactured homes on single-family residential lots, no requests have been made.
4. **Mobile Home Rent Control** - Since the City instituted a rent control ordinance for mobile home parks; rent increases have been kept to very reasonable levels. The ordinance places a maximum increase of no greater than the U.S. Department of Labor Consumer Price Index. The average annual rent increase since 1989 has been approximately 2%. This is a major accomplishment since La Verne has over 1,700 mobile homes, a significant affordable housing resource.

In addition, before the 2000 update the City of La Verne purchased two mobile home parks. Municipal ownership helps to ensure that rents are maintained at a reasonable level.

5. **Second Units** - Since the adoption of the second unit ordinance, the City has approved eighteen (18) second units. There were additional applications, which were not approved, but rather denied or withdrawn due to failure to meet all requirements for the construction of second units. The second unit ordinance was rewritten in 2003 in order to comply with State law. It was rewritten to allow the City to maintain its standards and be consistent with other standards such as those for additions. The Planning Commission recommended and the City Council approved the ordinance in 2003/2004. Since this time the ordinance has not been reviewed. To comply with California State Law AB 1866 Section 65852.2 (second unit law) the City

allows single-story second units with a ministerial permit and two-story second units with a conditional use permit.

6. **Condominium Conversion Ordinance** - There have been no condominium conversions in the City since the last Housing Element Update resulting in the preservation of affordable housing. The City will continue to enforce the ordinance.
7. **Fair Housing Services** - The City of La Verne has provided fair housing services through the Fair Housing Foundation. The program provides services to approximately five persons or families per month. Participation in this program will continue.
8. **Section 8** - The City continues to participate in the Los Angeles County Community Development Commission Section 8 Certificate/Voucher Rental Assistance Program. This program provides rent payment subsidies from HUD to very low-income households in privately owned units. This program is funded through HUD rent subsidy funds and administered by the CDC/Housing Authority. As of 2000, 37 households in La Verne were being assisted through the program.
9. **Revenue Bonds** – This program was not implemented during the last five (5) years; however, the City and the Redevelopment Agency plan to keep this program active in this housing element planning period.
10. **Density Bonus Program** - Since 1998, the City has processed and approved a density bonus for one senior housing project, completed in 1999. The project is known as Vintage Grove Senior Apartments and consists of 110 units for low-income and moderate-income senior citizens. The City will continue to grant density bonuses to developers with qualifying projects. In 2005/2006 the City approved the Magnolia Courts Project, a 101-unit senior housing project that utilized the density bonus program but the developer did not include any low-income or moderate-income units but rather paid in-lieu fees.

Table H-9 provides analysis and summaries of the 2000 Housing Element Programs that were to be implemented in the previous planning period 2000 – 2005. The table breaks each program down into action, timing and responsibility; and analyzes the objective, result, and evaluation of each program. Finally, the table reflects whether the program should be continued, modified, or deleted in the 2008 Housing Element Update. Depending on the result and evaluation of the program it will be continued, modified, or deleted in the upcoming planning period of 2008 and 2014. If the program is continued or modified it will be included in the programs section of the 2008 Housing Element.

Table H-9 (a): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: Housing Rehabilitation Timing: On-going Responsibility: RDA/CDD</p>	<p>Rehabilitate housing for low-income owners. 30-40 grants/yr. 3-5 loans/yr.</p>	<p>Annually the City receives CDBG Grant Funds to allow for the rehabilitation of approximately 20-30 mobile homes and 3-5 single-family units per year.</p>	<p>A very successful program. Advertising for program has expanded to include flyers being delivered at all Mobile Home Parks and Program Administrator making visits to talk about the program at some of the mobile home parks.</p>	<p>Continue – Modify to exclude loans as a part of the housing rehabilitation program due to the fact that banks cannot approve these loans any longer.</p> <p>Increase outreach to single-family residential.</p> <p>Grants to continue at same or increased level depending on availability of funds that are allocated to the City of La Verne.</p>
<p>Action: Rental Rehabilitation Timing: On-going Responsibility: RDA/CDD</p>	<p>Rehabilitate rental housing. 5 grants/yr. 5 loans/yr.</p>	<p>No housing units have been rehabilitated through this program within the previous planning period.</p>	<p>Owners did not want to be tied to the 50 year affordability requirement</p>	<p>Delete due to lack of interest</p>
<p>Action: Manufactured Housing Timing: On-going Responsibility: CDD</p>	<p>Encourage use of manufactured housing as affordable housing. Encourage manufactured housing as an alternative.</p>	<p>Permitted as long as manufactured housing meets City structural standards. A manufactured home is acceptable as long as it meets City development and architectural standards.</p>	<p>No overt efforts to encourage use of such types of housing. Staff to research the use of manufactured housing and different manufactured housing types (pre-fabricated).</p>	<p>Continue</p> <p>May have good applicability for rehabilitation of City-owned Valley Rancho Mobile Home Park.</p>
<p>Action: Mobile Home Rent Control Timing: On-going Responsibility: Administration</p>	<p>Control rent increases to reasonable levels. Control rent increases to preserve affordable housing.</p>	<p>Residents in 5 of the City's 8 mobile home parks are subject to the City's Rent Control ordinance. Average rents are \$580 per month; 10 - 15% less than parks not under rent control.</p>	<p>Has met its intended goal.</p>	<p>Continue</p>

Table H-9(b): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: Second Units Timing: On-going Responsibility: CDD</p>	<p>Allow second units in single-family zones with CUP. Continue to promote ordinance.</p> <p><i>(One-story second units no longer require a conditional use permit – only two-story second units require a conditional use permit.)</i></p>	<p>The City revised the second unit ordinance in 2004 to comply with state law. Single-story second units are ministerial as long as requirements are met.</p> <p>A new chart was created for the public to make standards easy to understand.</p>	<p>More 2nd units have been approved than in previous years.</p> <p>Since 1999 the City has approved 18 second units.</p> <p>Since the second unit ordinance was changed in 2004 there have been 12 second units approved.</p>	<p>Modify to reflect current zoning standards and expand to encourage the retroactive permitting process for non-permitted second units that meet applicable code standards.</p>
<p>Action: Condo-Conversion Ordinance Timing: On-going Responsibility: CDD</p>	<p>Preserve affordable housing by discouraging conversions.</p>	<p>This policy has helped to preserve rental units.</p>	<p>No conversions have occurred within the previous planning period.</p>	<p>Continue</p>
<p>Action: Fair Housing Program Timing: On-going Responsibility: CDD</p>	<p>Provide fair housing services for low-income households.</p>	<p>Workshops are held several times a year to promote education and outreach.</p>	<p>An effective tool to help with discrimination in housing and conflict intervention and resolution.</p>	<p>Continue</p>
<p>Action: Section 8 Timing: On-going Responsibility: LACDC</p>	<p>Rental subsidies for low-income to very low-income households.</p>	<p>According to Los Angeles County, 37 households have been assisted since 2000; for a total of 237 units assisted in the City of La Verne.</p>	<p>Units maintained but some in danger of being converted to market rate units soon.</p>	<p>Continue to support Los Angeles County's Section 8 Housing Program.</p>

Table H-9(c): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: Scattered Site Housing Assistance Timing: By 2005 Responsibility: RDA</p>	<p>Housing assistance for low-income renters. Review feasibility of the program.</p>	<p>City attempted to use RDA set-aside money for 3 Habitat units but developer was unable to work through problems.</p>	<p>A good effort has been made to implement this program and hopefully it will be successful in the future as development opportunities arise.</p> <p>Los Angeles County currently has an RFP for specific sites within the unincorporated Los Angeles County area. This program will not benefit the City of La Verne.</p>	<p>Continue</p> <p>Possible applicability on Walnut Street properties and/or Habitat for Humanity.</p>
<p>Action: Revenue Bonds Timing: On-going Responsibility: RDA</p>	<p>Consider use of revenue bonds to develop affordable housing. Review feasibility of using revenue bonds.</p>	<p>There has been one case since 2000 where the City acted as a conduit for Millennium Housing, a private non-profit, to purchase a Mobile Home Park.</p>	<p>Limited opportunity for projects of this magnitude, but a good tool to use when the opportunity arises.</p>	<p>Continue</p>
<p>Action: Density Bonus Program Timing: On-going Responsibility: CDD</p>	<p>Offer density bonuses as incentives for development of affordable housing. Continue to offer bonuses to qualifying projects.</p>	<p>The City envisions that this program will be utilized in the future for the Old Town La Verne Specific Plan area.</p> <p>Density bonuses have been granted for senior housing in the Foothill Boulevard Specific Plan area.</p>	<p>There will be opportunities for future residential development to utilize the density bonus program.</p>	<p>Continue to offer density bonuses in accordance with State law.</p>
<p>Action: Code Enforcement Timing: On-going Responsibility: Police Department</p>	<p>Provide safe housing. Provide strong code enforcement.</p>	<p>Very successful with health and safety concerns. Involved with both planning concerns and public safety concerns. Took the opportunity to help two individuals who lost their home due to unsafe conditions.</p>	<p>The City's Code Enforcement only responds to complaints received due to a lack of staffing. There are known areas that could benefit from increased enforcement (i.e. Walnut Street and First Street).</p>	<p>Continue and consider modifying to include more proactive enforcement as well as outreach to promote other programs in the 2008 Housing Element Update.</p>

Table H-9(d): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: Mobile Home Park Purchase Timing: By 2000 Responsibility: RDA</p>	<p>Purchase of a 97-unit mobile home park to preserve affordability.</p>	<p>Completed</p>	<p>City has maintained ownership of the park with commitment to rehabilitate the park and for all units to remain as affordable housing</p>	<p>Continue to maintain ownership of the park and focus on rehabilitation of the units in the mobile home park.</p>
<p>Action: Land Write Down Fund Timing: By 2005 Responsibility: RDA</p>	<p>Agency to write-down land costs for affordable housing projects. Develop the program.</p>	<p>Has not yet been implemented. However, there is a Housing Development Impact Linkage Fee for Affordable Housing that can be used for this purpose (in addition to agency funds). Housing Development Impact Linkage Fee for Affordable Housing (Resolution 07-31) is \$1,500 per new residential unit in projects of three or more units for which purchase or rental value exceeds estimated affordability at the current County median income level as determined by the Community Development Department. Housing projects within the Central City Redevelopment Project area may be exempted by the City Manager (LVRA Executive Director) where the applicant has agreed to provide no fewer than six (6) affordable housing units to the City's (or La Verne Redevelopment Agency's) satisfaction. This fee shall apply to all residential projects authorized by a tentative map, final map, or non-subdivision precise plan approval for the construction of units granted after July 1, 1993. Current balance of fund = \$346,559.67 as of 07/2008</p>	<p>The Land Write Down Fund should be tied to the Housing Development Impact Linkage Fee for Affordable Housing rather than have a separate program that is not implemented.</p> <p>It is possible that the City will use this for land acquisition and housing production within the Walnut Specific Plan area.</p>	<p>Modify</p>

Table H-9(e): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Action: Historic Preservation Contracts "Mills Act" Timing: On-going Responsibility: CDD	Offer incentives for preservation of historic housing. Preserve existing historically qualified housing.	Five (5) new contracts since 2000.	Small but helpful and there has been an increase in interest by residents within the historical district of La Verne. City Staff has been working with all interested applicants.	Continue
Action: Silent Second Program Timing: On-going Responsibility: RDA	Acquire second trust deeds to enable moderate-income persons to purchase housing.	Used at "Foothill Collection" mid-90's, but not since. There were a total of 11 loans.	Staff needs to evaluate the effectiveness and interest in this program. Developers get more money for units but other units typically sell for less. There is opportunity to use this program within the Walnut Specific Plan area. However, there are high administrative costs associated with this.	Continue with careful monitoring and possible need for modification.
Action: Revolving Loan Fund Timing: By 2005 Responsibility: RDA/CDD	Provide loans and/or grants for special needs housing. Develop the program.	The City of La Verne never developed this program.	The City may be able to utilize linkage fee funds or redevelopment funds but administrative costs would be high. Bank reluctant with this type of loan.	Continue – cautiously
Action: Sweat Equity Loan/Grant Fund Timing: By 2005 Responsibility: RDA/CDD	Provide loans and/or grants for development of sweat equity housing. Develop the program.	Ideal for use by Habitat for Humanity. Hoping to try again when a new developer comes in with interest in working with Habitat.	Failed through no fault of City; has been successful in prior years.	Continue
Action: Mortgage Assistance Timing: On-going Responsibility: LACDC	Provide mortgage assistance to first time homebuyers. Continue participation in program.	The City refers people to the MCC program and HOP program – (however, the HOP is on hold – due to lack of funding in the County).	There have been 37 households helped through Los Angeles County programs since 2000.	Continue referral service.

Table H-9(f): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: Homeless Shelter/Transient Housing Timing: On-going Responsibility: CDD</p>	<p>Allow homeless shelters/transitional housing with CUP. Continue to allow uses with CUP.</p>	<p>Can be more efficiently run when cities combine efforts. The City should consider support of the Council of Churches housing shelter in Pomona.</p>	<p>Contact Brethren Church about their occasional efforts to house homeless people. Better for the City to work with local churches.</p> <p>There is opportunity, through funding, to team with the City of Claremont to utilize a Tri-City Mental Health homeless shelter in Pomona.</p>	<p>Modify – create a more active process for the City to work with local churches and regional organizations. Organize meetings to work out specifics.</p>
<p>Action: Emergency Shelter Timing: On-going Responsibility: CDD</p>	<p>Provide emergency shelter to homeless. Continue participation in program.</p>	<p>Support Tri-City Mental Health shelters with an annual grant.</p>	<p>Investigate if low/mod funds can be used for these programs.</p>	<p>Modify and Re-start program.</p>
<p>Action: Hunger Program Timing: On-going Responsibility: CDD</p>	<p>Provide emergency food assistance to homeless. Continue participation in program.</p>	<p>City does not fund this program any longer.</p>	<p>City does not fund with CDBG funds anymore.</p>	<p>Delete</p>
<p>Action: House of Ruth Timing: On-going Responsibility: Police Department</p>	<p>Provide services to battered women and their children. Continue participation in program.</p>	<p>Support House of Ruth with an annual grant.</p> <p>No funding from CDBG. Only support serviced from Police Department. (The City refers but does not fund)</p>	<p>House of Ruth provides emergency and transitional housing and support services for domestic violence victims and their children.</p> <p>Recommend funding in next planning period.</p>	<p>Continue/ Re-start</p>

Table H-9(g): Progress Towards Meeting 2000 Housing Element Goals & Objectives				
Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Action: Tri-City Mental Health Center Timing: On-going Responsibility: Administration	Active role in a joint powers commission and provide services to those in need.	Adult Outpatient Services Children Outpatient Services Emergency Services and Crisis Intervention Psychosocial Rehabilitative Programs Mental Health Support Services Pre-Vocational/Job Placement Services AB2034 with transitional housing program BIACO Drop-In Socialization Center	The City of La Verne is able to refer people to the Tri-City Mental Health Center for services that the City cannot provide but Tri-City can. Two members of the La Verne City Council serve on the Tri-City Mental Health Authority.	Continue

Review of Policy/Program & Accomplishments

The 2000 La Verne Housing Element identified policies and implementation measures to address the City's housing needs. The previous housing element set the stage for many initiatives to provide housing incentives, many of which are now in place. The following section is a review of previous housing programs and implementation measures to determine their appropriateness and effectiveness in meeting the City's housing goals.

Progress, Effectiveness, Appropriateness

Implementation Measures

The City implemented the following measures during the last Housing Element planning period:

- The City has maintained an effective code enforcement program and has transferred code enforcement responsibilities to the La Verne Police Department.
- Rezoned a three (3) acre industrial property to medium-density residential for a 31-unit residential subdivision.
- The Housing Rehabilitation Program has provided more than 214 grants to low-income to moderate-income households from January 2000 to June 2009. These funds are used for the repair and preservation of existing residential units in the City.
- Enforcement of the City's Condominium Conversion Ordinance has resulted in no conversions thereby preserving existing affordable rental housing.
- The City granted density bonuses as an incentive to three projects involving the construction of low-income housing or senior housing.
- The City participates and cooperates in LACDC Section 8 Rental Assistance Program administered by the CDC/Housing Authority. At least 37 households have been assisted through 2000.
- The City adopted the Lordsburg Specific Plan in 1992, which allows mixed-uses (commercial/residential) in the Lordsburg area.
- The City provides mental health services to low-income and moderate-income citizens through the Tri-City Mental Health Center. The program is funded with CDBG funds.

- The City allows one-story second units with a ministerial permit and two-story second units with the approval of a conditional use permit (those meeting the requirements).
- The City adopted the amended Foothill Boulevard Specific Plan in June 1999, which designated the entire Foothill Boulevard Specific Plan as a Commercial-Office district with potential areas for homeless shelters and transitional housing with the approval of a conditional use permit in each case.
- The City prohibits discrimination against families in rental housing. Fair housing services are provided through the Fair Housing Foundation.
- The City continues to enforce state and federal anti-discrimination laws through the provision of fair housing services.

Review of Policies:

A residential property maintenance ordinance was developed as part of the La Verne Municipal Code revision in the public peace, morals, and welfare section. Property maintenance and occupancy ordinances have been enacted and the City's code enforcement operates as a part of the La Verne Police Department. Staff time was used to develop the property maintenance and occupancy ordinances and maintain an effective code enforcement program.

Community Development Staff attempted to expand the residential rehabilitation program to include a tool bank and expert advisors for homeowners who want to do the repair work themselves. The goal of this policy was to allocate additional Staff time to expand the residential rehabilitation program to include a tool bank and rehabilitation advisors. However, this was determined not to be an effective use of Staff time or rehabilitation funds.

Table H-10 summarizes the evaluation of the progress that the City of La Verne has made towards meeting the 2000 Housing Element's policies and objectives. The table lists each policy and objective, evaluates the results then uses that evaluation to determine if the policy or objective should be continued, modified, or deleted in the 2008 Housing Element Update. If the policy or objective is continued or modified it will be included in the Housing Programs, Policies, and Objectives section of the 2008 Housing Element.

Table H-10(a): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
GOAL: PRESERVE OUR HOUSING AND NEIGHBORHOODS.				
<p>Policy 1.1 Maintain a strong code enforcement program.</p>	<p>a. An effective code enforcement program will continue to assist in the implementation of City housing programs. Code enforcement responsibilities were transferred to the La Verne Police Department in January 1994.</p> <p>b. Establish a neighborhood beautification program aimed at CDBG target census tracts and the apartment buildings on Price Drive and Hayes Drive.</p>	<p>Grants and loans are offered to income-qualified persons.</p> <p>On-going clean up of the Evergreen neighborhoods and other apartment complexes is facilitated through code enforcement.</p> <p>The City of La Verne does not have any census tracts that qualify as CDBG target areas.</p>	<p>City staff will survey the City during the 2008-2014 planning period to determine overall effectiveness of this policy.</p>	<p>Continue with modifications</p>
<p>Policy 1.2 Develop a residential property maintenance ordinance as part of the Zoning Ordinance revision.</p>	<p>a. Enact property maintenance and occupancy ordinances.</p> <p>b. Allocate staff time to implement the property maintenance and occupancy ordinances and maintain an effective code enforcement program.</p>	<p>An ordinance was adopted in 2003: Chapter 9.40 "Property Maintenance"</p>	<p>Established L.I.V.E. (La Verne Involved Volunteer Employees)– a volunteer City organization to assist low-income elderly residents in property clean up. There have been 3 sites cleaned up since inception (Code Enforcement monitors and implements).</p>	<p>Continue & Modify to emphasize implementation in the 2008 Housing Element Update.</p>

Table H-10(b): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 1.3 Continue to use Community Development Block Grant (CDBG) and redevelopment funds to provide below market interest rate loans and grants to lower income households for the repair and upgrade of their homes.</p>	<p>a. The Housing Rehabilitation Program will continue to provide housing rehabilitation grants and low interest loans to low-income households using redevelopment 20% tax increment housing funds.</p> <p>b. Use CDBG funds to fund the tool bank component of the residential rehabilitation program.</p>	<p>a. This was financed through set aside tax increment housing funds. The City no longer facilitates the loan portion of this program.</p> <p>b. The City will discontinue this program because it does not have adequate resources to administer the program.</p>	<p>The grant portion of this rehabilitation program is very successful. It receives a high level of interest by residents and the City is able to assist over 20 households each year.</p> <p>a. The City no longer facilitates the loan portion of this program due to legislation that no longer allows financing deferred (predatory lending laws) loans to low-income households for repairs.</p> <p>b. The City never implemented this portion of the program because it proved to be too staff-time intensive and overly restrictive with CDBG regulations.</p>	<p>Continue with modifications.</p> <p>Modify to eliminate the low-interest loans.</p> <p>Delete objective (b).</p>

Table H-10(c): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 1.4 Expand the residential rehabilitation program to include loans for repair of rental properties.</p>	<p>a. The Rental Rehabilitation Program will continue to provide rental housing rehabilitation subsidies, grants, and low interest loans to eligible households using redevelopment 20% tax increment housing funds. The Redevelopment Agency uses these funds for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low/moderate income.</p> <p>b. Initiate a neighborhood housing services (NHS) program. This program involves a revolving loan fund used by low-income and moderate-income homeowners to repair and rehabilitate their units. Seed money for the loan fund can be obtained from the Neighborhood Reinvestment Corporation (NRC), a national non-profit corporation. An NHS program is a local partnership of business people, local government and homeowners that work together to stabilize and improve residential neighborhoods.</p> <p>c. Allocate additional staff time to expand the residential rehabilitation program to include loans for repair of rental properties.</p>	<p>For a small city such as La Verne this policy involves heavy staff time and is complicated when budgeting for programs.</p>	<p>Hard for potential applicants to qualify for objectives (a) and (b). The City of La Verne only rehabilitates owner-occupied units to promote permanent housing stock.</p> <p>For objective (c), through code enforcement for rental units it has been agreed that landlords are responsible for the maintenance of their rental properties.</p>	<p>Delete</p> <p>Emphasize the Housing Rehabilitation Program</p>

Table H-10(d): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 1.5 Expand the residential rehabilitation program to include a tool bank and expert advisors for homeowners who want to do the repair work themselves.</p>	<p>a. Allocate additional staff time to expand the residential rehabilitation program to include a tool bank and rehabilitation advisors.</p>	<p>The tool bank portion of this program is not realistic to achieve with current and projected future staffing capabilities of the Planning and Community Development Department.</p>	<p>Discontinue use of the tool bank and advisors by continue with the residential rehabilitation program.</p>	<p>Delete the tool bank and expert advisors. Continue the residential rehabilitation program.</p>
<p>Policy 1.6 Continue to provide specialized assistance on the repair and maintenance of mobile homes.</p>	<p>a. Allocate additional staff time to expand the residential rehabilitation program to include repair and rehabilitation assistance for mobile homes.</p>	<p>Implemented under the housing rehabilitation program.</p>	<p>Allocate additional low-mod funds and grants to include (if feasible) this policy in the Housing Rehabilitation Program.</p>	<p>Continue (where and when feasible to do so)</p>
<p>Policy 1.7 Monitor at-risk affordable housing units by maintaining contact with property owners.</p>	<p>a. Communicate the City's desire to preserve the units as affordable. b. Explore local incentives that can be offered to property owners to preserve these units.</p>	<p>There were no at-risk units in the previous housing element planning period.</p>	<p>With the Canyon Terrace Development becoming at-risk for conversion in the upcoming housing element planning period, this 2008 Housing Element Update will need to address specific plans and programs to prevent such conversions.</p>	<p>Continue</p>

Table H-10(e): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/Delete
GOAL: PROMOTE THE HISTORIC PRESERVATION OF HOMES AND OTHER STRUCTURES THAT ARE PART OF LA VERNE'S PAST.				
Policy 2.1 Continue to designate Lordsburg (Neighborhood 7) and South La Verne (Neighborhood 8) as target neighborhoods for concentrated housing rehabilitation assistance under the programs in Policies 1.4 and 1.5 above.	a. Continue the current residential rehabilitation program for owner occupied units at a level of approximately 30-40 grants and 3-5 loans per year for the next five years.	In the previous planning period, few households from these neighborhoods participated in this program due to lack of meeting the income qualifications.	The City needs to further target the Lordsburg area homes by field survey or referral to work with homeowners in need of repair. The City no longer facilitates the loan portion of this program.	Continue – Modify to only include housing rehabilitation grants, not loans. In the 2008-2014 planning period there is interest in being more pro-active with this program and implement some “neighborhood beautification” programs.

Table H-10(f): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 2.2 As part of a citywide historic preservation ordinance, prepare guidelines and standards to assist property owners of historic homes to repair and renovate them in a historically and architecturally appropriate manner.</p>	<p>a. Housing Preservation Incentives will include:</p> <ul style="list-style-type: none"> • Use of Mills Act contracts to preserve identified historic or significant structures for a minimum 10-year cycle including contract terms to maintain affordability. • Creation of a La Verne Redevelopment Agency cost center to fund preservation linked housing programs including adaptive reuse. • Housing rehabilitation and loan programs to serve historic Lordsburg neighborhoods. • Reduce building permit fees for earthquake or other disaster affected historic housing stock. 	<p>Mills Act helps to preserve housing stock but does not help affordability except for moderately high-income to high-income people.</p> <p>The Mills Act has never been used to maintain affordability although it does decrease property taxes.</p>	<p>Adaptive reuse for the City of La Verne has been to turn housing into some other use rather than make non-residential structures into housing.</p> <p>Transit-oriented development may provide opportunities to turn non-residential historic structures into housing.</p> <p>The rehabilitation program should reference Lordsburg guidelines for historic buildings (regardless of location).</p>	<p>Modify to include certain rewording.</p>

Table H-10(g): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/Delete
GOAL: MAINTAIN A BALANCE OF HOUSING TYPES AND PRICE LEVELS TO MEET THE NEEDS OF ALL RESIDENTS OF OUR COMMUNITY.				
Policy 3.1 Continue to retain existing mobile home parks in La Verne.	a. Enact restrictions on subdivision of mobile home parks.	City Staff should deem this an enforcement policy rather than as a restriction.	Continue to utilize this policy as an enforcement tool for the land in the redevelopment project area.	Modify
Policy 3.2 Continue to enforce provisions of the Condominium Conversion Ordinance limiting conversion of apartments to condominiums.	a. Continue to enforce the Condominium Conversion Ordinance and discourage conversions in order to preserve existing affordable housing.	This policy has helped to preserve rental units.	No conversions have occurred within the previous planning period despite requests for conversions.	Continue
Policy 3.3 Increase the chances of home ownership for low and moderate income households through a “sweat equity” program in, which the participants pay their share of housing costs by helping to construct new houses.	a. Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on infill lots.	The City funded \$800,000 for Habitat for Humanity in Fiscal Year 2007-2008 – Project was not implemented due to site acquisition problems. \$100,000 of CDBG funds were also allocated for site acquisition in Fiscal Year 2007-2008	No sites were successfully acquired. The City of La Verne should work actively with Habitat for Humanity, and ensure all funded units receive 50-year affordability covenants.	Continue

Table H-10(h): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 3.4 Continue to preserve senior occupancy mobile home parks in La Verne.</p>	<p>a. Continue to enforce the Mobile Home Rent Control Ordinance to ensure affordability of housing in mobile home parks and to keep rent increases at very reasonable levels. Increases in rent will be no greater than the U.S. Department of Labor Consumer Price Index.</p> <p>b. Examine the feasibility of purchasing a mobile home park or condominium development through Revenue Bonds to ensure long term affordability of housing.</p>	<p>Five of the City's eight mobile home parks are subject to the City's rent control ordinance. In those parks, average space rents are \$580 per month, 10 - 15% less than parks not under rent control.</p>	<p>Has met its intended goal.</p>	<p>Continue</p>
<p>Policy 3.5 Continue to support the role of Hillcrest Homes (a retirement community) in providing for the housing needs of senior citizens.</p>	<p>a. Work with church groups and community service organizations to form an "assistance squad" to help seniors and the handicapped with some of the simpler maintenance chores around their homes.</p>	<p>This objective doesn't seem to fit with policy regarding Hillcrest. Rather it should continue to support Hillcrest to provide housing to meet the needs of senior citizens.</p>	<p>Hillcrest does not require the assistance of the City at this time.</p>	<p>Modify because this should become part of a more general policy.</p>
<p>Policy 3.6 Require that all new projects for senior citizens and the disabled be designed and operated by qualified persons experienced in serving these groups.</p>	<p>a. Require proof of experience and proper credentials of contractors, designers, and operators.</p>	<p>Impractical as it is written – this policy must be revised to be more useable during the 2008-2014 planning period.</p>	<p>Through design and plan check ensure that senior housing meets ADA requirements and provides support services to seniors as part of the design and development review process.</p>	<p>Modify</p>

Table H-10(i): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
GOAL: PROVIDE ADEQUATE HOUSING FOR ALL ECONOMIC SEGMENTS OF OUR COMMUNITY.				
<p>Policy 4.1 Continue and expand housing programs identified in Table H-7 (Table H-6: Summary of Housing Programs).</p>	<p>a. Where the City is named as the responsible agency, continue the housing programs described in Table H-7(H-6). These programs will be used to attain the Regional Housing Needs Assessment (RHNA) goals for needed units (RHNA goals for new units are shown in Table H-2).</p> <p>b. Determine how changes in tax law affect bonds issued under the Redevelopment Construction Loan Act (SB99). If financially feasible, develop single-family subdivision affordable to first time home buyers, which was funded by a \$24 million bond issue in 1983. If financially feasible, develop an additional 200 units by this means.</p> <p>c. Compile information on sources of funding for housing and housing programs for affordable housing. This information can be obtained from the State Department of Housing and Community Development (HDC). This information will be updated on a yearly basis.</p> <p>d. Explore the feasibility of a fund offering loans or grants for the provision of special needs housing falling into the following key categories:</p> <ul style="list-style-type: none"> • Senior Citizens/Low-Moderate Income • Physically Handicapped/Low-Income • Female Head of Household/Low-Income 	<p>Continue implementation of programs and monitoring programs.</p> <p>During the 2008-2014 Housing Element planning period the Transit-Oriented Development residential condominiums will be able to achieve objectives that are outlined as a part of this policy.</p>	<p>This policy was built into the 2000 Housing Element in order to monitor and evaluate programs that were to be implemented during the 2000-2007 Housing Element Planning Period.</p> <p>There is a necessity to expand the special needs groups identified to include a range of income-levels; especially low-income households.</p> <p>The Old Town La Verne Specific Plan will include recommendations requiring inclusionary affordability requirements.</p>	<p>Continue with modifications.</p>

Table H-10(j): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 4.2 Cooperate with the Los Angeles County Community Development Commission, the U.S. Department of Housing and Urban Development and non-profit organizations seeking to expand the supply of affordable housing.</p>	<p>a. Apply for funds from the California Self-Help Housing Program (CSHHP) through the State Department of Housing and Community Development (HCD). This program funds local government agencies and non-profit corporations, who in turn fund building and rehabilitation of residential projects for low and moderate income households. CSHHP also provides information to self-help housing organizations including conferences, information on funding sources, and building techniques.</p>	<p>The City has worked with Habitat for Humanity on the construction of three (3) homes within La Verne where the City has assisted the development in some way. The City has also explored several other projects with Habitat for Humanity that have not come to fruition, but continues a good relationship and expects additional successful partnerships.</p>	<p>The City has established a good relationship with non-profit organizations such as Habitat for Humanity to explore potential projects for affordable housing.</p>	<p>Continue based on programs funded and continued through Los Angeles County.</p>
<p>Policy 4.3 Encourage private lenders to provide alternative financing methods to make home ownership available to a greater number of households.</p>	<p>a. Explore the feasibility of a fund allowing the Agency to write down land costs for developers who agree to provide 25 percent of the units constructed for very low-income to moderate-income first-time home buyers. The program will be funded through redevelopment housing funds and in part by affordable housing linkage fee revenues.</p> <p>b. The Los Angeles County Mortgage Credit Certificate (MCC) program offers the first time homebuyer a federal income tax credit. This tax credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help the first time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings.</p>	<p>MCC's have been provided to La Verne residents since the programs inception.</p>	<p>The program is temporarily on hold due to lack of funding within Los Angeles County.</p>	<p>Continue pursuant to available funding from Los Angeles County.</p>

Table H-10(k): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 4.4 Continue participation in the Section 8 Existing Housing Rental Assistance program, under contract with the Los Angeles County Housing Authority.</p>	<p>a. 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 HUD to very low-income households in privately owned units. This program is funded through HUD rent subsidy funds and administered by the LACDC/Housing Authority. As of March 1993, there were 37 assisted households in La Verne.</p>	<p>Through 2000, there were 37 assisted households in La Verne.</p>	<p>The City of La Verne will continue to work with Los Angeles County to facilitate Section 8 housing.</p> <p>The City of La Verne serves more as a referral service for its residents. Staff refers all inquires for Section 8 Housing to Los Angeles County.</p>	<p>Continue</p>
<p>Policy 4.5 Encourage innovative housing types and programs that will help meet the City's "fair share" of low and moderate-income housing.</p>	<p>a. Develop additional incentives for development of affordable housing units. These incentives can include City-funded architectural and landscape amenities, reduced processing times, and City procured State funding.</p> <p>b. The Fair Housing Program will continue to provide fair housing services. The program is administered by the Fair Housing Foundation 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, handicap, 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 (60%+) of low and very low income.</p>	<p>Innovative housing types have changed since the 2000-2007 planning period and now include lofts, and programs to match low-income persons with homeowners with a room to rent.</p> <p>204 La Verne residents were assisted with general housing issues and discrimination reports from 2000 to the present.</p>	<p>The program provides a valuable service to residents, which is not available through any other agency.</p> <p>It is necessary to modify the objectives to include incentives and innovative housing types that are competitive in the current market.</p> <p>CDBG funds are no longer used to fund this program.</p>	<p>Continue to support and refer.</p>

Table H-10(l): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 4.6 Encourage the use of single-family dwelling units as a source of affordable rental stock.</p>	<p>a. Explore innovative means to reuse existing housing stock to accommodate the needs of renters.</p>	<p>The City would like to encourage people moving up or out not to sell but to retain their homes as rentals, if financially feasible.</p>	<p>The use of second units as affordable housing within established single-family neighborhoods was accomplished when the City of La Verne amended the second unit ordinance in 2004 to comply with State law.</p>	<p>Continue</p>
<p>GOAL: PROVIDE ADEQUATE SITES TO MEET OUR COMMUNITY'S HOUSING GOALS.</p>				
<p>Policy 5.1 Prohibit housing development on land that is environmentally unsuitable.</p>	<p>a. Require appropriate environmental studies to assure suitability for housing development.</p>	<p>All residential developments requiring environmental review and findings must be made to ensure that all development is environmentally suitable.</p>	<p>All developments within the City of La Verne require environmental review.</p>	<p>Continue</p>
<p>Policy 5.2 Through density bonuses and fee reductions, encourage inclusion of affordable housing in mixed-use planned development.</p>	<p>a. The City will grant density bonuses, pursuant to Government Code Section 65915. The City will grant a density bonus of at least 25 percent over the maximum density allowed for the property, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:</p> <ul style="list-style-type: none"> • 20% of the units for lower-income households; or • 10% of the units for very low-income households; • 50% of the units for senior citizens. 	<p>It is expected that this will be used in future transit-oriented development.</p>	<p>The City intends to emphasize 20% of low-income households and 10% of very-low income rather than senior incentives, because the City needs more affordable housing for a variety of households rather than just for senior households.</p>	<p>Continue/Modify</p>

Table H-10(m): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/Delete
<p>Policy 5.3 Target the Lordsburg business area (Neighborhood 7) for higher density mixed commercial and small scale rental residential development in order to provide increased housing sites for the elderly and handicapped.</p>	<p>a. Encourage mixed-use projects (commercial and residential) in the Lordsburg neighborhood under the Lordsburg Specific Plan.</p>	<p>No mixed-use developments were proposed during the 2000-2007 planning period. Staff has been researching mixed-use potential within a Transit-Oriented Development Project Area.</p>	<p>The Old Town La Verne Specific Plan this is underdevelopment will explore feasibility of higher density housing opportunities in some sections of the Lordsburg Specific Plan.</p> <p>This policy should be expanded to include housing for low-income and moderate-income households.</p> <p>A new Specific Plan for Old Town and a portion of the Arrow Corridor Specific Plan area will include mixed-uses with relatively higher density housing.</p>	<p>Continue</p>

Table H-10(n): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/Delete
GOAL: ENSURE EQUAL ACCESS TO HOUSING REGARDLESS OF RACE, NATIONAL ORIGIN, PHYSICAL OR MARITAL STATUS.				
<p>Policy 6.1 Encourage use of barrier-free architecture in new housing development.</p>	<p>a. Review building and development requirements and standards and modify those found to be unnecessary or excessive.</p> <p>b. Encourage the use of manufactured housing provided they meet state standards and are in accordance with the La Verne Municipal Code and Uniform Building Code.</p> <p>c. Prepare and distribute a pamphlet outlining the requirements for residential construction. Streamline the application process for development of these units, and consider removal of other restrictions that are currently part of the zoning ordinance.</p>	<p>a. Staff notes discrepancies and unnecessary standards in the code.</p> <p>b. Permitted so long as it meets City standards, a manufactured home is acceptable. Staff informs applicants that as long as it meets City standards it is acceptable.</p> <p>c. Pamphlets were created and there have been streamlining processes in effect.</p>	<p>a. Staff makes note of all unnecessary and excessive zoning requirements and discrepancies so that they can be amended at the same time during a zoning update process.</p> <p>b. No overt efforts have been made to encourage use of such types of housing. Staff will research the use of manufactured housing and different manufactured housing types.</p> <p>c. Staff will continue to work with residents and developers to ensure that the application and review process for residential development is easy to understand and streamlined to be efficient and timely.</p>	<p>Continue</p>

Table H-10(o): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 6.2 Support the efforts of non-profit organizations providing information, counseling and arbitration on fair housing laws and landlord-tenant laws.</p>	<p>a. Continue to work with the Fair Housing Foundation of Long Beach to promote fair housing practices in La Verne.</p> <p>b. Prohibit discrimination against families in rental housing.</p>	<p>204 residents have been assisted.</p>	<p>The Fair Housing Foundation of Long Beach provides a valuable service to residents, which is not available through any other agency.</p>	<p>Continue</p>
<p>Policy 6.3 Encourage construction of second units for elderly housing in La Verne.</p>	<p>a. Continue to review applications for the construction of second units on single-family residential lots subject to the approval of a precise plan or conditional use permit.</p> <p>b. Identify a staff person to act as an “ombudsman” for homeowners interested in constructing a second unit. This staff person would be knowledgeable about City processes and requirements for second units and would be able to assist the homeowner with application completion and processing.</p>	<p>a. The precise plan review process for second units has been streamlined per State law.</p> <p>b. All Community Development Staff are considered “ombudsmen” for homeowners interested in constructing a second unit, therefore, this objective is no longer necessary. This objective is not practical with the department setup.</p>	<p>Community Development Staff continues to facilitate the streamlining process</p> <p>Continue to review applications for the construction of second units on single-family residential lots through the precise plan review process or in the case of two-story second units a conditional use permit review.</p>	<p>Modify – Update objective (b).</p>
<p>Policy 6.4 Combat discrimination and red-lining practices in mortgage lending and insurance underwriting.</p>	<p>a. Continue to enforce state and federal anti-discrimination laws.</p> <p>b. Withdraw City business from institutions that discriminate and engage in red-lining.</p>	<p>a. The City does not get involved with mortgage lending and insurance underwriting.</p> <p>b. The City does not knowingly engage in business with institutions that discriminate or engage in red-lining.</p>	<p>If such practices come to the City’s attention the City will alert the proper authorities.</p>	<p>Continue</p>

Table H-10(p): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 6.5 Support local, non-profit agencies near La Verne that serve the homeless.</p>	<p>a. Give local non-profit organizations serving the homeless (such as People Place in Claremont, Pomona Valley Council of Churches, or Tri-City Mental Health) a yearly grant for their work.</p> <p>b. Continue to participate by allocating CDBG funds toward the Pomona-Inland Valley Hunger Program that provides verified low-income persons a five-day supply (15 meals total) of emergency food assistance. The program provides food to hungry people and seeks to prevent homelessness.</p> <p>c. Allow non-profit organizations that provide services to the homeless (including shelters) to locate in specified commercial and industrial zones with a conditional use permit. Amend the zoning ordinance to include standards for these uses.</p> <p>d. Continue to participate in L.A. County's Cold/Wet Weather Emergency Shelter Program for the Homeless to provide emergency shelter services to homeless residing in the City of La Verne. The program provides emergency shelter services during the cold and rainy period of the year, from November through March. During weather-activation periods, shelters are open when temperatures are 40 degrees or below or when there is a 50% or higher probability of rain. Homeless people are picked up at designated sites and transported to shelters where</p>	<p>a. The City of La Verne takes an active role in these programs through financial contributions and representation on the Tri-City Mental Health Board.</p> <p>b. The City no longer participates in this program. This program is no longer funded.</p> <p>c. This will be revised to meet the standards outlined in Senate Bill 2.</p> <p>d. Check to see how many La Verne residents are served and utilize Agency housing funds for this purpose.</p>	<p>The City of La Verne will continue to support the programs of Pomona Valley Council of Churches and Tri-City Mental Health</p>	<p>Modify – Delete objective (b).</p> <p>In the 2008 Housing Element Update there will be programs that will expand homeless shelters and services to the homeless.</p> <p>Update objective (e).</p>

	<p>they receive food and lodging, and returned to the pick-up sites the following morning. Women, children, the handicapped and elderly are provided with vouchers for transportation and overnight stays at local motels.</p> <p>e. Continue to allocate CDBG funds to the House of Ruth, which provides quality domestic violence services to low and moderate income battered women and their children from the City of La Verne. The program includes 24-hour accessibility, emergency safe shelter and outreach prevention services.</p> <p>f. Compile an information and referral resource list of organizations in the area that assist the homeless (including those in danger of becoming homeless). This list will be made available at city hall and distributed to local non-profit agencies and the police and fire departments.</p>	<p>e. The City of La Verne supports the mission of the House of Ruth but there are no CDBG funds available for their programs at this time.</p> <p>f. Staff will continue this objective by compiling a brochure that can be handed out to those in need.</p>		
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Table H-10(q): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/Delete
<p>Policy 6.6 Consider allowing shelters, counseling centers and other services for the homeless to operate in La Verne with a conditional use permit.</p>	<p>a. Allow housing and health services within the Foothill Corridor with a conditional use permit.</p>	<p>This will continue to be allowed as a conditional use within the Foothill Boulevard Specific Plan area.</p>	<p>The Foothill Boulevard Specific Plan will continue to allow housing and health services within the Foothill Corridor Specific Plan with a conditional use permit as is required with other residential uses within the Foothill Boulevard Specific Plan area.</p>	<p>Continue</p> <p>Arrow Corridor Specific Plan will be amended to allow emergency shelters by right in the Industrial sections of the zone.</p>

Table H-10(r): Progress Towards Meeting 2000 Housing Element Goals & Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Policy 6.7 Support and encourage sweat equity and limited equity cooperative housing programs.</p>	<p>a. Establish a cooperative housing program under the direction of the Community Development Department to assist in the development of affordable housing projects in the City. The program shall include, but not be limited to, the following components:</p> <ul style="list-style-type: none"> • Establishment of a sweat equity housing program for vacant infill lots. • Designation of a building division staff member to provide skilled construction assistance to participants in sweat equity housing programs. • Provision for technical assistance to other individuals or organizations wishing to establish cooperative housing programs in the City. • Loan and/or grant funding from block grant funds, a portion of the redevelopment agency's required housing set-aside funds, or other source available to the City. 	<p>Habitat for Humanity would be the only entity that is likely to benefit from this policy. Other policies have been established to assist Habitat for Humanity in other ways.</p>	<p>This policy and associated objectives are unrealistic for the City of La Verne and will not be continued in the 2008 Housing Element Update.</p> <p>The City of La Verne will continue to support and encourage Habitat for Humanity.</p>	<p>Delete</p>

Housing Needs Assessment

Assessment of Housing Needs is required through Government Code Section 65583(a). The assessment establishes and identifies housing needs for the City of La Verne in order to develop programs and policies that will address these needs. Housing needs assessment analyzes population trends, employment trends, and household characteristics. This section evaluates population, employment, housing characteristics that include tenure and condition of housing, and identifies special needs groups and homeless population in the community.

Population Trends

The City of La Verne is a community that serves its families and its elderly through housing and community services. Where the City is home to a variety of different types of households, population trends indicate that there has been a substantial increase within the age range of 50 to 59 years old with increases throughout the population range of 40 to 70 years and older. The City's population has seen a decrease in younger age groups mainly in the under 5 year old group and in the 20 to 39 years of age range. **Table H-11** illustrates the population change between 1990 and 2000.

Table H-11: Age Distribution in La Verne					
Age Range	1990		2000		Percent Change
	Persons	Percent	Persons	Percent	
Under 5 years	2,218	7.18%	1,830	5.78%	-17.49%
5 to 9 years	2,311	7.48%	2,229	7.05%	-3.55%
10 to 14 years	2,323	7.52%	2,423	7.66%	4.30%
15 to 19 years	2,321	7.51%	2,612	8.26%	12.54%
20 to 29 years	4,136	13.39%	3,540	11.19%	-14.41%
30 to 39 years	5,263	17.03%	4,356	13.77%	-17.23%
40 to 49 years	4,526	14.65%	5,264	16.64%	16.31%
50 to 59 years	2,684	8.69%	3,928	12.42%	46.35%
60 to 69 years	2,296	7.43%	2,407	7.61%	4.83%
70 years and over	2,819	9.12%	3,049	9.64%	8.16%
Total Population	30,897	100.00%	31,638	100.00%	
Median Age	-		37.7		

Source: US Census (2000 Census, SF3: P8)

Employment

Table H-12 illustrates employment by industry for the City of La Verne. The data represents the reduction in employment of residents in sectors such as agriculture, manufacturing, trade and warehousing. There has been an increase in employment in the educational, health, and social services industry, arts, entertainment, recreation, accommodation and food services, public administration, and other professional services.

Table H-12: Employment by Industry					
Employment Category	1990	Percent of Total in 1990	2000	Percent of Total in 2000	Percent Change from 1990 to 2000
Agriculture, forestry, fishing and hunting and mining	204	1.31%	62	0.40%	-69.61%
Construction	1,035	6.66%	889	5.70%	-14.11%
Manufacturing	2,563	16.48%	1,908	12.23%	-25.56%
Wholesale Trade	823	5.29%	641	4.11%	-22.11%
Retail Trade	2,470	15.89%	1,738	11.14%	-29.64%
Transportation and Warehousing, and Utilities	1,073	6.90%	690	4.42%	-35.69%
Information	N/A	N/A	529	3.39%	N/A
Finance, Insurance, Real Estate, and Rental and Leasing	1,308	8.41%	1,354	8.68%	3.52%
Professional, Scientific, Management, Administrative, and Waste Management Services	1,775	11.42%	1,420	9.10%	-20.00%
Educational, Health and Social Services	2,955	19.00%	3,707	23.75%	25.45%
Arts, entertainment, recreation, accommodation and food services	277	1.78%	1,150	7.37%	315.16%
Other services (except public administration)	357	2.30%	693	4.44%	94.12%
Public administration	709	4.56%	826	5.29%	16.50%
Total Employed Civilian Population 16 years and Over	15,549	100.00%	15,607	100.00%	-
Source: 2000 US Census Data Summary File 3 - Table QT-P27					

Housing Characteristics

Table H-13 shows the number of households and housing units in La Verne in 1970, 1980, 1990, and 2000. The number of households grew rapidly between 1970 and 1980, roughly doubling in number. The number of households also grew considerably since the 1980 census. The 2000 census provides the most current and detailed information available for a reliable assessment of local housing needs.

Table H-13: Existing Population & Housing Units				
	1970	1980	1990	2000
POPULATION	12,965	23,508	30,897	33,316
Families	3,268	6,381	8,796	8,900
1 Person (nonfamily)	667	1,662	2,047	2,170
Total Households	3,935	8,383	10,843	11,070
Avg. Household Size	3.29	2.80	2.85	2.79
HOUSING UNITS				
S.F. Detached	2,838	5,071	7,114	7,485
S.F. Attached	154	549	565	599
Duplex	133	161	163	72
3-4 Units	250	608	689	662
5 or More	118	792	853	707
Mobile Homes/Trailers	638	1,521	1,729	1763
TOTAL UNITS	4,131	8,702	11,113	11,288
Source: 2000 US Census: Housing and Population				

Household Tenure

The City of La Verne has well-established single-family residential neighborhoods. Much of the residential development in the City consists of stable owner-occupied households. According to the 2000 US Census, 78% of the households in La Verne are owner-occupied, which is a 3% increase from the 1990 US Census. **Table H-14** illustrates the change of households by tenure between 1990 and 2000 as well as the distribution of renters versus owners in the City of La Verne. Renter occupied households only make up 22% of the housing units in La Verne as tallied by the 2000 Census. The majority of renter-occupied units in the City are concentrated along the

Foothill Boulevard corridor due to the higher concentration of medium-density residential development within the Foothill Boulevard Specific Plan area.

Table H-14: Households by Tenure				
	1990		2000	
	Number	Percent	Number	Percent
Owner	8,054	74.99%	8,643	78.08%
Renter	2,686	25.01%	2,427	21.92%
TOTAL	10,740	100.00%	11,070	100.00%
Source: US Census Bureau (US Census: 1990 STF 3 - H008 Source: US Census Bureau (US Census: 2000 SF 3 - H7)				

Housing Units

La Verne has a larger proportion of single-family residential housing units than higher-density unit housing. Between 1990 and 2000 the City has seen an increase in the percentage of single-family residential units and 50+ unit residential (due to the increase of units in the Hillcrest Senior Community). During this same time period there has been a decrease in duplex units and developments with 3-49 units. The City tries to preserve single-family residential units and Staff implements the policy of discouraging residential condominium conversions. **Table H-15** illustrates the change in housing units by type between 1990 and 2000.

Table H-15: Housing Units by Type						
	1990		2000		Change	
Unit Type	Number	Percent	Number	Percent	Number	Percent
Single-Family	7679	69.10%	8084	71.62%	405	5.01%
Duplex	163	1.47%	72	0.64%	-91	-55.83%
3-4 Units	689	6.20%	662	5.86%	-27	-3.92%
5 - 9 Units	316	2.84%	220	1.95%	-96	-30.38%
10-49 Units	330	2.97%	170	1.51%	-160	-48.48%
50+ Units	207	1.86%	317	2.81%	110	53.14%
Mobile Home & Trailer	1656	14.90%	1746	15.47%	90	5.43%
Other	73	0.66%	17	0.15%	-56	-76.71%
Totals	11113	100.00%	11288	100.00%	175	1.57%
Source: US Census (1990 US Census - SF3 - H020) Source: US Census (2000 US Census - SF3 - H30)						

Table H-16 represents the Department of Finance's estimates of housing types in the City of La Verne between 2000 and 2008. These estimates indicate a slight increase in all housing unit types in the City.

Table H-16: Housing Units by Type						
Department of Finance E-5 Report						
	2000		2008		Change	
Unit Type	Number	Percent	Number	Percent	Number	Percent
Single-Family	8082	71.61%	8201	71.76%	119	1.47%
2 to 4 Units	734	6.50%	736	6.44%	2	0.27%
5+ Units	707	6.26%	728	6.37%	21	2.97%
Mobile Home & Other	1763	15.62%	1763	15.43%	0	0.00%
Totals	11286	100.00%	11428	100.00%	-	-

Source: Department of Finance E-5 County/State Population and Housing Estimates 2008

Table H-17 represents existing housing stock analyzing number of bedrooms and ownership type. The majority of owner-occupied units range in the 2-4 bedroom size. The renter-occupied units range in the 2-4 bedroom size as well. The housing in the City is typically single-family residential.

Table H-17: Existing Housing Stock by Bedroom Number and Tenure						
Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	48	0.56%	108	4.45%	156	1.41%
1 BR	413	4.78%	555	22.87%	968	8.74%
2 BR	1,877	21.72%	1,137	46.85%	3,014	27.23%
3 BR	2,908	33.65%	465	19.16%	3,373	30.47%
4 BR	3,024	34.99%	151	6.22%	3,175	28.68%
5+ BR	373	4.32%	11	0.45%	384	3.47%
TOTAL	8,643	100.00%	2,427	100.00%	11,070	100.00%

Source: 2000 Census (2000 Census SF 3: H42)

Household Growth

The City of La Verne has experienced a slow down of household growth due to the lack of new residential construction in the recent years. La Verne is currently almost at build-out with few construction opportunities remaining; in-fill opportunities within already established single-family residential is the primary source of new construction. **Table H-18** indicates that there have been 330 new households within the City of La Verne since the 1990 census.

Table H-18: Household Growth Trends (1990 – Current)			
Year	Households	Numerical Change	Annual Percent Change (10 year)
1990	10740	-	-
2000	11070	+330	3.1% increase
Source: 1990 & 2000 US Census (Census STF1: P003) (Census SF 1: P15)			

Rental Units

According to the US Census Bureau the City of La Verne has experienced a decrease of 4.6% in median home value but an increase of 21.1% in median rent values. **Table H-19** illustrates the decrease in home values and the increase in gross rents for housing in the City.

Table H-19: Median Value-Rent 1990-2000			
Value/Rent	1990	2000	1990-2000 Percent Change
Median Home Value	\$253,200	\$242,100	-4.58%
Median Gross Rent	\$675	\$856	21.14%
Source: US Census (US Census 1990 - SF3 - H061A & H043A) Source: US Census (US Census 2000 - SF3 - H706 & H63)			

Vacancy Rates

The City of La Verne has relatively low vacancy rates for both “for rent” and “for sale” housing units throughout the City. **Table H-20** indicates the different vacancy rates for the different available housing units.

Table H-20: Vacancy Rates for La Verne, CA	
For Rent	35
For Sale Only	67
Rented or sold, not occupied	33
For seasonal, recreational, or occasional use	37
For seasonal, recreational, or occasional use	0
Other vacant	46
Total:	218
Source: 2000 US Census: H8. VACANCY STATUS [7] - Universe: Vacant housing units	

Table H-21 illustrates that 98.1% of the total housing units in the City of La Verne were occupied in 2000 leaving 1.9% of the housing units vacant. Of the vacant units 16% are for rent and 30.1% are for sale. This indicates that a strong majority of housing units in La Verne are occupied leading to a strong base for the community with low vacancy rates.

Table H-21: Vacancy Rates in the City of La Verne	
	2000 Census
Total:	11288
Occupied	11070
Vacant	218
For rent	35
For sale only	67
Rented or sold, not occupied	33
For seasonal, recreational, or occasional use	37
For migrant workers	0
Other vacant	46
Source: Census 2000 Summary File 3 (SF 3) H6 & H8	

Age of Housing

The majority of residential development in the City of La Verne occurred during pre-1970 to 1998. However, in recent years residential development in the City has slowed due to the lack of available land for large-scale residential projects. Most of the available residential development opportunities within the City are in-fill type development. **Table H-22** shows the units built by time period and census tract.

With the majority of residential structures in the City of La Verne having been built between 1970 and 1998, it is likely that some of these units will be requiring some sort of rehabilitation within the upcoming planning period. Just as the housing built between 1970 and 1998 was constructed in stages the rehabilitation of these units will also become necessary in stages.

Older units may need rehabilitation due to age of structures and general maintenance of the property and units. The already established Housing Rehabilitation program will provide grants for those units in need of rehabilitation owned by persons with low-incomes or moderate-incomes. As an attempt to reach more single-family residential units in need of rehabilitation the Housing Rehabilitation Program for the 2008-2014 planning period will include stronger outreach efforts with the assistance of the Code Enforcement Officer.

Table H-22: Year Structure Built: Census Tracts				
Census Tract #	Built 1999 to March 2000	1970- 1998	1970- Earlier	Total Housing Units
4002.03	20	1076	578	1674
4002.04	23	2058	85	2166
4003.02	7	561	456	1024
4015	33	787	1021	1841
4016.01	0	1864	223	2087
4016.02	0	749	1170	1919
4016.03	6	653	615	1274
City of La Verne	113	7421	3754	11288
Source: H34. Year structure built Data Set: Census 2000 Summary File 3 (SF 3)				

Based on a windshield survey conducted to facilitate the Housing Rehabilitation Program of the older segments of La Verne there are approximately 57 single-family residential units in need of rehabilitation. Based on the Housing Rehabilitation Program that receives applications from mobile home owners and single-family residential

owners, there are approximately 40 mobile homes in need of repair each year and approximately 2 single-family residential units.

At-Risk Units

Table H-23 illustrates the number of assisted units, at-risk units, and converted units for the City of La Verne as determined by the Southern California Association of Governments’ work to establish the Regional Housing Needs Assessment Allocations. The City has a relatively low number of subsidized units at risk of conversion to market rate. Data indicates at-risk of conversion units are at just over 1 percent (1.25%) of total housing units.

Table H-23: City of La Verne Assisted and At Risk Units						
Total Federally Assisted Units	At Risk Units	Lower Risk Units	Low Risk Units	Units Lost to Conversion	Preserved Units	Section 8 expirations 2006-2014
237	141	0	0	96	0	0

Source: SCAG http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_DraftAllocationPlan011807.pdf

According to the California Housing Partnership Corporation there were 141 units at-risk for Section 8 expirations in April 2007 at the Canyon Terrace Apartment complex. Staff has made contact with the on-site manager at Canyon Terrace and the manager indicated that all of the Section 8 contracts had been renewed as of May 2008.

Overpayment

Overpayment in terms of housing is classified as households that are spending more than 30 percent of their gross income on housing and costs associated with housing such as utilities. Those households that are paying more than 50 percent of their gross income on housing are considered to be severely overpaying.

Table H-24, Table H-25, and Table H-26 represent the degree of overpayment throughout the different income levels of residents in the City of La Verne. The data is broken down into renters, owners, and total overpayment of households.

Table H-24: Overpayment Households Distribution by 5-Income Categories (<30%, 30% - 50%, 50% - 80%, 80% - 95%, > 95%) and 2-Ownership (Renter and Owner)					
Renter <30%	Renter 30%- 50%	Renter 50%- 80%	Renter 80%- 95%	Renter Over 95%	Renters Total
175	125	305	105	89	799
Owner <30%	Owner 30%- 50%	Owner 50%- 80%	Owner 80%- 95%	Owner Over 95%	Owner Total
205	285	345	230	1460	2525
Total <30%	Total 30%- 50%	Total 50%- 80%	Total 80%- 95%	Total Over 95%	Total
380	410	650	335	1549	3324
Source: SCAG http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_DraftAllocationPlan011807.pdf					

Table H-25: Housing Problems for All Households CHAS DATA BOOK			
	Total Renters	Total Owners	Total Households
Household Income <=50% MFI	478	758	1236
Household Income <=30% MFI	292	295	587
% with any housing problems	77.7%	70.2%	73.9%
% Cost Burden >30%	72.9%	70.2%	71.6%
% Cost Burden >50%	69.5%	60.3%	64.9%
Household Income >30% to <=50% MFI	186	463	649
% with any housing problems	97.8%	61.3%	71.8%
% Cost Burden >30%	93.5%	60.5%	70.0%
% Cost Burden >50%	43.5%	53.3%	50.5%
Household Income >50% to <=80% MFI	446	783	1229
% with any housing problems	84.5%	49.0%	61.9%
% Cost Burden >30%	73.3%	46.5%	56.2%
% Cost Burden >50%	4.9%	29.9%	20.8%
Household Income >80% MFI	1471	7081	8552
% with any housing problems	25.6%	25.8%	25.7%
% Cost Burden >30%	14.4%	24.4%	22.7%
% Cost Burden >50%	0.5%	5.1%	4.3%
Total Households	2395	8622	11017
% with any housing problems	48.5%	31.3%	35.1%
% Cost Burden >30%	38.7%	29.9%	31.8%
% Cost Burden >50%	13.1%	11.8%	12.1%
Source: SOCDS CHAS Data: Housing Problems Output for All Households			

**Table H-26: Housing Problems for Total Households
CHAS Data Book**

Household by Type, Income, & Housing Problems	Renters					Owners					
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
Total Households	390	1,042	328	635	2,395	2,258	4,420	1,172	772	8,622	11,017
% with any housing problems	49.0%	42.4%	69.8%	47.2%	48.5%	30.1%	28.6%	36.9%	41.8%	31.3%	35.1%
% cost burden >30%	49.0%	36.4%	22.6%	44.4%	38.7%	29.5%	27.8%	31.0%	41.8%	29.9%	31.8%
% cost burden >50%	17.7%	10.9%	1.2%	20.0%	13.1%	17.4%	7.8%	10.1%	21.2%	11.8%	12.1%

Special Needs

Households with special needs are often those that have the hardest time finding a suitable place to live. La Verne has a concentration of households with special needs; in particular are the elderly, handicapped, and overcrowded households. These households are those most likely to need assistance with locating and paying for adequate housing.

Of the low-income owner households that earned less than \$10,000 in 2000, approximately sixty-eight percent (67.8%) were paying more than thirty percent (30%) of their income for housing. Of the low-income renter households that earned less than \$10,000 in 2000, approximately seventy-eight percent (77.7%) were paying more than thirty percent of their income for housing. Thirty-six percent (36.3%) of all households in 2000 had a head of household over 65 years of age, eighty-three percent (82.55%) had a handicapped member of the household and approximately fourteen percent (13.39%) of all households were considered overcrowded.

These types of households are considered “special needs” households, which may also fall into the low-income and moderate-income categories.

The State has defined special needs to include overcrowding (more than one person per room), large families, farm workers, the elderly, handicapped, families headed by women, and the homeless. Some households may be included in more than one category of special needs (such as elderly and handicapped). For example, many of them are likely to be included in the low-income and very low-income households described previously. **Table H-27** identifies special housing needs in La Verne except farm workers and the homeless.

Table H-27: Special Needs by Census Tract (2000)									
Census Tract									
Household Type	4002.03	4002.04	4003.02	4015.00	4016.01	4016.02	4016.03	Total	%
Total Households	1,681	2,115	1,012	1,789	2,046	1,872	1,236	11,751	100.00%
Large Households (5+ Members)	264	380	136	239	188	248	118	1,573	13.39%
Female Head	379	425	248	632	796	717	473	3,670	31.23%
Elderly Head (65+ Years)	598	314	258	503	1,203	399	991	4,266	36.30%
Single Parent Household	120	224	121	371	240	434	162	1,672	14.23%
Overcrowded (1.01+ per Room)	20	22	32	193	87	143	37	534	4.54%
Disabled	1,303	1,766	652	1,174	1,917	1,415	1,474	9,701	82.55%

Source: 2000 US Census: P9 Household Type by Relationship, H20 Tenure by Occupants Per Room, P41 Age by Types of Disability for the Civilian Noninstitutionalized Population, P11. HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY RELATIONSHIP FOR THE POPULATION 65 YEARS AND OVER [21] - Universe: Population 65 years and over, H16. HOUSEHOLD SIZE [8] - Universe: Occupied housing units, P13 Household Type by age of householder - Total Households, P15. FAMILY TYPE BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS BY AGE OF OWN CHILDREN [20] - Universe: Families: Single Parent Household.

Each group is described in this section:

Elderly - More than one-third of the households in La Verne are headed by someone over 65 years of age. The elderly population is concentrated in census tracts 4016.01 and 4016.03, and in particular in the Lordsburg planning area (Area 7).

Elderly Head of Household - Approximately twenty-three percent (23%) of the households in La Verne are headed by an elderly person (2,566 households).

Table H-28: Elderly Households by Tenure and Age			
Householder Age	Owners	Renters	Total
65-74 years	1104	112	1216
75 plus years	1102	248	1350
TOTAL	2206	360	2566

Source: Census Bureau (2000 Census SF 3: H14)

Many seniors live alone in mobile home parks or at Hillcrest Homes. Mobile home residents are likely to need assistance with home maintenance problems that may be addressed through the City's Housing Rehabilitation Program that provides grants to those who qualify.

Table H-29: Elderly Households by Income and Tenure		
Income Level	Elderly Owner Households (65 years +)	Elderly Renter Households (65 years +)
Below 50% AMI	506	111
51% to 80%	508	82
81% to 120% +	1244	197
TOTAL	2258	390
Source: CHAS Data, Housing Problems		

Disabled - About one household in eight in La Verne has at least one member who is handicapped; however, not all of these households will require modifications to their dwelling units or other forms of assistance.

Special needs of handicapped persons may include modifications involving wheelchair accessibility, hand railing, and internal living space modifications. Handicapped households are concentrated in census tract 4016.01.

Table H-30: Persons Age 65 Plus with a Disability			
	Number	Percent of Pop w/ disability	Percent of total civilian pop
Age 5 - 15 with a Disability	214	3.87%	0.71%
Age 16-64, Employed Persons with a Disability	2357	42.67%	7.87%
Age 16-64, Not Employed Persons with a Disability	1257	22.76%	4.20%
Persons Age 65 Plus with a Disability	1696	30.70%	5.67%
Total Persons with a Disability	5524	-	18.45%
Total Population (Civilian Non-institutional)	29933	-	-
Source: Census Bureau (2000 Census SF 3: P42)			

Table H-30 illustrates the proportion of the population in the City of La Verne that has a disability. In terms of percentage of the population that is between the ages of 16-64 that is disabled 43% are employed and 23% are not employed. 31% of the disabled population lies within the senior portion of the population, age 65 and older.

Table H-31: Persons with a Disability by Disability Type		
	Number	Percent
Total Disabilities	9072	100.00%
Total Disabilities for Ages 5-64	5949	65.58%
Sensory disability	342	3.77%
Physical disability	8744	96.38%
Mental disability	783	8.63%
Self-care disability	322	3.55%
Go-outside-home disability	1400	15.43%
Employment disability	2224	24.51%
Total Disabilities for Age 65 and Over	3123	34.42%
Sensory disability	609	6.71%
Physical disability	1109	12.22%
Mental disability	313	3.45%
Self-care disability	344	3.79%
Go-outside-home disability	748	8.25%
Source: Census Bureau (2000 Census SF 3: P41)		

Table H-31 indicates that 96.38% of the population that is disabled in the 5-64 age range are physically disabled, which illustrates that housing within the City should be in ADA compliance and more importantly new construction that follows the higher-density residential trend must be ADA compliant to allow for equal housing opportunities for those with disabilities in the City.

Large Households/Overcrowding - There are approximately 1,573 households in La Verne with five or more members (about fourteen percent (14%) of all households).

Other statistics describing the City population, in particular the preponderance of families with children and the predominance of single-family dwelling units, indicate that most of the large households are likely to be nuclear families with three children. These are households whose needs can be met through the conventional housing market.

The ratio of overcrowded households to large households (those most likely to be overcrowded) is very small in most parts of La Verne. This conclusion is supported by data on overcrowding. The only exception is Tract 4015.00, which includes the southern section of La Verne.

Overcrowding

The US Census defines overcrowding as an unit occupied by 1.01 or more persons per room. If any unit has more than 1.5 persons per room then it is considered to be severely overcrowded.

Table H-32: Overcrowded Households						
	Owner		Renter		Total Overcrowded	
Persons per Room	Households	Percent	Households	Percent	Households	Percent
1.00 or less	8473	98.03%	2086	85.95%	10559	95.38%
1.01 to 1.50	117	1.35%	190	7.83%	307	2.77%
1.51 or more	53	0.61%	151	6.22%	204	1.84%
TOTAL	8643	100.00%	2427	100.00%	11070	100.00%
% Overcrowded by Tenure	1.96%		14.05%		4.61%	

Source: 2000 U.S. Census of Population and Housing, Summary Tape File 3A- H20 Tenure by Occupants per Room.

Table H-33: Household Size by Tenure						
	1-4 persons		5+ persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	7466	78.24%	1177	77.03%	8643	78.08%
Renter	2076	21.76%	351	22.97%	2427	21.92%
TOTAL	9542	100.00%	1528	100.00%	11070	100.00%

Source: Census Bureau (2000 Census SF 3: H17)

Table H-34: Household Size by Income						
Income Level	1-4 persons		5+ persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Below 50% of AMI	870	11.37%	66	4.40%	936	10.23%
51% to 80%	447	5.84%	150	10.00%	597	6.52%
81% and above	6335	82.79%	1284	85.60%	7619	83.25%
TOTAL	7652	100.00%	1500	100.00%	9152	100.00%

Source: SOCDS CHAS Data: Housing Problems Output for All Households

Female Head of Household

Approximately twenty-six percent (26%) of the households in La Verne are headed by women (2,844 households).

Table H-35: Female Headed Households		
Householder Type	Number	Percent
Total Households	11070	-
Total Female Headed Householders	2844	25.69%
Female Heads with Children under 18	609	21.41%
Female Heads without Children under 18	2235	78.59%
Total Families Under the Poverty Level	209	1.89%
Female Headed Households Under the Poverty Level	114	1.03%
Source: Census Bureau (2000 Census SF 3: P10 and P90)		

Single Parent Household

Approximately fourteen percent (14%) of the households in La Verne are headed by a single parent (1,672 households).

Table H-36: Single Parent Household		
Householder Type	Number	Percent
Total Households	11,070	-
Total Other Family Type of Households	1,617	14.6%
Male Householder, no wife present	382	23.6%
With own children under 18 years	206	53.9%
No own children under 18 years	176	46.1%
Female Householder, no husband present	1,235	76.4%
With own children under 18 years	609	49.3%
No own children under 18 years	626	50.7%
Source: 2000 US Census Summary File 3 Table P15		

Farm Workers

The Southern California Association of Governments (SCAG) prepared farm worker data by occupation and industry for the San Gabriel Valley during the preparation of the current Regional Housing Needs Assessment. For the City of La Verne SCAG found that there are no farm workers within the City boundaries. According to the 2000 United States Census there are five (5) agricultural workers (classified as farmers and farm managers) in the management, professional, and related occupations field within the City boundaries.

The loss of the citrus groves and packing industry has left few agricultural jobs in the City. There are no longer migrant farm workers in La Verne who need housing during the harvest.

The farm worker households identified by the 2000 Census are most likely employed by ornamental nurseries located in town. Housing needs of farm workers are addressed through the various low-income household-housing programs of the housing element.

Table H-37: Farmworkers	
Farmers & Farm Managers	
Male	5
Female	0
Total	5
Farming, Fishing, & Forestry Occupations	
Male	0
Female	0
Total	0
Source: 2000 US Census Summary File 3 – Table QT-P27	

Homeless

The City of La Verne recognizes the increasing significance of the homeless issue and the need to address this issue on a local level. In order to effectively respond to the issue of La Verne's homeless, the City must identify the nature of this population, as well as their numbers.

The 2000 Census recorded no homeless in the City of La Verne, although observation indicates there are at least a handful of homeless persons in the City. The City presently has no emergency shelters of its own.

Homeless persons in the City, who may be present at any given time, are provided temporary emergency services such as food, clothing, and shelter by community churches. The Inland Valley Council of Churches serves as the primary provider to the homeless and estimates the City's homeless population to be very small. In fact, the church annually provides shelter to only approximately 12 individuals/families throughout the year.

The American Red Cross, the Inland Valley Council of Churches, and the Salvation Army in the neighboring City of Pomona also provide emergency shelter facilities.

Public and private social organizations, which serve the community, indicate that most "homelessness" in La Verne is best defined as temporary displacement - the result of job layoff, eviction, or family disputes.

The resources of community churches and organizations appear adequate to handle this type of homelessness in La Verne, directing the City's efforts toward preventative measures. Therefore, the City's emphasis must be in identifying those who are potentially at risk of becoming homeless and providing the necessary assistance.

In addition, the City adopted the Foothill Boulevard Specific Plan in 1989 (amended in 1999), which allows community facilities including shelters for the homeless to be established within the Commercial Office (CO) district as conditional uses requiring the approval of a conditional use permit by the City.

The City of La Verne Police Department estimates that the homeless population in the City is generally only one or two individuals camping out in different areas of the City at any given time. The homeless population is transient and does not tend to stay within the City boundaries for very long. Typically, the Police Department responds to calls about homeless persons camping out and the officers go out and contact them. The homeless generally get checked on frequently and eventually move on.

The City of La Verne has previously participated in the Los Angeles Homeless Services Authority's Homeless Count throughout Los Angeles County in order to better understand the homeless population within the City's boundaries. The City will continue to actively participate in the Los Angeles Homeless Services Authority's Homeless Count every two-years if participation is offered.

Adequate Sites Inventory

The City of La Verne has met the required number of units from the 1999 RHNA Allocations. La Verne was assigned 79 total units for the last RHNA. La Verne has provided 303 units between 1998 and 2000.

There have been a total of 289 units constructed between 1999 and 2007. These units have been constructed in single-family zones, multi-family zones, and institutional zones.

The following 28 sites have been identified as sites for potential housing development in addition to what has already been provided by the City.

Table H-38 and **Map H-1** identify significant vacant sites that could be developed for housing. Most of the identified sites are zoned for single-family housing development, whether for attached or detached units. There are also several in-fill sites identified within the City's Redevelopment Project area. These sites are compatible with many of the housing programs discussed in this update.

This diverse array of vacant sites indicates that there are still opportunities for the development of housing in a wide price range in La Verne. The following section includes a table outlining each site with summary information, followed with an extensive discussion of each site including development potential.

Table H-38 (a): Available Sites Inventory								
Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Residential								
1	8678-023-026 (Robinson - Mt. Springs Estates)	472,190	PR 1/5D	Hillside Residential (0-2 D.U./AC)	10.84	1	Vacant	Hillside Property with Constraints
1	8678-023-027 (Robinson - Mt. Springs Estates)	760,122	PR 1/5D	Hillside Residential (0-2 D.U./AC)	17.45	1	Vacant	Hillside Property with Constraints
2	8678-022-012 Brydon Road Parcel (Anabi)	1,420,927	PR 1/5D	Hillside Residential (0-2 D.U./AC)	32.62	2	Vacant	Hillside Property with Constraints
3	6300 Stephens Ranch (Lachner) 8678-016-002	4,883,076	LA County	LA County	112.10	15	Vacant	LA County hillside property with constraints
3	6300 Stephens Ranch (Lachner) 8678-016-004	2,259,892	LA County	LA County	51.88	-	Vacant	LA County hillside property with constraints
4	8678-023-001 Golden Hills (Simison)	210,799	PR2D	Hillside Residential (0-2 D.U./AC)	4.84	9	SFR	In-fill Lot
4	8678-023-010 Golden Hills (Simison)	10,545	PR2D	Hillside Residential (0-2 D.U./AC)	0.24	-	Vacant	In-fill Lot
4	8678-022-015 Golden Hills (Simison)	280,526	PR 1/5D	Hillside Residential (0-2 D.U./AC)	6.44	-	Vacant	In-fill Lot
5	1 lot Golden Hills/Stephens Ranch 8678-066-019 - Rancho Esperanza	39,300	SP86-16: Rancho Esperanza	Hillside Residential (0-2 D.U./AC)	0.94	1	Vacant	In-fill Lot
6	East Side of Esperanza - 8666-005-041 Sbicca Property	1,427,026	PR2D	Hillside Residential (0-2 D.U./AC)	32.76	1	Vacant	Hillside Property with Constraints

Table H-38 (b): Available Sites Inventory

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Residential								
7	West Side of Esperanza - (Roadenbaugh) 8666-051-012	77,968	PR3D	Hillside Residential (0-2 D.U./AC)	1.79	1	Vacant	Hillside Property with Constraints
7	West Side of Esperanza - (Roadenbaugh) 8666-051-013	84,942	PR3D	Hillside Residential (0-2 D.U./AC)	1.95	1	Vacant	Hillside Property with Constraints
8	8666-006-035 Vacant Site North side of Baseline adjacent to Japonica Avenue	871,200	LA County	LA County	20.00	0-2	Vacant	Hillside Property with Constraints
9	2610 Block of Sedalia (2600 Block of Sedalia) MWD 8381-005-904	18,448	PR4.5D	Low Density Residential (0-5 D.U./AC)	7.76	34-42	Nursery	Low Density In-fill
10	8391-026-064 1025 Gladstone 2 Units (Veharanta)	36,333	PR4.5D	Low Density Residential (0-5 D.U./AC)	0.83	2	LLA to create new vacant lot	In-fill lot with second unit
11	8th Street 8375-026-066	7,540	PR4.5D	Low Density Residential (0-5 D.U./AC)	0.17	2	Vacant	In-fill lots
11	8th Street 8375-026-068	7,527	PR4.5D	Low Density Residential (0-5 D.U./AC)	0.17	2	Vacant	In-fill lots
12	Puddingstone Hill	1,698,840	SP81-4: Pudding-Stone Specific Plan	Hillside Residential (0-2 D.U./AC)	39.00	15	Vacant	Hillside Property with Constraints

Table H-38 (c): Available Sites Inventory

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Residential								
13	8378-007-034 Walnut	12,397	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.28	2	Vacant	In-fill Lot
14	8378-007-035 Walnut	11,199	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.26	2	Vacant	In-fill Lot
15	8378-007-030/031/032 3 lots on 1800 Block of Walnut Street	11,997	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.27	2	Vacant	In-fill lot
16	1874 Walnut 8378-007-033	9,997	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.23	1	Non-conforming	In-fill Lot - Non-Conforming Commercial Use
17	2909 Arrow Highway - Valley Rancho MHP Conversion 8371-008-900	200,376	MHP	Medium Density Residential (0-10 D.U./AC)	4.60	40	Trailer Park	Mobile Home Park Conversion Plan
18	2006 Baseline 8666-035-015 Emerald/ Baseline (Master's House)	188,614	INST	Community Facility	4.33	0-40	Vacant	In-fill Parcel
19	1230 Arrow University of La Verne Land South of Arrow Highway 8378-012-024	231,916	SP84-12: Arrow Corridor Specific Plan	Community Facility	3.23	0-50	Vacant	Industrial Parcel
20	3165 D Street - Church Property D Street 8375-003-024	231,304	PR4.5D	Community Facility	5.31	12	Church & Vacant Land	In-fill parcel

Table H-38 (d): Available Sites Inventory

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Residential								
21	1st Street & Arrow Highway Lordsburg TOD (estimated)	-	SP91-6: Lordsburg Specific Plan & SP84-12: Arrow Corridor Specific Plan	Industrial	N 4.18 E 4.71 W 3.30 S 11.46	200	Industrial	Under Study Old Town La Verne Specific Plan In Development
22	1825 Foothill 8666-014-012	566,280	PR15A	Medium Density Residential	13.00	Gain of 130 units	Medium Density Residential	Potential Interest To Upzone
23	2421 Foothill 8666-017-025 8666-017-031	261,360	PR15A	Medium Density Residential	6.00	Gain of 60 units	Medium Density Residential	Potential Interest To Upzone
-	Yearly Second Unit Development	-	-	-	-	15	-	3 Second Units Per Year = 15 units over planning period
Commercial								
24	Regal Parcel Dover Street (1950 Foothill) 8375-001-022	656,885	SP86-18: Foothill Boulevard Specific Plan	High Density Residential (0-15 D.U./AC)	15.08 (6 acres open to develop)	170	Theatre on Foothill and Vacant on Dover	In-fill commercial parcel (Senior Units) with Constraints
25	8378-011-020 -1300 Palomares	166,399	SP84-12: Arrow Corridor Specific Plan	Industrial	3.82	0-75	Vacant	In-fill
26	First Street 8377-027-019 to 8377-027-029 and 8377-027-031	73,006	SP84-12: Arrow Corridor Specific Plan	Industrial	1.676	42-67 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)

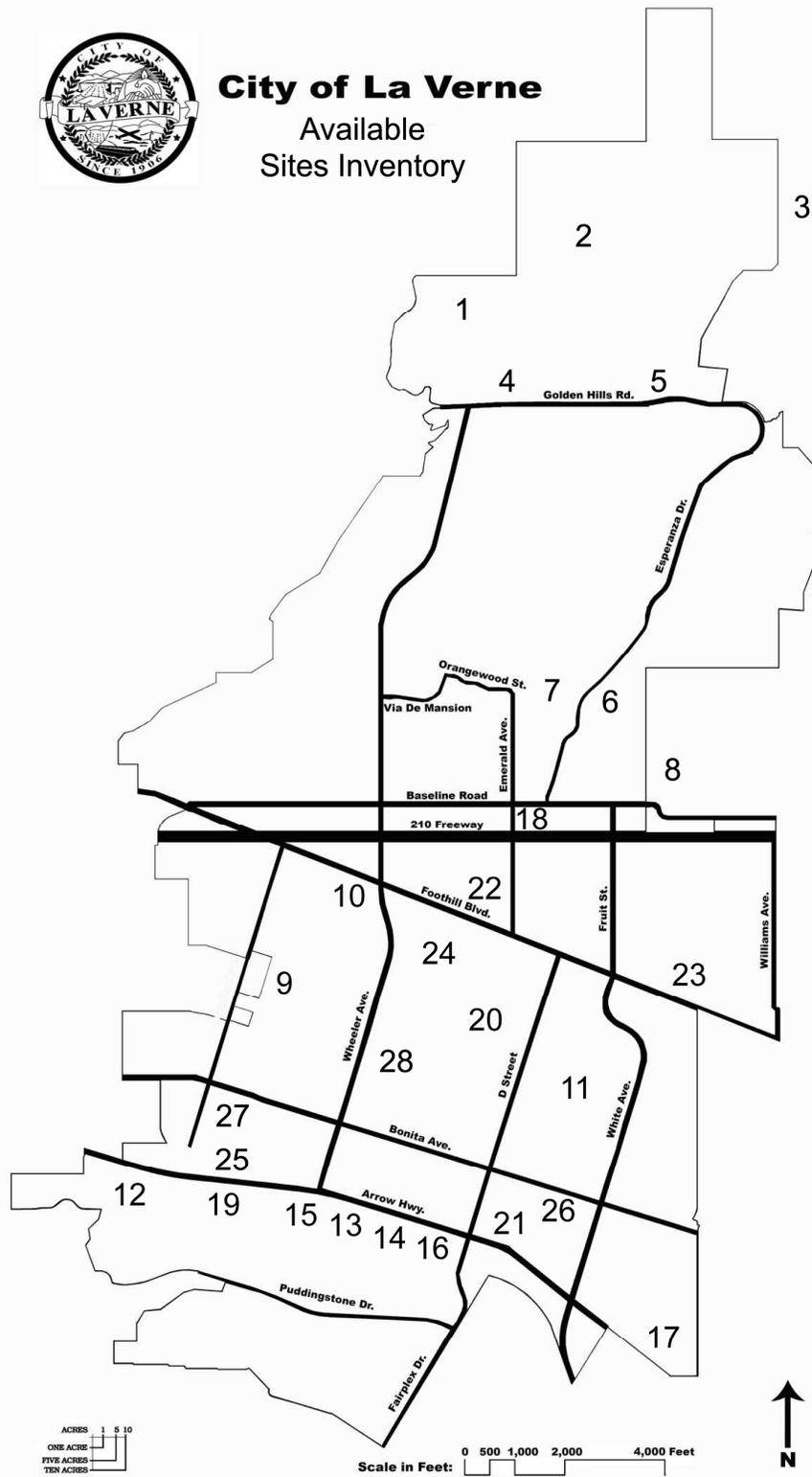
Table H-38 (e): Available Sites Inventory

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Commercial								
26	First Street 8377-019-015 to 8377-019-025	59,503	SP84-12: Arrow Corridor Specific Plan	Industrial	1.366	34-54 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
26	First Street 8377-020-015 to 8377-020-023 and 8377-020-029	56,018	SP84-12: Arrow Corridor Specific Plan	Industrial	1.286	32-51 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
Institutional								
27	1350 Third Street - David and Margaret 8381-036-016	-	INST	Community Facility	-	0-36	Existing Use	Special Needs Housing
28	2705 Mountain View Hillcrest Homes 8381-009-005	-	INST	Community Facility	8.82	100	Existing Use in Approved Master Plan	Senior Housing/ Retirement



City of La Verne

Available Sites Inventory



SITE 1: 8678-023-026 & 8678-023-027 (Robinson - Mt. Springs Estates)

Property Size: 28.29 acres located in the hillsides of North La Verne in Mountain Springs Estates.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The site is situated within the PR 1/5D zone allowing a maximum of 2 detached single-family dwellings.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography. In addition, all internal streets are to be designed to the City's specifications.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints. Development of this site would require approval of a precise plan review and a constraints map.

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 2 detached single-family units.

SITE 2: 8678-022-012 Brydon Road Parcel (Anabi)

Property Size: 32.62 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The site is situated within the PR 1/5D zone allowing a maximum of 2 detached single-family dwellings.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography. In addition, all internal streets are to be designed to the City's specifications.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints. Development of this site would require approval of a subdivision map; an environmental impact report, zone change (specific plan), and a general plan amendment.

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 2 detached single-family units.

SITE 3: 6300 Stephens Ranch (Lachner) 8678-016-002 & 6300 Stephens Ranch (Lachner) 8678-016-004

Property Size: 163.98 acres located in the hillsides of North Los Angeles County within La Verne's sphere of influence.

Land Use and Zone: These properties are located within Los Angeles County but would be in the sphere of La Verne's general plan land use designation Hillside Residential allowing 0-2 dwelling units/acre and within the PR 1/5D zone allowing a maximum of 2 detached single-family dwellings.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography. In addition, all internal streets are to be designed to the City's specifications.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints. Development of this site would require approval of a subdivision map; an environmental impact report, zone change (specific plan), and a general plan amendment. Including annexation into the City of La Verne

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely. This site is within Los Angeles County and would need to annex into the City of La Verne in order to be counted as to satisfy the City's RHNA numbers.

Development Potential: 15 detached single-family units.

SITE 4: 8678-023-001/010 & 8678-022-015 Golden Hills (Simison)

Property Size: 11 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The site is situated within the PR 1/5D and PR 2D zone allowing a maximum of 9 detached single-family dwellings.

Public Utilities and Infrastructure: Public utilities and infrastructure are available to these sites since surrounding parcels have been developed residentially; however, on-site utilities will be required for development. In addition, all internal streets are to be designed to the City's specifications.

Opportunities for Affordable Housing: This site does not provide a good opportunity for affordable housing. It is in close proximity to housing stock that is well out of the affordable range.

Development Potential: 9 detached single-family units.

SITE 5: 1 lot Golden Hills/Stephens Ranch 8678-066-019 - Rancho Esperanza

Property Size: .94 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The site is situated within the Rancho Esperanza Specific Plan allowing a maximum of 2 detached single-family dwellings.

Public Utilities and Infrastructure: Public utilities and infrastructure are available to these sites since surrounding parcels have been developed residentially; however, on-site utilities will be required for development.

Opportunities for Affordable Housing: This site does not provide a good opportunity for affordable housing. It is in close proximity to housing stock that is well out of the affordable range.

Special Considerations: This site is considered to be a part of an existing gated residential development, however the site and topography of the site will make it difficult to develop.

Development Potential: 1 detached single-family unit.

SITE 6: East Side of Esperanza 8666-005-041 Sbicca Property

Property Size: 32.76 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The zoning designation is PR2D.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography. In addition, all internal streets are to be designed to the City's specifications.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints. Development of this site would require approval of a subdivision map; an environmental impact report, zone change (specific plan), and a general plan amendment.

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 1 detached single-family unit.

SITE 7: West Side of Esperanza - (Roadenbaugh) 8666-051-012 & West Side of Esperanza -(Roadenbaugh) 8666-051-013

Property Size: 3.74 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The zoning designation is PR3D.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography. In addition, all internal streets are to be designed to the City's specifications.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints. Development of this site would require approval of a subdivision map; an environmental impact report, zone change (specific plan), and a general plan amendment.

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 2 detached single-family units.

SITE 8: 8666-006-035

Vacant Site North side of Baseline adjacent to Japonica Avenue

Property Size: 20.00 acres located in Los Angeles County in the City of La Verne's sphere of influence off of Baseline Road.

Land Use and Zone: These properties are located within Los Angeles County but would be in the sphere of La Verne's general plan land use designation Hillside Residential allowing 0-2 dwelling units/acre and within the PR 3D zone allowing a maximum of 15 detached single-family dwellings.

Public Utilities and Infrastructure: Public utilities and infrastructure are available to these sites since surrounding parcels have been developed residentially; however, on-site utilities will be required for development.

Special Considerations: This site is within Los Angeles County and would need to annex into the City of La Verne in order to be counted as to satisfy the City's RHNA numbers.

Opportunities for Affordable Housing: This site does not provide a good opportunity for affordable housing. It is in close proximity to housing stock that is well out of the affordable range.

Development Potential: 15 detached single-family units.

SITE 9: 2610 Sedalia MWD (8381-005-904)

Property Size: 7.66 acres located in West La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre. The zoning is Planned Residential 4.5 units/acre, detached. (PR4.5D). Based on the allowed density of 4.5 units/acre, there is a potential development of 34 detached single-family dwelling units.

Public Utilities and Infrastructure: All required utilities are accessible to the site but off-site and on-site infrastructure will be required.

Opportunities for Affordable Housing: This site is within the City's redevelopment area, which makes it possible to acquire redevelopment assistance where affordable housing production is proposed. In addition, a density bonus may be possible.

Development Potential: 34 detached single-family units based on a density of 4.5 units per acre or 42 units with a 25% density bonus if affordable units are proposed.

SITE 10: 8391-026-064 1025 Gladstone 2 Units (Veharanta)

Property Size: .83 acres located in Western portion of La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre located within the PR4.5D zone. This site has been divided into two parcels with the intention of having one new single family residential unit and one second unit on the newly created lot.

Public Utilities and Infrastructure: All required utilities are accessible to the site but off-site and on-site infrastructure will be required.

Opportunities for Affordable Housing: This site does not provide a good opportunity for affordable housing. It is in close proximity to housing stock that is well out of the affordable range. However, the second unit could be an opportunity for affordable housing.

Development Potential: 1 detached single-family unit with second unit.

SITE 11: 2 Lots on 8th Street 8375-026-066 and 8375-026-068

Property Size: 2 lots at 0.17 acres each

Land Use and Zone: The general plan designation is Low Density Residential (0-5 du/ac). The zoning is Planned Residential 4.5 units/acre, attached. (PR4.5D).

Public Utilities and Infrastructure: Public utilities and infrastructure are available to these sites since surrounding parcels have been developed residentially; however, on-site utilities will be required for development.

Opportunities for Affordable Housing: This is a good opportunity for in-fill development in the City's Redevelopment Project Area. This is also a good opportunity for up to four affordable housing units.

Development Potential: 2 detached single-family units with second units.

SITE 12: Puddingstone Hill

Property Size: 39 acres located in the hillsides of South La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The site is located within the Puddingstone Hill Specific Plan allowing strictly residential uses. Development of the site will require an amendment to the specific plan that would determine allowable development density. Based on an initial review, approximately 0-15 units may be possible.

Public Utilities and Infrastructure: Due to a hillside location with rough terrain, bringing utilities to this site will be costly. In addition no infrastructure exists within the property.

Special Considerations: The site is located on the hillside with many environmental as well as development constraints.

Opportunities for Affordable Housing: Due to high development costs for this site, there is likely to be no possibility for the development of affordable housing.

Development Potential: Approximately 15 upper-income single-family units based on a development constraints analysis.

SITE 13: 8378-007-034 Walnut Street

Property Size: 0.28 acres located in South La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre. The site is located within the Walnut Specific Plan area, which allows only residential development and uses. Based on the specific plan standards, this 0.28 acre parcel has the potential for the development of one single-family unit with a second unit possible.

Public Utilities and Infrastructure: All required utilities and infrastructure exist on Walnut Street. On-site improvements will be required.

Opportunities for Affordable Housing: The Walnut neighborhood is within the City's Redevelopment Area making Redevelopment Agency assistance and a density bonus possible for a project offering construction of affordable housing.

Development Potential: 1 detached single-family unit with second unit

SITE 14: 8378-007-035 Walnut Street

Property Size: 0.26 acres located in South La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre. The site is located within the Walnut Specific Plan area, which allows only residential development and uses. Based on the specific plan standards, this 0.26 acre parcel has the potential for the development of one single-family unit with a second unit possible.

Public Utilities and Infrastructure: All required utilities and infrastructure exist on Walnut Street. On-site improvements will be required.

Opportunities for Affordable Housing: The Walnut neighborhood is within the City's Redevelopment Area making Redevelopment Agency assistance and a density bonus possible for a project offering construction of affordable housing.

Development Potential: 1 detached single-family unit with second unit

SITE 15: 3 Lots on 1800 Block of Walnut Street: 8378-007-030/031/032

Property Size: 0.27 acres located in South La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre. The site is located within the Walnut Specific Plan area, which allows only residential development and uses. Based on the specific plan standards, this 0.27 acre parcel has the potential for the development of one single-family unit with a second unit possible.

Public Utilities and Infrastructure: All required utilities and infrastructure exist on Walnut Street. On-site improvements will be required.

Opportunities for Affordable Housing: The Walnut neighborhood is within the City's Redevelopment Area making Redevelopment Agency assistance and a density bonus possible for a project offering construction of affordable housing.

Development Potential: 1 single-family unit with second unit.

SITE 16: 1874 Walnut (8378-007-033)

Property Size: .23 acres located in South La Verne

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre. The site is located within the Walnut Specific Plan area, which allows only residential development and uses. Based on the specific plan standards, this 0.23 acre parcel has the potential for the development of one single-family unit.

Public Utilities and Infrastructure: All required utilities and infrastructure exist on Walnut Street. On-site improvements will be required.

Special Considerations: The site is an existing non-conforming commercial use, the structure will need to be demolished and a new single-family residential unit must be constructed.

Opportunities for Affordable Housing: The Walnut neighborhood is within the City's Redevelopment Area making Redevelopment Agency assistance and a density bonus possible for a project offering construction of affordable housing.

Development Potential: 1 single-family unit

SITE 17: 2909 Arrow Highway - Valley Rancho MHP Conversion (8371-008-900)

Property Size: 4.60 acres located in the Eastern portion of La Verne.

Land Use and Zone: The general plan land use designation is Medium Density Residential allowing 0-10 dwelling units/acre and is located within the Mobile Home Park zone.

Public Utilities and Infrastructure: All required utilities and infrastructure exist on-site, some improvements may be required.

Special Considerations: This site is classified as a Mobile Home Park but over the years has become more of a trailer park.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely, this will be an increase in permanent affordable housing stock for the City.

Development Potential: 40 detached single-family units.

SITE 18: 2006 Baseline (8666-035-015) Emerald/Baseline (Master's House)

Property Size: 4.33 acres located in Central La Verne.

Land Use and Zone: The general plan land use designation is Community Facility surrounded by Low Density Residential allowing 0-5 dwelling units/acre and the zoning is Institutional ("INST"). The site is a vacant 4.33-acre parcel surrounded by existing single-family residences.

Public Utilities and Infrastructure: Public utilities and infrastructure are accessible to the site due to existing development in the area; however, on-site utility and infrastructure improvements will be necessary. Development of housing would require master plan approval.

Opportunities for Affordable Housing: There is some opportunity for development of affordable housing. A 25% density bonus is possible for a project offering affordable units.

Development Potential: 0-40 single-family units.

SITE 19: 8378-012-024

1230 Arrow University of La Verne Land south of Arrow Highway

Property Size: 3.23 acres located in South La Verne.

Land Use and Zone: The general plan land use designation is Community Facility and the site is located within the Arrow Corridor Specific Plan.

Public Utilities and Infrastructure: Public utilities are accessible to the site due to existing development in the area. Infrastructure internal to this phase of development has yet to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing could be likely.

Development Potential: 0-50 detached units.

SITE 20: 3165 D Street - Church Property D Street 8375-003-024

Property Size: 5.31 acres located in the center of La Verne.

Land Use and Zone: The general plan land use designation is Community Facility but is located within the PR4.5 zone allowing 4.5 dwelling units/acre. The Methodist Church owns the site and there is a church facility on-site but the site is large and a portion is vacant and open for development.

Public Utilities and Infrastructure: Public utilities are accessible to the site since there is an existing church on the property. Infrastructure internal to new development may have to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely, especially with a partnership with Habitat for Humanity.

Development Potential: 12 detached single-family units.

SITE 21: 1st Street and Arrow Highway Lordsburg TOD

Land Use and Zone: The existing general plan land use designation is Industrial and is located within the Arrow Corridor Specific Plan. A new Old Town La Verne Specific Plan is being studied to convert this existing industrial land into a mixed-use higher-density development. The process will be to write and adopt the Specific Plan and the accompanying EIR plus it will include amendments to the Lordsburg Specific Plan, Arrow Corridor Specific Plan, and the General Plan Update 2009-2011. Any interested developer can start to develop per the new Specific Plan once it is adopted.

Public Utilities and Infrastructure: Public utilities are accessible to the site since there is existing development on the properties. Infrastructure internal to new development may have to be completed.

Special Considerations: This development will be a part of a transit-oriented development associated with the Gold Line Station planned at First Street and E Street.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely to be a part of any project proposed at this location.

Development Potential: Approximately 200 units.

SITE 22: 1825 Foothill Boulevard 8666-014-012

Property Size: 13 acres located on Foothill Boulevard.

Land Use and Zone: The general plan land use designation is Medium Density Residential and is located within the Planned Residential 15 Attached Dwelling Units per Acre (PR15A) zone. This site currently has an existing apartment development on it and previously increased densities have been proposed in order to allow denser reconstruction.

Public Utilities and Infrastructure: Public utilities are accessible to the site since there is existing development on the properties. Infrastructure internal to new development may have to be completed.

Special Considerations: The site has the potential to be rezoned to have a general land use designation of High Density Residential with a zoning designation of Planned Residential 25 Attached Dwelling Units per Acre (PR25A).

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely to be a part of any new development proposed at this location.

Development Potential: Approximately a gain of 130 units.

SITE 23: 2421 Foothill Boulevard 8666-017-025 & 866-017-031

Property Size: 6 acres located on Foothill Boulevard.

Land Use and Zone: The general plan land use designation is Medium Density Residential and is located within the Planned Residential 15 Attached Dwelling Units per Acre (PR15A) zone. This site currently has an existing apartment development and previously increased densities have been proposed in order to allow denser reconstruction.

Public Utilities and Infrastructure: Public utilities are accessible to the site since there is existing development on the properties. Infrastructure internal to new development may have to be completed.

Special Considerations: The site has the potential to be rezoned to have a general land use designation of High Density Residential with a zoning designation of Planned Residential 25 Attached Dwelling Units per Acre (PR25A).

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely to be a part of any new development proposed at this location.

Development Potential: Approximately a gain of 60 units.

SITE 24: Regal Parcel Dover Street (1950 Foothill) 8375-001-022

Property Size: 6 acres located in Central La Verne (15.08 Total for 1950 Foothill for both portions of the site).

Land Use and Zone: The general plan land use designation is Commercial. The site is within the Foothill Boulevard Specific Plan area and is designated as Study Site #4 allowing a 48-unit multi-family residential development at 8 units/acre or a 100 unit senior housing development at 25 dwelling units/acre.

Public Utilities and Infrastructure: Required utilities are accessible to the property but internal infrastructure will be required.

Special Considerations: Although this site has a commercial designation, the Foothill Boulevard Specific Plan encourages the development of senior or affordable housing. This site is constrained by a historic oak grove that must be taken into consideration with project development.

Opportunities for Affordable Housing: The property is within the City's redevelopment area and the City will consider a large density bonus to encourage development of senior and/or affordable housing. It may be possible to use low/moderate housing funds to assist with this project.

Development Potential: Through Housing Program 30 this site will be rezoned to have a new zoning designation of Planned Residential 25 Attached Dwelling Units per Acre (PR25A), which would yield 170 units on this site.

SITE 25: 8378-011-020 - 1300 Palomares

Property Size: 3.82 acres located in South La Verne.

Land Use and Zone: The general plan land use designation is Industrial and is located in the Arrow Corridor Specific Plan.

Public Utilities and Infrastructure: Public utilities are accessible to the site due to existing development in the area. Infrastructure internal to this phase of development has yet to be completed.

Special Considerations: This site is located within an Industrial land use designation and is surrounded to the East, West, and South, by Industrial and Commercial uses with Low Density Residential to the North.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing could be likely.

Development Potential: 0-75 detached units.

SITE 26: 2421 First Street Properties

Property Size: Approximately 4.33 acres total of all parcels.

Land Use and Zone: The existing general plan land use designation is Industrial and is located within the Arrow Corridor Specific. A new Old Town La Verne Specific Plan is being studied to convert this existing mixed residential and industrial land uses into Medium Density Residential that would allow between 25 dwelling units per acre and 40 dwelling units per acre. The process will be to write and adopt the Specific Plan and the accompanying EIR plus it will include amendments to the Lordsburg Specific Plan, Arrow Corridor Specific Plan, and the General Plan Update 2009-2011. Any interested developer can start to develop per the new Specific Plan once it is adopted.

Public Utilities and Infrastructure: Public utilities are accessible to the site since there is existing development on the properties. Infrastructure internal to new development may have to be completed.

Special Considerations: This development will be a part of a transit-oriented development associated with the Gold Line Station planned at First Street and E Street.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely to be a part of any project proposed at this location.

Development Potential: Approximately 108 – 172 units.

SITE 27: 8381-036-016 - 1350 Third Street - David and Margaret

Land Use and Zone: The general plan land use designation is Community Facility with a zoning of Institutional ("I") allowing the large institutional facility located on the site (David and Margaret Home). The David and Margaret Home will be further expanded in accordance with a City approved master plan resulting in approximately 36 additional units.

Public Utilities and Infrastructure: All required utilities exist at the site; any utilities and infrastructure improvements will be in accordance with City standards.

Special Considerations: Further development and expansion of the institutional facility will be in accordance with the City approved David and Margaret Home Master Plan or subsequently approved amendments.

Development Potential: 36 transitional units based on the approved master plan.

SITE 28: 8381-009-005 - 2705 Mountain View Hillcrest Homes

Property Size: 8.82 acres located in South La Verne.

Land Use and Zone: The general plan land use designation is Community Facility with a zoning of Institutional ("I") allowing the large retirement facility located on the site (Hillcrest Homes). Hillcrest Homes will be further expanded in accordance with a City approved master plan resulting in approximately 100 additional units.

Public Utilities and Infrastructure: All required utilities exist at the site with a private street system. Utilities and infrastructure improvements will be in accordance with City standards.

Special Considerations: Further development and expansion of the retirement facility will be in accordance with the City approved Hillcrest Homes Master Plan or subsequently approved amendments.

Development Potential: 100 senior units based on the approved master plan.

Sites with already approved development plans are included as part of **Table H-39** and are illustrated in **Map H-2**.

Table H-39: Available Sites Inventory

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Residential								
A	Live Oak Trails (Golden Hills) 8678-027-025/035	638,154	Specific Plan	Hillside Residential (0-2 D.U./AC)	14.65	17	Vacant	Hillside Property with Constraints
B	2105 Manzanita (Becker) 8666-005-043	784,951	PR2D	Hillside Residential (0-2 D.U./AC)	18.02	2	Vacant	Hillside Property with Constraints
C	5725 Old Wheeler Road Worden Ranch (Hughes) 8664-017-004	250,083	PR3D	Low Density Residential (0-5 D.U./AC)	5.74	14	SFR & Vacant	Hillside Property with Constraints
D	2552/2600 Foothill (Hsientein) 8370-007-046	142,877	SP86-18: Foothill Boulevard Specific Plan	Commercial/Business Park	3.28	101	Vacant	In-fill commercial parcel (Senior Units)
E	2550 Kendall (Perez) 8370-035-099	31,680	PR4.5D	Medium Density Residential (0-10 D.U./AC)	0.73	2	SFR	In-fill lot
F	7501 Brydon Road (Hipwell) 8678-015-016	289,238	PR1/5D	Hillside Residential (0-2 D.U./AC)	6.64	1	SFR	Hillside Property with Constraints
G	2660 Bowdoin (1 of 3 Lots Bowdoin Street)	14,960	PR3D	Low Density Residential (0-5 D.U./AC)	0.34	1	Vacant	In-fill Lots
H	4245 Bradford (1 of 3 Lots Bowdoin Street)	18,125	PR3D	Low Density Residential (0-5 D.U./AC)	0.42	1	Vacant	In-fill Lots
I	4235 Bradford (1 of 3 Lots Bowdoin Street)	18,125	PR3D	Low Density Residential (0-5 D.U./AC)	0.42	1	Vacant	In-fill Lots

**Table H-40:
City of La Verne Pending Housing Developments**

Developer/ Development Name	Number/ Type of Units	Unit Size (sq. ft.)	Price Range	Status	*Status: C=Complete; UC=Under Construction; A=Approved (Tentative or Final Map)
Live Oak Trails - Golden Hills	17	unknown	Above Moderate	A	Tentative Map Approved
Worden Ranch - 5725 Old Wheeler Road (Hughes)	14	3000-4000	Above Moderate	UC	Grading of site
Magnolia Courts - 2552/2600 Foothill (Hsientein)	101	700-1000	Moderate	UC	Grading of site
2660 Bowdoin Street	1	unknown	Moderate	A	Final Map Approved
4245 Bradford Street	1	unknown	Moderate	A	Final Map Approved
4235 Bradford Street	1	unknown	Moderate	A	Final Map Approved

SITE A: Live Oak Trails (Golden Hills) 8678-027-025/035

Property Size: 14.65 acres located on the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The zoning is Specific Plan. Development of a single-family residential subdivision requires both a zone change (specific plan) and a general plan amendment.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography. In addition, all internal streets are to be designed to the City's specifications.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints.

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 17 upper-income single-family units based on a development constraints analysis.

SITE B: 2105 Manzanita (Becker) 8666-005-043

Property Size: 18.02 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre. The site is located within the PR2D zone, which allows for low-density housing.

Public Utilities and Infrastructure: Public utilities are accessible to the site due to existing development in the area. Infrastructure internal to this phase of development has yet to be completed.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints.

Opportunities for Affordable Housing: Due to the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 2 upper-income single-family units based on a development constraints analysis.

SITE C: 5725 Old Wheeler Road Worden Ranch (Hughes) 8664-017-004

Property Size: 5.74 acres located in North La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre and is located in the PR3D zone.

Public Utilities and Infrastructure: Public utilities are accessible to the site due to existing development in the area. Infrastructure internal to this phase of development has yet to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is unlikely.

Development Potential: 14 detached single-family units.

SITE D: 2552/2600 Foothill (Hsientein) 8370-007-046

Property Size: 3.28 acres located along Foothill Boulevard.

Land Use and Zone: The general plan land use designation is Commercial and Business Park and it is located in the Foothill Boulevard Specific Plan zoning designation. The Foothill Boulevard Specific Plan allows for high-density senior housing.

Public Utilities and Infrastructure: Public utilities are accessible to the site due to existing development in the area. Infrastructure internal to this phase of development has yet to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is likely for the senior populations of La Verne.

Development Potential: 101 senior units.

SITE E: 2550 Kendall (Perez) 8370-035-099

Property Size: .73 acres located in the Eastern portion of La Verne.

Land Use and Zone: The general plan land use designation is Medium Density Residential allowing 0-10 dwelling units/acre and is located in the PR4.5D zone

Public Utilities and Infrastructure: Public utilities are accessible to the site due to existing development in the area. Infrastructure internal to this phase of development has yet to be completed.

Special Considerations: This site is being subdivided from an existing property.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is unlikely.

Development Potential: 1 detached single-family unit and one second unit.

SITE F: 7501 Brydon Road (Hipwell) 8678-015-016

Property Size: 6.64 acres located in the hillsides of North La Verne.

Land Use and Zone: The general plan land use designation is Hillside Residential allowing 0-2 dwelling units/acre and within the PR1/5D zone.

Public Utilities and Infrastructure: All utilities and infrastructure exist close to the property along the major access street; however, providing utilities directly to the site will be costly due to on-site topography.

Special Considerations: This site is located within a hillside area with rough terrain, natural drainage courses, and many environmental and development constraints.

Opportunities for Affordable Housing: Due the site location and the many environmental and development constraints, development of this site is likely to be costly with opportunities for production of affordable housing very unlikely.

Development Potential: 1 detached single-family unit.

SITE G: 2660 Bowdoin (1 of 3 Lots Bowdoin Street)

Property Size: .34 acres located in Central La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre and is within the PR3D zone.

Public Utilities and Infrastructure: Public utilities are accessible to the site but infrastructure internal to this development will need to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is unlikely.

Development Potential: 1 detached single-family unit.

SITE H: 4245 Bradford (1 of 3 Lots Bowdoin Street)

Property Size: .42 acres located in Central La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre and is within the PR3D zone.

Public Utilities and Infrastructure: Public utilities are accessible to the site but infrastructure internal to this development will need to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is unlikely.

Development Potential: 1 detached single-family unit.

SITE I: 4235 Bradford (1 of 3 Lots Bowdoin Street)

Property Size: .42 acres located in Central La Verne.

Land Use and Zone: The general plan land use designation is Low Density Residential allowing 0-5 dwelling units/acre and is within the PR3D zone.

Public Utilities and Infrastructure: Public utilities are accessible to the site but infrastructure internal to this development will need to be completed.

Opportunities for Affordable Housing: Due to location and nature of the development, affordable housing is unlikely.

Development Potential: 1 detached single-family unit.

Suitability of Available Sites

Sites 14-17 – Walnut

Sites 14-17 in the **Table H-38: Available Site Inventory** are located within the Walnut Specific Plan (SP81-2). Five of the development objectives in this specific plan contribute towards the objectives behind the suitability of available sites in the 2008 Housing Element Update: (Walnut Specific Plan pg. 1)

- To preserve the single-family character of the existing neighborhood by encouraging home ownership.
- To provide safe, decent, and affordable housing.
- To provide the development of a balanced residential environment with access to employment opportunities, community facilities and adequate services.
- To upgrade deteriorating residential neighborhoods within the City.
- To maintain La Verne's economic mix that would accommodate families of varying incomes.

Staff will evaluate the Walnut Specific Plan (SP81-2) to determine if expanding the existing density bonus program is feasible. An expansion of the density bonus incentive would assist in the increase of density and affordability on these sites.

In the Walnut Specific Plan (SP81-2) attached single-family residential units are conditionally permitted. This zoning allows for density bonuses and associated affordable housing.

The existing Walnut Specific Plan allows for an option for a density bonus and affordable housing incentive that includes allowing: "A maximum of two (2) additional dwelling units shall be permitted on lots of more than 23,000 square feet, if the Density Bonus Units are to be sold to low-income and moderate-income households for owner occupancy in accordance to an approved affordable housing plan (Low/Moderate income households: Low-50% of County Median; Moderate-80% of County Median). Density Bonus/Affordable Units are housing units sold for 20 percent (20%) below the current market value selling price of those permitted, non-density bonus, units in the development." (Walnut Specific Plan)

The Specific Plan also includes performance criteria in order to utilize the density bonus and affordable housing incentive program:

Neighborhood Compatibility – There is a requirement that the density bonus and affordable housing units should be designed in a manner that is compatible with the surrounding neighborhood. This includes architecture, site design, landscaping, and inclusion of open space areas.

Dispersion of Density Bonus/Affordable Housing – Any housing units qualifying for the density bonus and affordable housing provisions should be located with reasonable access to community services, facilities and public transportation.

Unit Mix/Target Groups – Housing units that are part of the density bonus and affordable housing provisions should be designed to meet all population segments and economic segments of the City.

Eligible Individuals/Families - Factors to be considered in qualifying buyers include: (1) Income, (2) Financial assets, and (3) Distance to work. The City will review the selection of eligible families for compliance with Affordable Housing Plan Section of the Walnut Specific Plan.

This Housing Element Update will include a program that will direct City Staff to initiate an update of the Walnut Specific Plan. The Community Development Staff will work to update and expand the Walnut Specific Plan to include more provisions for density bonuses, affordable housing, and rehabilitation of the existing residential units, including eradicating non-residential uses.

Staff will also evaluate the feasibility of incorporating SB 1818: California Density Bonus Law requirements into the density incentive programs in the Walnut Specific Plan in order to educate developers of incentives pursuant to California State Law. Linking the specific plan with the California law will allow the City of La Verne to comply with the SB 1818 requirements as stated in the existing SB 1818 housing program in the La Verne Housing Element. SB 1818 requirements include:

<http://www.calapa.org/attachments/articles/15/SB-1818-Q-A-Final-1-26-05.pdf>

- 20% density bonus eligibility for a project if (a) 5% of units affordable to very low-income households or (b) 10% of units affordable to low-income households.
- 5% density bonus eligibility for condominium or planned development unit projects that are 10% affordable to moderate-income households.
- A sliding scale that allows for an increase in density bonus eligibility percentages for increase in very low-income, low-income, and moderate-income households percentages in project above the threshold.
- There are also concessions and incentives that cities can offer such as reducing development standards based on the percentage of affordable housing units that are part of the project. This includes any development standards that would reduce costs for the developer and make the project more feasible.

Site 21 – TOD

The overall proposed Old Town La Verne Specific Plan area, which has been studied through the “Design Framework Plan for Old Town La Verne,” includes Old Town from Bonita Avenue and C Street south and east to White Avenue/First Street/Arrow Highway (plus Fairplex North). Over the next two (2) years (2009-2011) there will be a new Specific Plan developed including an Environmental Impact Report, General Plan Amendment, and amendments to the Lordsburg Specific Plan and Arrow Corridor Specific Plan. Developers who are active in La Verne have been involved from the beginning of this project and development of the specific plan. This plan is being designed to be unique in that it will be modeled after the transit-oriented development design concept but will not be dependent on the train, since it is still unknown when the Gold Line Extension will come to La Verne.

The process will be to prepare and adopt the Specific Plan and the accompanying EIR plus it will include amendments to the Lordsburg Specific Plan, Arrow Corridor Specific Plan, and the General Plan Update 2009-2011. Any interested developer can start to develop per the new Specific Plan once it is adopted. There is a five-year timeline for development of this site into appropriate residential and mixed-use type development.

- 2009 (Year 1): Begin the specific study on the transit-oriented development sites to determine the feasibility of development. (Currently being done)
- 2010 (Year 2): Begin the public outreach process to build community support and identify an educational process that would educate the City Council, Planning Commission, and community.
- 2011 (Year 3): Staff will lay the groundwork for transit-oriented development on this site by evaluating a change in residential density and begin to consider any rezoning and general plan amendments that may be necessary. The newly developed Specific Plan will be ready for adoption by the end of 2011.
- 2012 (Year 4): Begin the process of outreach to developers that specialize in Transit Oriented Development type projects and those developers that may be interested in developing this site.
- 2013-2014 (Year 5): Start the City development process and the public hearing process to obtain approvals for development on this site.

The proposed Old Town La Verne Specific Plan process began in 2008 with outreach, development of key stakeholder groups, and the “Design Framework Plan for Old Town La Verne.” During the development of the Design Framework Plan there has been significant outreach to local stakeholders, local developers, and prominent community entities. Discussion has been facilitated with local developers and stakeholders who would be most impacted by the development of the proposed specific plan, which includes development that may be slated to occur on Site 21.

Due to the current economic downturn that cities across the United States are experiencing and will most likely continue to experience throughout the 2008-2014 Housing Element planning period, Site 21 offers incentives to developers to pursue

development in a long-range perspective. Speculation is that in the near future developers are not going to pursue large-scale developments until an upturn in the economy begins to occur. With the intense outreach program that is occurring through the proposed Specific Plan groundwork, developers interested in creating a substantial transit-oriented development project in La Verne will pick up where the City leaves off in order to develop a project with community support. The City of La Verne is committed to working with potential developers to maximize the use of SB 1818 on the TOD sites in order to utilize appropriate density bonuses as incentives.

A major goal of the proposed development on Site 21 would be to rezone through the proposed Transit Oriented Development Specific Plan to permit higher-density residential. The residential included in the proposed mixed-use land use (retail with residential or office above) for Site 21 would be permitted for both owner-occupied and rental multi-family residential without a conditional use permit or other discretionary action. The City understands the requirements set forth by the State and is committed to undertaking the tasks necessary to reach the desired proposed residential densities of approximately a minimum density of at least 20 units per acre and Site 21 would be able to accommodate at least 16 units per required Government Code 65583.2(h).

The anticipated minimum density capacity of Site 21 is 200 units. If for any reason the site is not made available for the density capacity of 200 units by the end of the anticipated timeline of 2014 the City will identify other sites that will be rezoned to accommodate the 200 units.

Site 24 – Regal Property

This site specifically ties to State of California's desire to see zoning to encourage and facilitate housing for lower-income households. With a program included in the 2008 Housing Element Update to rezone this site to accommodate higher densities this would allow this site to include non-age restricted higher density residential for multi-family and mixed-use development.

Site 19 and Site 25

Site 19 and Site 25 are located within the Arrow Corridor Specific Plan area in the Industrial classification of the zone. Currently, residential is not allowed in this classification or section of this zone; in order for residential to be allowed here there would need to be either a zone change to these properties or an amendment to the Arrow Corridor Specific Plan. Site 19 has a potential density capacity of 0-50 residential units if zoning is amended. Site 25 has a density capacity ranging from 0-75 units depending if the property has industrial development (0 residential units) or is changed to residential (75 units).

Zoning to Encourage & Facilitate Housing for Lower-Income Households

The City of La Verne has made efforts to encourage and facilitate housing for low-income households within the bounds of existing residential areas. It is the City's desire to remain fair to all citizens of La Verne as well as accommodate future residents of the City.

The Sites Inventory Analysis includes sites with associated densities and associated programs are included that will remain compatible with past and existing zoning. If the opportunity arises that the City needs to take steps to facilitate the development of a residential project, the City will assist the developer in processing the project. The City will continue its past and existing practices to ensure quality of life for its residents in order to encourage and facilitate housing for low-income households.

The best and most efficient way for the City of La Verne to encourage and facilitate housing for lower-income households is to develop an inclusionary housing program that would incorporate low-income housing in the newly initiated upcoming Old Town La Verne Specific Plan.

Another option to encourage and facilitate housing for lower-income households is that the City will commit to rezone three sites to allow for non-age restricted higher-density residential development. This would require rezoning sites 22, 23, and 24 to allow for non-age restricted residential with a precise plan review. The rezoning would allow residential densities up to 25 dwelling units per acre.

This would require a three-year program that would begin with research and end with rezoning sites 22, 23, and 24. Year 1 (2010-2011): would include a survey of developers, both local and those specializing in higher-density residential projects, mixed use, and affordable units. This would include research of development demand for high-density residential and mixed-use development; looking at market demand, financial feasibility, and development of appropriate density for the sites that are available within this zone. Year 2 & 3 (2011-2013): would include the public review process and environmental review process for processing rezoning of the sites to allow for a non-age restricted multi-family residential and possibly a General Plan Amendment. At the end of this program the three sites would be ready for developers to propose development projects.

Realistic Capacity

Mixed-Use Sites

Site 21 contains existing industrial sites located within the SP84-12: Arrow Corridor Specific Plan. Through the Gold Line station site selection study and Design Framework Plan this area was identified as having potential for mixed-use and transit-oriented development.

This site would not be entirely residential but rather a mixture of residential, institutional, open space, commercial, and office uses. The development density proposed is a conservative number due to the fact that development on the site is still uncertain regarding actual ratio of residential to non-residential.

Site 26 is comprised of parcels with existing industrial uses and some residential uses located within the Arrow Corridor Specific Plan (SP 84-12). Through the development of the proposed Old Town La Verne Specific Plan this area is identified to have Medium-Density Residential, with densities ranging from 25 dwelling units per acre up to 40 dwelling units per acre.

Commercial Sites

Site 24 is located within the Foothill Boulevard Specific Plan and currently has the option to become senior residential or commercial uses. As a part of the requirement to encourage and facilitate housing for lower-income households, the City of La Verne will be exploring the option of allowing higher-density residential uses on this site through rezoning the site to be Medium Density Residential with a density of 25 dwelling units per acre. Housing program #30 outlines the process to rezone this site from Foothill Boulevard Specific Plan to Planning Residential 25 Dwelling Units per Acre (PR25A). This site has had interest expressed by developers looking to develop higher-density multi-family residential projects. The Foothill Boulevard Specific Plan currently allows for mixed-use development, which would allow there to be residential and commercial development without an amendment to the Specific Plan.

Site 19 and Site 25 are located within the Industrial area of the Arrow Corridor Specific Plan. Currently, residential uses are not allowed in this area of the zone; in order for residential to be allowed here there would need to be an amendment to the Arrow Corridor Specific Plan and possibly a General Plan amendment. Site 19 has a density capacity of 0-50 residential units if zoning is amended. Site 25 has a density capacity ranging from 0-75 units depending on whether the property has industrial development (0 residential units) or is changed to residential (75 units).

Realistic Capacity of Mixed-Use Sites

Site 24 (Regal):

Current Zoning: SP86-18 Foothill Boulevard Specific Plan – Conditional Use Permit for senior housing or mixed-use development with Commercial/Office uses allowed by right.

Site Improvement: Currently not developed and would need all site improvements but surrounding sites are improved so utilities and infrastructure capabilities are in the area.

Potential for Non-Residential Uses: There is potential that this could be developed as commercial or mixed-use. There are a significant amount of oak trees on site that would restrict non-residential development. There has been interest from developers in the past to develop the property as residential. A program is being put into place that holds potential to rezone to residential classification.

Performance Standards: Would require some affordability component.

Recent Built Densities: Magnolia Courts on Foothill Boulevard has a density of approximately 30 units/acre with 101 senior units on 3.28 acres.

Site 25 (Palomares):

Current Zoning: SP84-12 Arrow Corridor Specific Plan – Industrial Classification

Site Improvement: Potential for commercial or mixed-use development. There has been past interest from local developers for commercial, mixed-use and residential development on this site.

Potential for Non-Residential Uses: There is potential to develop this site into an industrial use such as is present on surrounding sites. However, there are residential uses in the surrounding area as well. There are a significant amount of oak trees on the site that would restrict non-residential development. A program is being put into place that holds potential to rezone to residential classification.

Performance Standards: Would require some affordability component.

Recent Built Densities: Lordsburg Court on Arrow Highway has a density of approximately 10 units/acre.

Site 26 (First Street Properties):

Current Zoning: SP84-12 Arrow Corridor Specific Plan – Industrial Classification

Site Improvement: Through the development of the proposed Old Town La Verne Specific Plan this area is identified to have Medium-Density Residential with densities ranging from 25 dwelling units per acre up to 40 dwelling units per acre.

Potential for Non-Residential Uses: There is potential to develop this site into an industrial use such as is present on surrounding sites. However, the goal of the Old Town La Verne Specific Plan that is currently underdevelopment is to convert this area to medium-density residential. A program is being put into place that holds potential to rezone to residential classification.

Performance Standards: Would require some affordability component.

Recent Built Densities: Lordsburg Court on Arrow Highway has a density of approximately 10 units/acre.

Sites with Zoning for a Variety of Housing Types, Transitional Housing, Emergency Shelters

Definitions of Emergency Shelters, Transitional Housing and Supportive Housing (http://www.hcd.ca.gov/hpd/housing_element2/SHN_shelters.php)

Per the California Department of Housing and Community Development:

Emergency Shelter (per Health and Safety Code 50801): Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Transitional Housing (per Health and Safety Code 50675.2(h)): Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (per Health and Safety Code 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The 2008 Housing Element develops programs that will accommodate a variety of Housing Types per State of California direction. The City of La Verne desires to maintain a balance between State requirements and the City of La Verne commitment to the Quality of Life for its residents.

A program is included that will amend uses in the Arrow Corridor Specific Plan (SP84-12) Industrial zones to allow emergency shelters. Uses are already conditionally permitted within the Foothill Boulevard Specific Plan that will allow providers to apply for uses that could be able to serve as support services type uses to those in need of transitional housing, supportive housing, and emergency shelters.

The La Verne Municipal Code Section 18.86 Health Care and Social Service Facilities specifically subsection 18.86.090 and 18.86.100 concerning emergency shelters and transitional housing would need to be amended to be compatible with SB 2 requirements. Emergency shelters would continue to need a conditional use permit for locations outside of the Arrow Corridor Specific Plan Industrial sections. However, emergency shelters would be allowed by right in the Arrow Corridor Specific Plan Industrial sections. Transitional housing will be subject to the same restrictions as group homes as pursuant to the same regulations that are placed on group homes by the State of California.

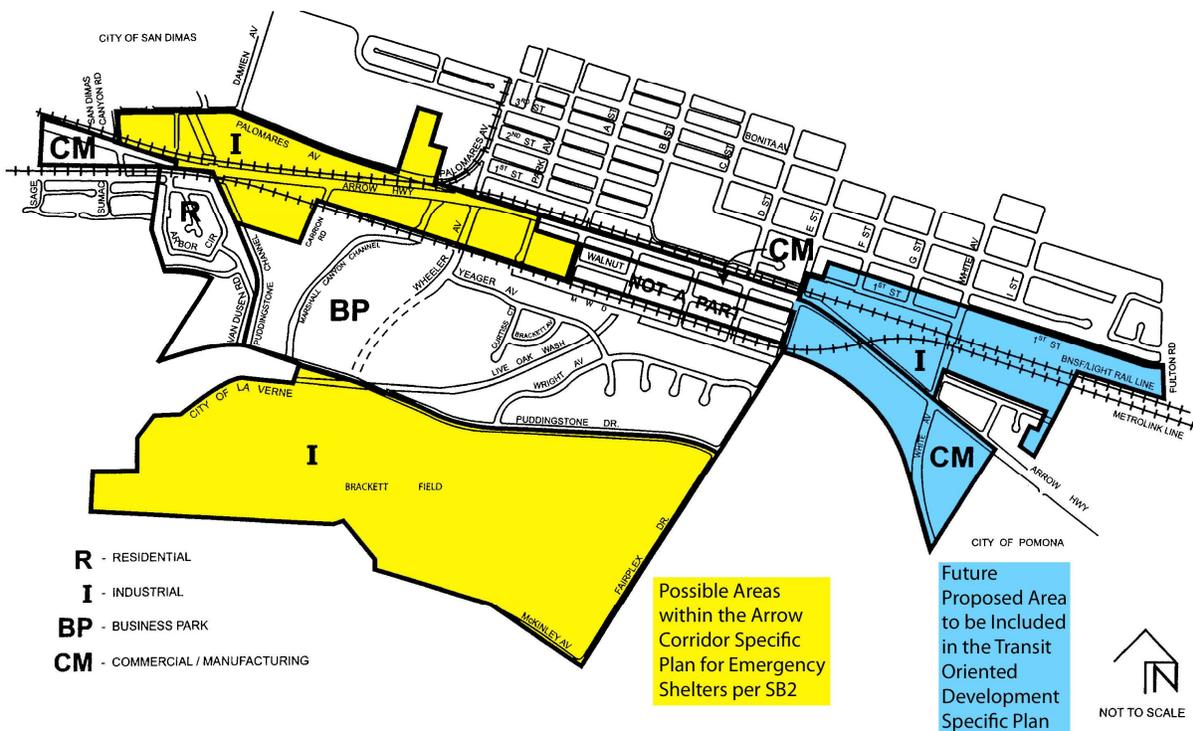
Arrow Corridor Specific Plan

In compliance with Senate Bill 2, "Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing," the City of La Verne will develop a program that would amend zoning and identify capacity to accommodate emergency shelters without a conditional use permit within the Arrow Corridor Specific Plan (SP84-12).

Community Development Staff will work to amend the Arrow Corridor Specific Plan Industrial zones to include emergency shelters as a permitted use with standards that align with commercial uses in that zone. Staff will also identify specific sites within this zone that have the capacity to sustain this type of use.

In compliance with Senate Bill 2, "Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing" the City of La Verne needs to develop a program that would amend zoning and identify capacity to accommodate emergency shelters without a conditional use permit, therefore allowing them by right, within the Arrow Corridor Specific Plan (SP84-12) in the Industrial zones.

The most logical location for an emergency shelter would be within the Arrow Corridor Specific Plan Industrial (I) zones because there are more opportunities for conversion to shelter uses and for new development of emergency shelters.



Arrow Corridor Specific Plan Area

Community Development Staff will work to amend the Arrow Corridor Specific Plan Industrial (I) zoning to include emergency shelters as a permitted use with standards that align with commercial uses in that zone. Staff will also identify specific sites within this zone that have the capacity to sustain this type of use, such as the following sites:

- 1300 Palomares (8378-011-020) in the Arrow Highway Specific Plan (SP84-12) a vacant site consisting of 3.82 acres. This site can either be suitable for in-fill residential development of up to 75 units or for an emergency shelter.
- Along the Arrow Highway Corridor there are opportunities to convert existing commercial or industrial buildings to emergency shelters if an interested party were to acquire the property.

If a homeless shelter were to locate within the Arrow Corridor Specific Plan the City of La Verne would evaluate the ability to partner with Pomona Valley Transit Authority to provide transportation services to those trying to reach the shelter. The transportation services would include a 'Get About' type van or a bus or possibly the facility could partner on their own with Pomona Valley Transit Authority to provide a van service through a grant.

The Arrow Corridor Specific Plan will have a great potential to be a transportation corridor with the Gold Line Station being proposed on Arrow Highway. This will facilitate transportation options for those needing to utilize the emergency shelters.

As a part of this there will be development standards that will guide the development of emergency shelters within the Arrow Corridor Specific Plan, including restrictions within Senate Bill 2 (Section 3 65583(a)4(A)):

“Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.”

Per the State of California Memorandum dated May 7, 2008 entitled *Senate Bill 2 -- Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing* the City of La Verne is meeting the following provisions through Housing Program 20: Emergency Shelters:

Planning (Government Code Section 65583):

- At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
- Emergency shelters shall only be subject to development and management standards that apply to residential or commercial within the same zone.
- Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of on-site management, length of stay and security.
- Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement.

Foothill Boulevard Specific Plan

The Foothill Boulevard Specific Plan (SP 86-18) allows as a conditional use “Community facility, including, but not limited to childcare, health care facilities, shelters for the homeless and congregate care facilities.” It also allows for “Hospital, health and social service facilities where the City Council determines that such uses are essential and appropriate as provided in Section 5.I of this specific plan and Title 18 of the La Verne Municipal Code.” Section 5.I Physical or Social Care Facilities: “Any use providing physical or social care services, including, but not limited to, hospitals, senior housing, urgent care clinics, half-way houses, homeless shelters, or rehabilitation or convalescent hospitals, may be permitted on any site within the Foothill Boulevard corridor subject to an approved conditional use permit.” In this zone, uses that could be used as support services to those in need of transitional housing and emergency shelters are allowed with a conditional use permit.

In addition to allowing these types of uses through a conditional use permit within the Foothill Boulevard Specific Plan, the City of La Verne is a member of the Tri-City Mental Health Center to provide transitional housing and emergency shelters. The Tri-City Mental Health Center provides public services to Pomona, Claremont, and La Verne. These services include: adult outpatient services, children outpatient services, emergency services and crisis intervention, psychosocial rehabilitative programs, mental health support services, pre-vocational/job placement services, AB2034 with transitional housing program, BIACO drop-in, and socialization center. All adult, emergency, and vocational services are available at 2008 North Garey Avenue in Pomona, CA.

Transitional Housing

The City of La Verne recognizes the importance of transitional housing as a way to better accommodate all segments of the population. Transitional housing is important in that it connects housing needs with supportive services to help individuals and families transition into permanent housing.

As a part of Senate Bill 2 the statutory requirement for transitional housing will be incorporated into the definition of residential uses with the municipal code. Housing Program 31 will include this statutory requirement for amending the definition of residential uses and transitional housing. This will include the provision of: "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."

Constraints Analysis

Housing Development Constraints

This section is an analysis of non-governmental and governmental constraints upon the maintenance, improvement, and development of housing for all income levels. The City of La Verne can do little to reduce major non-governmental constraints but has made strong efforts to reduce or eliminate constraints where possible.

Non-governmental Constraints

Construction Costs: Construction costs for a wood frame single-family house of average to good quality and ranging from 1,501 square feet to 3,000 square feet is approximately \$66.30 per square foot. Rising costs of housing construction can be attributed to the rising costs of building material and energy.

Land Costs: Vacant land in La Verne has dwindled in supply as the City approaches build-out and the vacant land that still exists, especially in northern La Verne, is a challenge to develop because of constraints associated with the properties. Land costs have increased dramatically over the last few years. At the time of the 2000 Housing Element Update the cost of a vacant residential lot in the northern part of the City was between \$100,000 and \$300,000 and approximately \$60,000 in the southern portion of the City. In 2005/2006 land costs were between \$300,000 - \$325,000 for a vacant residential property in southern La Verne. In 2007, due to market forces, residential land costs started to decline. The Los Angeles County portion of northern La Verne that receives City of La Verne services was selling for between \$240,000 to \$275,000. Below Foothill Boulevard the land cost of a residential lot was \$350,000 and the downtown area of La Verne was approximately \$300,000. A standard formula that developers use for calculating vacant land cost is equating the value of the lot to forty-percent (40%) of the finished product.

Financing: Major private market constraints to housing production include the availability and cost of financing, availability and cost of land and construction materials and labor costs. Of these, the availability and cost of financing is critical.

Interest Rates: Current interest rates are much lower than they have been in the past. These rates have permitted a housing recovery in the 1990s; however, these rates still deny a certain percentage of households the opportunity for home ownership.

Profit, Marketing and Overhead: Rising marketing and overhead costs contribute to the rising costs of housing. These increased costs result from the need to attract buyers through increased and expensive advertising and marketing strategies.

Governmental Constraints

Land-Use Controls:

Much remaining vacant residentially zoned land in La Verne is located in the hillside areas with significant environmental and development constraints such as steep slopes, fire hazards, flooding and mudslide hazards. Building to mitigate these hazards and to preserve as much of the environmentally sensitive terrain as possible drives up the cost of development in these areas. Due to the location and environmental constraints of much of the vacant land located in the northern hillsides of La Verne it is only feasible to construct low-density single-family residential. Also due to the constraints of the land these units cannot be affordable because of high construction and site development costs. Any units constructed in the hillsides would only contribute to the above-moderate income RHNA allocations.

Residential land use designations in the City provide for a wide range of housing types. Allowable densities varying from 0-2 units per acre in the single-family zone, to up to 15 units per acre in the high-density multiple-family zone. The Foothill Boulevard Specific Plan (SP86-18) allows for senior housing with a density of 25 dwelling units per acre. This specific plan also allows for mixed-use projects to include non-residential uses, but it does not specify a density for mixed-use residential. As a part of the 2008 Housing Element Update the City of La Verne is establishing programs that will be aimed at mitigating the governmental constraints on land uses for a variety of housing types and income levels.

Most of the land in the City is designated and used for single-family homes; however, some smaller parcels with multi-family zoning designations are still available for infill development. Adoption of the Foothill Boulevard Specific Plan and the Lordsburg Specific Plan have created additional opportunities for the development of multi-family and senior citizen housing as well as mixed-use projects involving a mix of residential and commercial uses. The Foothill Boulevard Specific Plan also allows, as conditional uses within the Commercial Office (CO) district, the establishment of homeless shelters and/or transitional housing as conditional uses subject to the approval of a conditional use permit. As a continuation of the work that was accomplished in both the Foothill Boulevard Specific Plan and the Lordsburg Specific Plan during the previous 2000-2005 Housing Element planning period. The 2008 Housing Element Update will develop programs that will expand the allowance of higher density residential for all types of households in certain zones. Programs developed, as part of this 2008 Housing Element Update, will focus attention on meeting the higher-density and more affordable residential needs of La Verne.

The City has adopted other policies that aid in the maintenance and development of affordable housing including mobile home rent control, and density bonuses to projects, which increase the number of senior or affordable dwelling units (see Housing Programs).

The City's land use controls do not pose a constraint to the development of affordable housing but rather help to ensure safe and orderly housing development 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 5-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. **Table H-41** contains the City's residential development standards. **Table H-42** illustrates the residential uses allowed in each zone.

Table H-41(a): City of La Verne Residential Development Standards

Zone District	Bldg. Ht.	Min. Lot Width	Min. Lot Depth	Min. Yard Setback			Min. Lot Area	Lot Area Per DU	Max. Den.	Max. Lot Cov.	P.S. Per DU	Min. Open Space	Types of Uses
				Front	Side	Rear							
A-1	30' max (2 story)	200'	200'	25'	25'	25'	2 Acres	2 Acres	1 D.U./Lot	30%	2	25' Buffer Zone	Limited Agric & SFR
PR-1/5D	30' max (2 story)	300'	300'	40'	30'/30'	30'	5 Acres	5 Acres	1 D.U. per 5 AC Detached	35%	2	45%	SFR Detached
PR-1/D	30' max (2 story)	150'	150'	35'	25'/25'	25'	1 Acre	1 Acre	1 D.U. per 1 AC Detached	35%	2	45%	SFR Detached
PR-2D	30' max (2 story)	90'	120'	30'	10'/25'	25'	15,000	15,000	2 D.U. per 1 AC Detached	35%	2	45%	SFR Detached
PR-3D	30' max (2 story)	80'	100'	25'	5'&10'/20'	25'	10,000	10,000	3 D.U. per 1 AC Detached	35%	2	45%	SFR Detached
PR-4.5D	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	4.5 D.U. per 1 AC Detached	35%	2	45%	SFR Detached
PR-5D	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	5 D.U. per 1 AC Detached	35%	2	45%	SFR Detached
PR-6A	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	6 D.U. per 1 AC Attached	35%	2	45%	SFR & MFR
PR-7A	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	7 D.U. per 1 AC Attached	35%	2	45%	SFR & MFR
PR-7.5A	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	7.5 D.U. per 1 AC Attached	35%	2	45%	SFR & MFR
PR-8A	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	8 D.U. per 1 AC Attached	35%	2	45%	SFR & MFR
PR-10A	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	10 D.U. per 1 AC Attached	35%	2	45%	SFR & MFR
PR-15A	30' max (2 story)	65'	100'	25'	5'&10'/10'	25'	7,500	7,500	15 D.U. per 1 AC Attached	35%	2	45%	SFR & MFR

Table H-41(b): City of La Verne Residential Development Standards

Zone District	Bldg. Ht.	Min. Lot Width	Min. Lot Depth	Min. Yard Setback			Min. Lot Area	Lot Area Per DU	Max. Den.	Max. Lot Cov.	P.S. Per DU	Min. Open Space	Types of Uses
				Front	Side	Rear							
MHP	25' max 1story	250'	300'	10' for each unit & 75' for perimeter	Varies	10' at wall 5' other	15 Acres	4,500 double 3,500 single	8 site per acre	N/A	2 per mobile home	25' major & secondary streets and 10' local streets	Mobile Home Parks
SP81-2: Walnut	30' max 2story	50'	140'	25'	5' 10' if Attached	25'	7,000	7,000		35%	2		SFR Detached
SP81-4: Puddingstone	30' 2story			20'	0'5'/10'	10'					2 plus 1 on street		SFR Detached & Attached
SP87-20: Live Oak	35' 2 ½ story	50'-80'	85'-150'	5'-25'	5'-15'	15'-20'	4,500 to 15,000	4,500 to 15,000		35%	2 plus 1 or 2 guest spaces	Each has designated open space and green space	Detached SFR & Single Family Villas
SP84-9: Sierra La Verne	30' 2-story			25'	5'/5' 15' street 15' bldg. sep.	25' 15' in some			142 SF detached lots	35%	2	Common Open Space	SFR Detached
SP84-12: Arrow Corridor	30' 2-story	50'	90'	25'	5' 15' bldg. sep.	20'	5,000	5,000	3-5 du/ac	35%	2		Medium Density
SP86-16: Rancho Esperanza	35' 2-story 25' 1-story			30' 20' side entry garage	12' street side 16' min. bldg. sep.	25'			4.5 du/ac	35% 30% for 2-story	2		SFR Detached
SP 86-17: La Verne Heights	32' 2-story 24' 1-story			20' for straight in garage 18' for side entry garage	5' 15' bldg. sep.	20'	8,000	8,000	.87 du/ac	37.5% for 1-story 35% for 2-story	2		SFR Detached

Table H-41(c): City of La Verne Residential Development Standards

Zone District	Bldg. Ht.	Min. Lot Width	Min. Lot Depth	Min. Yard Setback			Min. Lot Area	Lot Area Per DU	Max. Den.	Max. Lot Cov.	P.S. Per DU	Min. Open Space	Types of Uses
				Front	Side	Rear							
SP 86-18: Foothill Boulevard	40' 3- story 50' w/ app.	300'	250'	30'	30' - 50'	40'	75,000		35 du/ac (senior)	50%	Encl. 1.5 spaces per unit plus 1 guest space per 5 units - PC can Approve .75 spaces per unit plus 1 guest space per 5 units	15% site must be landscape	Multi- Family Housing
SP87-19: Marshall Canyon	28' 2- story	80'	100'	25'	5'/15' 1-story 7.5/20 2-story	25'	10,000	10,000		35%	Min. 2		SFR Detached
SP 91-26: Lordsburg	30'	50'	120'	25'	5'/10' /10'	25'	7,000	7,000		35% - 45% - 45% FAR	2		SFR & 2 nd Units
SP96-32: Rancho La Verne	35' 2- story			25'	5'/10'/10'	25'			4.5 du/ac	35% for 1- story & 30% for 2- story	2		SFR Detached

Source: La Verne Municipal Code and Indicated Specific Plans

Table H-42(a): Residential Uses by Zone							
RESIDENTIAL USE	ZONE (P=Permitted CUP=Conditional Use)						
	A-1	PR-1/5D	PR-1/D	PR-2D	PR-3D	PR-4.5D	PR-5D
SF-Detached	P	P	P	P	P	P	P
SF-Attached							
2-4 DU							
5+ DU							
Residential Care >6P	P	P	P	P	P	P	P
Residential Care <6P	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Emergency Shelter							
Single-Room Occupancy							
Manufactured Homes							
Mixed-Use							
Mobile-Homes							
Transitional Housing							
Farmworker Housing							
Supportive Housing							
2nd Unit (1-Story)	P	P	P	P	P	P	P
2nd Unit (2-Story)	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Table H-42(b): Residential Uses by Zone							
RESIDENTIAL USE	ZONE (P=Permitted CUP=Conditional Use)						
	PR-6A	PR-7A	PR-7.5A	PR-8A	PR-10A	PR-15A	MHP
SF-Detached	P	P	P	P	P	P	
SF-Attached	P	P	P	P	P	P	
2-4 DU	P	P	P	P	P	P	
5+ DU	P	P	P	P	P	P	
Residential Care >6P	P	P	P	P	P	P	
Residential Care <6P	CUP	CUP	CUP	CUP	CUP	CUP	
Emergency Shelter							
Single-Room Occupancy							
Manufactured Homes							
Mixed-Use							
Mobile-Homes							CUP
Transitional Housing							
Farmworker Housing							
Supportive Housing							
2nd Unit (1-Story)	P	P	P	P	P	P	
2nd Unit (2-Story)	CUP	CUP	CUP	CUP	CUP	CUP	

Table H-24(c): Residential Uses by Zone						
RESIDENTIAL USE	ZONE (P=Permitted CUP=Conditional Use)					
	SP81-2	SP81-4	SP87-20	SP84-9	SP84-12	SP86-16
SF-Detached	P	P	P	P	P	P
SF-Attached		P				
2-4 DU						
5+ DU						
Residential Care >6P					CUP	
Residential Care <6P					CUP	
Emergency Shelter						
Single-Room Occupancy						
Manufactured Homes						
Mixed-Use						
Mobile-Homes						
Transitional Housing						
Farmworker Housing						
Supportive Housing						
2nd Unit (1-Story)						
2nd Unit (2-Story)						

Table H-42(d): Residential Uses by Zone					
RESIDENTIAL USE	ZONE (P=Permitted CUP=Conditional Use)				
	SP86-17	SP86-18	SP87-19	SP91-26	SP96-32
SF-Detached	P		P	P	P
SF-Attached					
2-4 DU					
5+ DU		CUP			
Residential Care >6P		CUP		p	
Residential Care <6P		CUP		CUP	
Emergency Shelter		CUP			
Single-Room Occupancy					
Manufactured Homes					
Mixed-Use		CUP			
Mobile-Homes					
Transitional Housing					
Farmworker Housing					
Supportive Housing					
2nd Unit (1-Story)				P	
2nd Unit (2-Story)				CUP	

Source: La Verne Municipal Code

Site Improvement Requirements:

Site improvements are generally based on individual development proposals. Although all similar types of projects are subject to the same basic requirements, individual characteristics of the site, surrounding area, project proposal, and environmental setting also serve to determine what site improvements will be required.

Site improvement requirements are necessary to address concerns relating to drainage, grading, access, traffic, public safety, right-of-way improvements and environmental impacts as they relate to the individual development proposal. Required site improvements are determined during the City’s development review process under Title 18 of the La Verne Municipal Code.

Building Codes:

Pursuant to State law requiring adoption, the City has adopted, by reference, the Los Angeles County Building, Electrical, Plumbing and Mechanical Codes. These codes are enforced by the Building Division of the Community Development Department under direction of the City’s Building Official who is the Community Development Director. These codes are referenced in Title 15 of the La Verne Municipal Code.

Application and enforcement of the building codes may impact the overall cost of a housing development but does not necessarily result in a constraint on the development of affordable housing. It is the City’s goal to not only provide housing opportunities for all income classes, but that the housing is safe and meets applicable and generally accepted Building Codes. All new construction is subject to the Building Codes.

Environmental Issues:

Environmental constraints can limit the amount of development that could otherwise be proposed. This situation tends to increase the cost of the resulting housing project. As mentioned above, much of the remaining vacant residentially zoned land in the City is located in the environmentally sensitive hillside areas, and for this reason, allowable densities are very low.

Environmental and development constraints tend to prohibit or restrict development of these areas. Environmental constraints are closely tied to land use constraints and environmental review is performed in accordance with the California Environmental Quality Act (CEQA). There is little the City can do to eliminate this constraint.

Fees and Improvements:

Fees for residential development in La Verne average approximately \$13,000-\$15,000 per unit in the hillside areas and approximately \$9,000-\$10,000 per unit in the rest of the City (not including plan check or permit fees).

The amount of development fees that are charged vary based on the type, complexity, location and impacts generated by the project. For example, a project located in the hillside areas of the City would require higher processing and improvement fees than one that is not in the hillsides due to environmental reviews and the complexities of hillside developments. La Verne's fees are comparable to those of nearby communities and other jurisdictions in Southern California.

Table H-43 lists the City's typical project processing fees as of July 6, 2009 through City Council Resolution 09-25.

Table H-43(a) La Verne Processing Fees

Table H-43(a) La Verne Processing Fees			
FEE CATEGORY	FEE AMOUNT		NOTES
Planning and Application Fees	Single-Family	Multifamily	
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)	Multi-Family Residential Uses in excess of two dwelling units per lot.
		\$2,000 (Multi-Family) (Initial Deposit)	
Conditional Use Permit	\$500 (Initial Deposit)	\$750 (Second Units & Duplexes)	(Initial Deposit)
		\$1,000 (Large Family Day Care)	(Initial Deposit)
		\$2,000 (Multi-Family)	(Initial Deposit)
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 (addtns, structures)	\$75 (multi-family patios, addtns, structures)	
	50 cents/sf (new SFR/non-subdivision)		
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)	
Other			

Table H-43(b) La Verne Processing Fees

FEE CATEGORY	FEE AMOUNT		NOTES
	Single-Family	Multifamily	
Planning and Application Fees			
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	Excluding lots deeded to the City (Data Conversion fee of \$150 plus \$10 for each additional lot over 5)
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	Excluding lots deeded to the City (Data Conversion fee of \$150 plus \$10 for each additional lot over 5)
Vesting Tentative Map			
Other			

Housing Development Impact Linkage Fee for Affordable Housing:

\$1,500 per new residential unit in projects of three or more units for which purchase or rental value exceeds estimated affordability at the current County median income level as determined by the Community Development Department. Housing projects within the Central City Redevelopment Project area may be exempted by the City Manager (LVRA Executive Director) where the applicant has agreed to provide no fewer than six (6) affordable housing units to the City's (or La Verne Redevelopment Agency's) satisfaction. This fee shall apply to all residential projects authorized by a tentative map, final map, or non-subdivision precise plan approval for the construction of new units granted after July 1, 1993.

Table H-43(c) La Verne Processing Fees

Table H-43(c) La Verne Processing Fees			
FEE CATEGORY	FEE AMOUNT		NOTES
Planning and Application Fees	Single-Family	Multifamily	
ENVIRONMENTAL			
Categorical Exemptions	\$25 (Flat Fee)	\$25 (Flat Fee)	
Initial Environmental Study Review	\$2,500 (Initial Deposit)	\$2,500 (Initial Deposit)	Includes \$1,900 filing and posting fees
Environmental Impact Report	\$5,000 (Initial Deposit)	\$5,000 (Initial Deposit)	Includes \$2,600 filing and posting fees
Other			
IMPACT			
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		Some Impact Fees are based off of development plans at the time of building plan check and permitting submittal. They are evaluated by type, size, project, and duration of the development
Water and Sewer			
Sewer Hook-up			
School	\$ 2.63 per s.f.	\$ 2.63 per s.f.	
Special District			
Other			

Source: Adopted 2009/2010 Fee Schedule per City Council Resolution 09-25

Fees and Exactions

Below are two scenarios that illustrate typical development fee scenario for both a single-family residential project and a multi-family residential project.

Single Family Residential Example:

Single Family Residence of 3,164 square feet with a 605 square foot attached garage

Valuation = \$660,081.00

Plan Check Fee = \$7,896.45

Permit Fee = \$9,356.00

School District Fees (\$1.93/SF) = \$6,106.52

Impact Fees = \$13,668.00 (based on 1.52 acre tract development with four lots and one existing residence)

Estimated proportion of fee cost to overall development cost per unit = 5.61%

Multi-Family Residential Example:

101-Unit senior condominium project consisting of two buildings, each 3-story, on a 3.28-acre lot

Total Livable Area = 147,135 square feet

With Detached Garages = 13,106 square feet

Valuation of the Total Project = \$18,603,138.00

Plan Check Fees = \$195,852.00

Permit Fees = \$234,000.00

School District Fees (\$1.93/SF) = \$283,970.55

Impact Fees = \$1,659,582.00

Estimated proportion of fee cost to overall development cost per unit = 12.76%

*Neither development fee scenario is based off of affordable housing projects; the above scenarios are examples of typical fees. Portions of impact fees applied to residential development projects help contribute to future production of affordable housing.

*As of 2009 School District Fees are now \$2.63 per square foot for residential.

To aid in the development of affordable housing, the City charges a Housing Impact Linkage Fee for Affordable Housing. The City charges \$1,500 per new residential unit in projects of three or more units for which purchase or rental value exceeds estimated affordability at the current county median income level as determined by the Community Development Department.

Housing projects within the redevelopment project area may be exempted by the City Manager (LVRA Executive Director) where the applicant has agreed to provide at least six affordable housing units to the City's (or La Verne Redevelopment Agency's) satisfaction. This fee applies to all residential projects authorized by a tentative map, final map, or non-subdivision precise plan approval for the construction of new units.

The City established this fee in July 1993, to create a fund that would be used toward the creation of affordable housing and to give an incentive for developers of housing projects to provide/construct some affordable units, although no fees were actually collected on a project until 1997.

The housing impact fee has not resulted in a constraint to the development of market rate housing as evidenced in the number of units developed since the last update of the Housing Element in 2000. Market rate units have continued to be built at a rate of about 25 units per year. The construction goal of 79 total units as identified in the 1999 Regional Housing Needs Assessment (RHNA) has been met with approximately 127 units constructed between 2000 and 2005. For this current planning period and the 2008-2014 Housing Element Update there have been 46 housing units constructed between 2006 and 2007.

To encourage the production of affordable housing, the City, at the discretion of the City Manager, may also grant fee reductions in project impact or processing fees where a project provides ten or more units to families falling below the county median income level in accordance with applicable State/Federal housing guidelines. The fee reduction may reach a maximum 30 percent (30%).

In the previous Housing Element planning period attracting affordable housing was not a necessity nor was there strong interest from developers to build affordable housing in the City of La Verne. The 1999 Regional Housing Needs Assessment allocations required 79 total housing units with 15 very low-income, 12 low-income, 16 moderate-income, and 36 upper-income. Compared to the 2008 Regional Housing Needs Assessment allocations that require 855 total housing units with 220 very low-income, 136 low-income, 148 moderate-income, and 351 upper-income.

The sample single-family residential and multi-family residential fees and exactions are based off of development fee scenarios that were governed by the previous housing element planning period. The City has taken measures in the past to assist in the future production of affordable housing development in La Verne. Measures are also in place to allow for fee reduction for affordable housing projects.

In the 2008-2014 Housing Element planning period the City will begin to utilize these measures in order to facilitate affordable housing within the current Regional Housing Needs Assessment requirements.

Processing and Permit Procedures

Local Processing and Permit Procedures: In the past, the time from first application to issuance of an occupancy permit could be as long as 18 months, a time period that was comparable to neighboring cities.

Table H-44: Timeline for Permit Procedures	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit	3 months
Zone Change	3-8 months
General Plan Amendment	3-8 months
Site Plan Review	2-4 weeks
Architectural/Design Review	2-4 weeks
Tract Maps	3-6 months
Parcel Maps	3-6 months
Initial Environmental Study	3-6 months
Environmental Impact Report	3-8 months
Other	
Source: La Verne Community Development Department	

In 1991, the City Council adopted new permit streamlining procedures that have helped to expedite permit approvals (3-6 months in many cases). Six procedures were instituted to aid processing and permit procedures. The City is convinced that these procedures have been successful although it may not be possible to translate this success into a number of affordable housing units constructed, since several housing projects have been approved by the City, but were never constructed by the developer.

These procedures include:

Elimination of Unnecessary Review: Elimination of Development Review Committee review for all applications in which no new construction is involved.

Increased Building Division Hours: The Principal Building Inspector is available in office between 8 am – 10 am Monday through Thursday in order to answer building questions for those who come to the Building Counter. The Building Inspector is then available for inspections between 10 am and 4pm Monday through Thursday and between 8 am – 2pm on Fridays in order to accommodate applicants, contractors, residents, and developers.

Computer Tracking: Building division logs have been placed on a new computer tracking system by contract building staff, which are made available to planning and building staff in order to better assist construction/development projects and residents.

Staff Development: Community Development Department training programs and a customer service-training program for all City employees are provided. The City of La Verne encourages continuing education and educational training in order for staff to be able to better serve the community with project and permit processing. This includes staff development opportunities and training on all new updates to codes and changes to codes.

Revised Project Deposit System: A new computer system, including program revisions to the billing system to streamline and reduce time spent producing and processing billings. Key staff in the Finance and Community Development Departments monitors this program and all planners and building officials track billings for specific projects to ensure efficiency and accuracy.

Public Information:

- Implementation of a series of public information workshops - one each for homeowners and small business people - in cooperation with the Chamber of Commerce.
- Completion of the ongoing update of the brochure series to keep the general public well informed of City procedures.
- Completion of the pending release of a quarterly development newsletter.
- Development of a handbook, in cooperation with the City's business license staff and Chamber of Commerce, geared to new business people.
- Availability of the Principal Building Inspector during normal City Hall hours of operation to assist with permit processing and questions regarding the California Building Code in relation to specific projects.
- Announcements to local contractors and residents regarding and changes as updates to the California Building Code and local zoning ordinances occur.

For any new construction either single-family residential or multi-family residential requires a precise plan review by the Planning Department prior to submittal to the Building Department for plan check with the California Building Code. 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:

Precise Plan – Design Review Process

When Required

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.

Exemptions

There is some development that is exempt from the formal precise plan application and review and approval process; even though it must be reviewed by the Community Development Department and the Building Department; as well as by other departments as deemed necessary and appropriate. 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.

Community Development Director—Precise Plan Review

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.

Development Review Committee—Precise Plan Review

The Development Review Committee must approve, conditionally approve or deny residential precise plan applications:

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

Precise Plan Application

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:

- Site plan;
- Floor plan;
- Elevations;
- Any other necessary documentation deemed appropriate and necessary for the required review.

Findings

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.

The site plan is safe, functional and environmentally sensitive to the surroundings. Grading, where required, minimizes environmental damage to the extent possible.

For purposes of this finding the approving body shall consider at a minimum:

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

The architecture proposed observes community standards and protects the character of adjacent development. For the purposes of this finding the approving body shall consider, but not be limited to, the following:

- 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.

The landscaping plan ensures visual relief, providing an attractive environment for the public's enjoyment. For purposes of this finding, the approving body shall consider, but not be limited to, the following:

- Location, type, size, color, texture and coverage of plant material;
- Provision for irrigation, maintenance and protection of existing and proposed landscape areas;
- Screening of buildings and structures so as to relate them more closely to the natural environment;
- Minimization and concealment of grading and mechanical features;
- Preservation of native vegetation, significant ecological areas and environmental features;
- Water conservation - Landscape plans shall conform substantially to the requirements of the City's adopted "Water-Efficient Landscaping" provisions listed in the City's landscape design guidelines and standards.

Defensible space measures to provide a safe environment. For purposes of this finding, the approving body shall consider, but not be limited to the following, where appropriate:

- Perimeter boundaries that are difficult to penetrate;
- A limited number of well-defined entry points;
- Mechanical/electronic surveillance where needed and appropriate;
- Adequate but not obtrusive lighting of entry points, parking areas, and pedestrian paths;

- Design that encourages a sense of personal territory and allows informal surveillance by residents, and has clearly defined, well-placed private and communal spaces;
- Highly visible lobbies, communal outdoor spaces, garages, laundry rooms.

The burden of proof to establish findings of fact shall rest exclusively with the applicant. The Community Development Director or the Development Review Committee shall deny precise plan approval if it cannot conclusively establish that any one or more of the required findings is present. The approving body's written determination shall include substantive explanation of its reasons for denial.

Following precise plan denial, no application for the same or substantially the same design shall be filed for one year from the date the denial becomes final, unless the denial was made without prejudice.

Precise plans—Processing

The Community Development Director or the Development Review Committee shall 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 order to complete the process 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 shall determine in writing the completeness of the application. If determined incomplete, the application shall only be determined complete after receipt of the supplemental information. If the applicant fails to provide any materials within one hundred eighty (180) days, the application shall be deemed denied by operation of this section.

The decision of the Community Development Director shall be made thirty (30) days after an application is determined complete. The decision of the development review committee shall be made in an expeditious manner after an application is determined complete. In consideration of the decision, the Community Development Director or Development Review Committee shall rely upon the findings as contained in Section 18.16.100 of this chapter.

The decision of the Community Development Director or Development Review Committee, together with the findings of fact, shall be made in writing and shall be kept on file with the Community Development Department. A copy of the decision and findings shall be mailed to the applicant and to any person who has made a written request for such notice. The decision shall be final ten (10) days thereafter, unless the decision is appealed in accordance with Section 18.16.140. (Ord. 753 § 6 (part), 1988)

Development review—Conditions

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.

Housing Programs

The City has a number of housing programs designed to address the needs of the previously mentioned special needs groups. These programs are discussed in the following section and are summarized in **Table H-45**.

In addition to these housing programs, this Housing Element also contains goals and policies for preservation of La Verne's housing and neighborhoods; the provision of adequate housing for all economic segments of the community; the provision of adequate sites for housing; and, equal access to housing regardless of race, sex, national origin, physical or marital status.

Table H-45(a): Summary of Housing Programs

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
Housing Rehabilitation	Rehabilitate Housing	20-30 grants/year	Redevelopment housing funds	RDA/CDD	Annually 2008-2014
Manufactured Housing	Encourage use of pre-fabricated manufactured housing as affordable housing	Encourage manufactured housing as an alternative	City of La Verne	CDD	Annually 2008-2014
Mobile Home Rent Control	Control rent increases to reasonable levels	Control rent increases to preserve affordability	City of La Verne	Administration	Annually 2008-2014
Second Units	Allow second units in single-family zones without a CUP unless a 2-story second unit	Continue to promote second unit ordinance	City of La Verne	CDD	Annually 2008-2014
Second Units	Bring non-permitted second units into compliance	Work with code enforcement to bring non-permitted second units into compliance	City of La Verne	CDD/PD	Annually 2008-2014
Condo-Conversion Ordinance	Preserve affordable housing stock by discouraging conversions	Continue to promote ordinance	City of La Verne	CDD	Annually 2008-2014

Table H-45(b): Summary of Housing Programs

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
Fair Housing Program	Provide fair housing services for low-income households	Continue to promote program	Los Angeles County	Fair Housing	Annually 2008-2014
Section 8	Rental subsidies for low-to very-low income households	Promote program	HUD	LACDC	Annually 2008-2014
Revenue Bonds	Consider using revenue bonds to develop affordable housing	Review feasibility of using revenue bonds	Redevelopment funds	RDA	Annually 2008-2014
Density Bonus Program	Offer density bonuses as incentives for development of affordable housing	Continue to offer bonuses to qualifying projects	City of La Verne	CDD	Annually 2008-2014
SB1818	Range of density bonuses up to 35%, based on the percentage of affordable units in a development	Continue to offer bonuses to qualifying projects	No funding source because this is a State required program.	CDD	Annually 2008-2014
Code Enforcement	Provide safe housing	Provide strong code enforcement	City of La Verne	Police Department	Annually 2008-2014

Table H-45(c): Summary of Housing Programs

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
Monitor City Owned Mobile Home Parks	Monitor City Owned Mobile Home Parks to ensure affordability	Monitor City Owned Mobile Home Parks to ensure affordability	RDA housing funds and MHP rents	RDA	Annually 2008-2014
Historic Preservation Contracts "Mills Act"	Offer incentives for preservation of housing	Preserve existing housing	Incentive Only	CDD	Annually 2008-2014
Silent Second Program	Acquire second trust deeds to expand housing stock	Expand moderate income housing stock	Redevelopment Funds	RDA	2010
Revolving Loan Fund	Provide loans and/or grants for special needs housing	Develop the program	Redevelopment Housing Funds	RDA/CDD	2010
Sweat Equity Loan/Grant Fund	Provide loans and/or grants for development of sweat equity housing	Develop the program	Redevelopment Housing Funds	RDA/CDD	2010
First Time Homebuyer Program	Provide mortgage assistance to first time home buyers	Continue participation in HOME/HOP program	LACDC	LACDC	Annually 2008-2014
Mortgage Assistance	Provide mortgage assistance to first time home buyers	Continue participation in HOME/HOP/MCC program through referral service	Los Angeles County	LACDC	Annually 2008-2014

Table H-45(d): Summary of Housing Programs

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
Emergency Shelters	Allow Emergency Shelters in Arrow Corridor Specific Plan Industrial zones	City will amend zoning to allow Emergency Shelters within the Arrow Corridor Specific Plan Industrial zones without a conditional use permit (By Right)	City of La Verne	CDD	June 30, 2010
Transitional Housing & Supportive Housing	Take an active role in supporting transitional housing and supportive services	Work with local churches and organizations that provide transitional housing and supporting services	City of La Verne	CDD/ Administration	2014
Homeless, Emergency Shelters, Transitional Housing and Supportive Housing Programs	Participate in the Homeless Study through the SGVCOG. Work with Tri-City Mental Health Center	Participate in the Homeless Study through the SGVCOG. Work with Tri-City Mental Health Center	SGVCOG & CDD	SGVCOG & CDD	2012
Emergency Shelter	Provide emergency shelter to homeless	Continue participation in program	Los Angeles County	LACDC	Annually 2008-2014
Scattered Site Housing	Housing assistance for low-income renters.	Review feasibility and possible applicability along Walnut street or in association with Habitat for Humanity Development	Los Angeles County/City of La Verne	RDA/CDD	Annually 2008-2014
House of Ruth	Provide services to battered women and their children	Continue participation in program	Private/ Non-Profit	La Verne Police Department	Annually 2008-2014

Table H-45(e): Summary of Housing Programs

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
Extremely-Low Income Housing	Work with developers and community members	Facilitate extremely-low-income housing keeping within the bounds of City of La Verne Quality of Life	Redevelopment Housing Funds	RDA & Community Development Department	Annual Program Case-by-case basis evaluation
Site 21	Rezone through the proposed Old Town La Verne Specific Plan	Prepare Site 21 for mixed-use development and higher-density residential	City of La Verne/RDA	Community Development Department	2008-2014 with annual milestones
Sites 14-17	Update Walnut Specific Plan	Update Walnut Specific Plan	City of La Verne/RDA	RDA & Community Development Department	2010-2014
Sites 19 & 25	Facilitate planning processes for interested developers if needed to be residential.	Prepare sites 19 and 25 for potential residential development	City of La Verne	Community Development Department	Annual Program Case-by-case basis evaluation
Rezone of Medium Density Residential to High Density Residential	Facilitate the rezoning process for site 22, 23, 24	Prepare sites 22, 23 and 24 for potential high-density residential development (PR25A)	City of La Verne	Community Development Department	3 years 2010-2012

Table H-45(f): Summary of Housing Programs

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
Transitional Housing	Amend zoning to include the provision of SB2's requirement for Transitional Housing.	"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."	City of La Verne	Community Development Department	2013
Reasonable Accommodation Policy	Create a reasonable accommodation policy for use in the City	Research and create a reasonable accommodation policy	City of La Verne	La Verne	2014
Land Write Down Fund	Agency to write down land costs for affordable housing project, tie to the Housing Development Linkage Fee	Develop the program for applicability along Walnut Street, access feasibility of tying to the Housing Development Linkage Fee	City of La Verne	RDA/CDD	Annually 2008-2014 as feasible
Tri-City Mental Health Center	Active role in a joint powers commission and provide services to those in need	Continue referring to this organization and contribute funding as feasible	City of La Verne	Tri-City Mental Health Center CDD/P&CS	Annually 2008-2014
Medium-Density Residential along First Street between F Street and White Avenue	Medium Density Residential with densities between 25 d.u./ac to 40 d.u./ac	Medium-Density Residential created with the rezone of these parcels to the newly created Old Town La Verne Specific Plan	City of La Verne	Community Development Department	3 years 2010-2012

****Programs have been included in the Programs Section of the Housing Element that will encourage and facilitate a variety of housing for all income groups of the population. Each development project is evaluated on a case-by-case basis; therefore, incentives and a reduction of constraints will vary from project to project depending on specific need.***

Housing Program 1: Housing Rehabilitation

The City of La Verne will continue to fund and facilitate the Housing Rehabilitation Program that strives to rehabilitate approximately 20-30 mobile homes and single-family residential units per year.

- The Housing Rehabilitation Program will continue to provide housing rehabilitation grants to low-income households using redevelopment 20% tax increment housing funds.
- 2009-2010 (annually thereafter): Expand public outreach to reach more single-family homeowners within the Redevelopment Area.
- 2010-2011: Allocate staff time to expand the residential rehabilitation program to include repair and rehabilitation assistance for more single-family residences within the historic core of the downtown area.
- 2011-2012 (annually thereafter): Staff will conduct a survey of low-income units within the City's mobile home parks and low-income owner occupied units within the Lordsburg Specific Plan and Walnut Specific Plan areas that are in need of assistance.
- Yearly: The City will target older homes in the Lordsburg Specific Plan area for Housing Rehabilitation to help maintain the City's historic neighborhoods and historic housing stock.
- Annually: Continue to promote the program within the City's mobile home parks.
- Annually: Train necessary staff to provide assistance on the application process as well as facilitate the program by providing information to the public.

Timeframe: Annual Program

Responsible Agency: Redevelopment Agency & Community Development Department

Objectives: 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).

Funding Source: Redevelopment Housing Funds

Housing Program 2: Manufactured Housing

The Community Development Department will continue to encourage the use of manufactured housing through research and educational opportunities.

- 2008-2014: Continue to encourage the use of pre-fabricated manufactured housing as an affordable housing alternative.
- 2008-2010: Community Development Staff will research different types of manufactured housing.
- 2009-2011: Survey developers and manufacturers of pre-fabricated manufactured housing to find prototypes of their use as affordable housing.
- 2010-2014: Staff will create an informational brochure to be used as an educational and outreach tool for City Staff, developers, and residents.

Timeframe: On-Going with status markers yearly throughout the five-year planning period.

Responsible Agency: Community Development Department

Objectives: Encourage the use of pre-fabricated manufactured housing as an affordable housing alternative.

Funding Source: City of La Verne General Fund

Housing Program 3: 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 very reasonable levels. Increases in rent will be no greater than the U.S. Department of Labor Consumer Price Index.

Timeframe: On-Going – Annual program

Responsible Agency: City of La Verne – Administration

Objectives: Control rent increases to reasonable levels in order to preserve affordability of mobile homes within the City.

Funding Source: City of La Verne

Housing Program 4: Second Units

The City revised the second unit ordinance in 2004 to comply with State law. One-story second units no longer require a conditional use permit – only two-story second units require a conditional use permit. This has increased the number of approved second units. This program will continue to streamline the second unit process.

At an estimated rate of 3 new second units per year, consistent with actual rate since 2004, the affordable housing stock will be increased by 15 units within the planning period of 2008 – 2014.

Timeframe: Ongoing – staff will continue to comply with State law and streamline the development process for second units.

Responsible Agency: Community Development Department

Objectives: Continue to promote the second unit ordinance and facilitate the streamlining process for review and permit issuance.

Funding Source: City of La Verne

Housing Program 5: Non-Permitted Second Units

In order to preserve the existing residential neighborhoods and the City's quality of life, the Community Development Staff will strive to bring non-permitted second units and conversions into compliance with current California Building Code and City of La Verne Municipal Zoning Code.

- Community Development Staff will work with the Code Enforcement and Police Department to identify any non-permitted second units or conversions within the City.
- 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.

Timeframe: Overall program on-going to 2014; outreach and educational component by 2010.

Responsible Agency: Community Development Department and Police Department

Objectives: Work with code enforcement to bring non-permitted second units into compliance.

Funding Source: City of La Verne

Housing Program 6: Condominium Conversion Ordinance

It is important to preserve affordable rental housing stock and discourage conversions that would decrease the number of affordable units in the City.

- Continue to enforce the Condominium Conversion Ordinance and discourage conversions in order to preserve existing affordable housing.
- Conduct annual surveys of both neighboring cities and those cities that have similar demographics as La Verne in order to have a greater understanding of condominium conversion trends elsewhere. The Community Development Staff will subsequently review, monitor, and evaluate La Verne's Condominium Conversion Ordinance annually.

Timeframe: On-going monitoring

Responsible Agency: Community Development Department

Objectives: Continue to promote the Condominium Conversion Ordinance in order to preserve affordable housing stock by discouraging conversions.

Funding Source: City of La Verne

Housing Program 7: Fair Housing Program

The Fair Housing Program will continue to provide fair housing services. The program is administered by the Fair Housing Foundation 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, handicap, 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 (60%+) of low-income and very low-income.

Timeframe: On-going – Annual Program

Responsible Agency: Fair Housing

Objectives: Continue to promote the program that provides fair housing services of low-income households.

Funding Source: Los Angeles County

Housing Program 8: 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 HUD to very low-income households in privately owned units. This program is funded through HUD rent subsidy funds and administered by the LACDC/Housing Authority. According to the California Housing Partnership Corporation there were 141 units assisted through Section 8 in La Verne.

Timeframe: On-going – Annual Program

Responsible Agency: U.S. Housing and Urban Development Department (HUD)

Objectives: Promote program of rental subsidies for very low-income and low-income households

Funding Source: Los Angeles County Community Development Commission (LACDC)

Housing Program 9: Revenue Bonds

There is limited opportunity for projects of this magnitude; but a good tool to use when they come up. There has been one case since 2000 where the City has acted as a conduit for Millennium Housing, a private non-profit, to purchase a Mobile Home Park.

- Community Development and Redevelopment Agency Staff will research the feasibility of using revenue bonds to develop affordable housing.
- Research other cities that may have used this type of funding for affordable housing.

Timeframe: On-going – to be used as projects arise that can utilize this funding tool

Responsible Agency: Redevelopment Agency

Objectives: Use revenue bonds to develop affordable housing

Funding Source: City of La Verne Redevelopment Agency funds

Housing Program 10: Density Bonus Program

Since 1998, the City has processed and approved a density bonus for one senior housing project that was completed in 1999. The project is known as Vintage Grove Senior Apartments and consists of 110 total units. The City will continue to grant density bonuses to developers with qualifying projects.

- The City will grant density bonuses, pursuant to Government Code Section 65915. The City will grant a density bonus of at least 25 percent (25%) over the maximum density allowed for the property, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:
 - 20% of the units for lower-income households; or
 - 10% of the units for very low-income households; or
 - 50% of the units for senior citizens.

Timeframe: On-going – as case-by-case basis for developments that are eligible to utilize this program

Responsible Agency: Community Development Department

Objectives: Offer density bonuses as incentives for developers of affordable housing

Funding Source: City of La Verne, also private funds from developers and usually State funds to do the construction. The units are usually subsidized.

Housing Program 11: SB 1818

Encourage residential development projects that would qualify for density bonuses under this program.

Timeframe: On-going

Responsible Agency: Community Development Department

Objectives: Offer bonuses to qualifying projects; range of density bonuses up to 35%, based on the percentage of affordable units in a development.

Funding Source: This is mandated by the State of California and there is currently no funding source, simply a tool to encourage residential development that would qualify.

Housing Program 12: Code Enforcement

Expand the role of code enforcement to become pro-active rather than purely reactive.

- Facilitate the use of code enforcement for outreach and expand the program to incorporate more single-family residential units.
- Include code enforcement in the program to bring non-permitted second units and illegal conversions into compliance with zoning and building requirements.
- An effective code enforcement program will continue to assist in the implementation of City housing programs. Code enforcement responsibilities were transferred to the La Verne Police Department in January 1994.
- Survey aging neighborhoods and target areas that are in need of assistance, work with code enforcement to develop strategies to help these target areas.
- Establish a neighborhood beautification program aimed at CDBG target census tracts and the apartment buildings on Price Drive and Hayes Drive.
- Continue to maintain an effective code enforcement program that implements the property maintenance and occupancy ordinances.

Timeframe: On-going

Responsible Agency: La Verne Police Department

Objectives: Strong code enforcement efforts in order to provide safe housing for the residents in the City.

Funding Source: City of La Verne

Housing Program 13: Monitor City Owned Mobile Home Parks

With the acquisition of another mobile home park the City now owns two mobile home parks. The City will continue to maintain these as mobile home parks and will monitor the maintenance and rents of these units.

The City will continue to explore the feasibility of improving the Valley Rancho Mobile Home Park, which was purchased by the City in 2000. This site is classified as a mobile home park but over the years has become more of a trailer park. There is opportunity to develop affordable housing on this site due to location and nature of the development affordable housing is likely, this will be an increase in permanent affordable housing stock for the City. Other City-owned Mobile Home Parks provide a large number of permanent affordable units.

Timeframe: On-going

Responsible Agency: Redevelopment Agency

Objectives: Monitor City owned mobile homes parks to ensure affordability

Funding Source: La Verne Redevelopment Agency fund and Mobile Home Park rents

Housing Program 14: Historic Preservation Contracts “Mills Act”

Use of Mills Act contracts to preserve identified historic or culturally significant structures.

Timeframe: On-going

Responsible Agency: Community Development Department

Objectives: Offer incentives for preservation of housing in order to preserve existing historically significant housing within the City of La Verne.

Funding Source: Incentive program only – the program can result in a reduction of property taxes for the property owner. Program results in a loss of property taxes to the City, County, and School District and other agencies funded by property taxes.

Housing Program 15: Silent Second Program

This program provides low interest second trust deeds to make home ownership more affordable to moderate-income persons. It was used at “Foothill Collection” in the mid-1990s but has not been utilized since. Continue with careful monitoring and possible need for modification. Staff needs to evaluate the effectiveness and interest in this program.

Timeframe: On-going – review by 2010

Responsible Agency: Redevelopment Agency

Objectives: Acquire second trust deeds to expand housing stock.

Funding Source: Redevelopment Funds

Housing Program 16: Revolving Loan Fund

Initiate a Neighborhood Housing Services (NHS) program. This program involves a revolving loan fund used by low-income and moderate-income homeowners to repair and rehabilitate their units. The City may work with “NeighborWorks America” to develop a program. Seed money for the loan fund can be obtained from the Neighborhood Reinvestment Corporation (NRC), a national non-profit corporation. A NHS program is a local partnership of business people, local government and homeowners that work together to stabilize and improve residential neighborhoods.

Timeframe: 2010

Responsible Agency: Redevelopment Agency and Community Development Department

Objectives: Develop a program to provide loans and/or grants for low-income and moderate-income households.

Funding Source: Redevelopment Housing Funds

Housing Program 17: Sweat Equity Loan/Grant Fund

Increase the chances of home ownership for low-income and moderate-income households through a "sweat equity" program in which the participants pay their share of housing costs by helping to construct new houses.

- Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on in-fill lots.
- Explore the feasibility of establishing a partnership with Habitat for Humanity in order to offer the "sweat equity program."
- Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on in-fill lots through the availability of funds through the low/moderate housing fund.

Timeframe: 2010

Responsible Agency: Redevelopment Agency and Community Development Department

Objectives: Develop a program with incentives to provide loans and/or grants for development of sweat equity housing on in-fill lots.

Funding Source: Redevelopment Housing Funds

Housing Program 18: First Time Homebuyer Programs

- Explore the feasibility of a fund allowing the Agency to write down land costs for developers who agree to provide 25 percent (25%) of the units constructed for very low-income to moderate-income first-time homebuyers. The affordable housing linkage fee revenues will fund the program through redevelopment housing funds.
- The Los Angeles County Mortgage Credit Certificate (MCC) program offers the first time homebuyer a certificate qualifying the homebuyer for federal income tax credit. This tax credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help the first time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings.

Timeframe: On-going

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

Objectives: Participation in Los Angeles County's HOME/HOP program, which provides mortgage assistance to first time homebuyers.

Funding Source: City Linkage Fee Revenues and Los Angeles County Community Development Commission (LACDC)

Housing Program 19: Mortgage Assistance

- The Los Angeles County Community Development Commission Home Ownership Program (HOP) assists low-income first time homebuyers with down payments. The program provides a 2nd Trust Deed loan at 0% interest and all payments are deferred until after the sale, transfer, refinancing of the home, or full repayment of the first mortgage.
- HOME funds are administered through the Los Angeles County Housing Development and Preservation Departments as a part of the Community Development Commission; these funds are to be used as a part of other financial resources to finance the “affordability gap” in affordable multi-family rental and for-sale housing development. They are generally used when rental revenues are not enough to repay loans that were needed for development or if a mortgage amount that is available to help low-income households is not enough for the low-income household to purchase a house.
- The City of La Verne will continue to refer interested qualifying parties to these programs.

Timeframe: On-going

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

Objectives: Participation in Los Angeles County’s HOME/HOP program through referral services, which provides mortgage assistance to first time homebuyers.

Funding Source: Los Angeles County Community Development Commission (LACDC)

Housing Program 20: Emergency Shelters

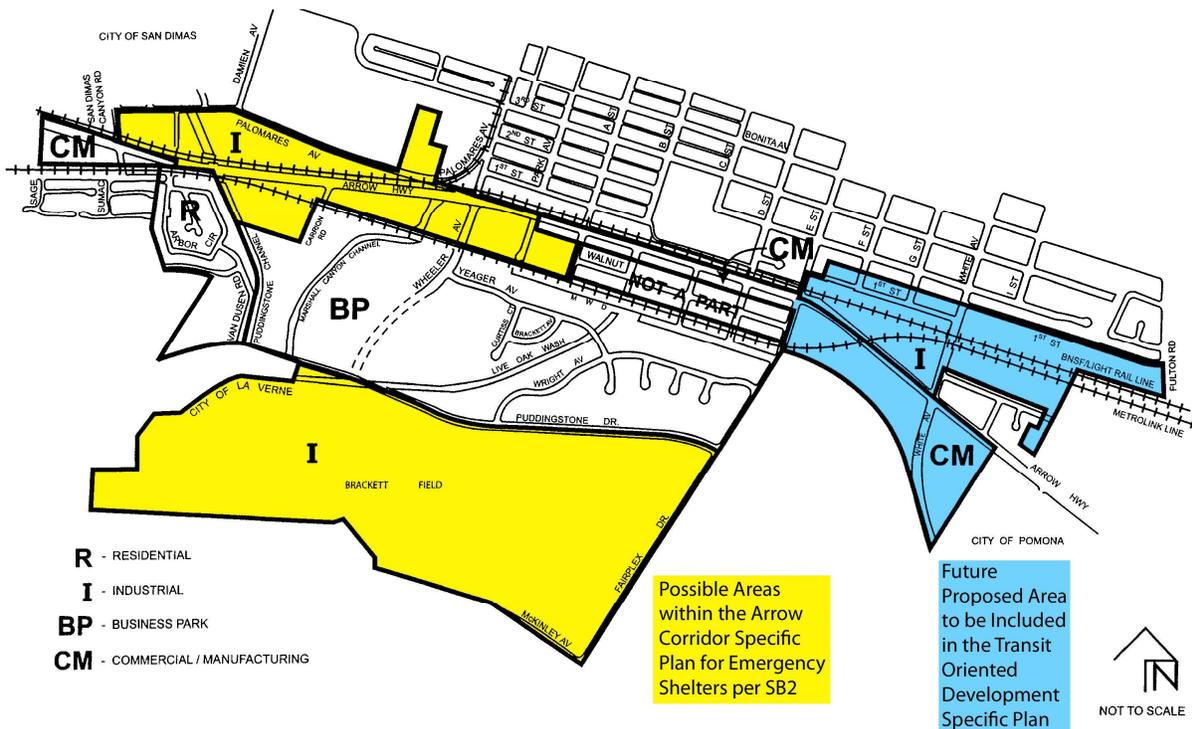
In compliance with Senate Bill 2, “Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing” the City of La Verne will develop a program that would amend zoning and identify capacity to accommodate emergency shelters without a conditional use permit within the Arrow Corridor Specific Plan (SP84-12) Industrial zones.

Community Development Staff will work to amend the Arrow Corridor Specific Plan to include emergency shelters as a permitted use within Industrial zones with standards that align with commercial uses in that zone. Staff will also identify specific sites within this zone that have the capacity to sustain this type of use.

In compliance with Senate Bill 2, “Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing” the City of La Verne needs to develop a program that would amend zoning and identify capacity to accommodate emergency

shelters without a conditional use permit within the Arrow Corridor Specific Plan (SP84-12) Industrial zones.

The most logical location for an emergency shelter would be within the Arrow Corridor Specific Plan in the Industrial (I) zones because there are more opportunities for conversion to shelter uses and for new development of emergency shelters.



Arrow Corridor Specific Plan Area

Community Development Staff will work to amend the Arrow Corridor Specific Plan Industrial (I) zones to include emergency shelters as a permitted use with standards that align with commercial uses in that zone. Staff will also identify specific sites within this zone that have the capacity to sustain this type of use, such as the following sites:

- 1300 Palomares (8378-011-020) is located in the Arrow Highway Specific Plan (SP84-12) Industrial zone and is a vacant site consisting of 3.82 acres. This site can either be suitable for in-fill residential development of up to 75 units or for an emergency shelter.
- Along the Arrow Highway Corridor there are opportunities to convert commercial or industrial buildings to emergency shelters if an interested party were to acquire the property.

If a homeless shelter were to locate within the Arrow Corridor Specific Plan the City of La Verne would evaluate the ability to partner with Pomona Valley Transit Authority to

provide transportation services to those trying to reach the shelter. The transportation services would include A 'Get About' type van or a bus or possibly the facility could partner on their own with Pomona Valley Transit Authority to provide a van through a grant.

The Arrow Corridor Specific Plan will have a great potential to be a transportation corridor with the Gold Line Station being proposed on Arrow Highway. This will facilitate transportation options for those needing to utilize the emergency shelters.

As a part of this there will be development standards that will guide the development of emergency shelters within the Arrow Corridor Specific Plan, including restrictions within Senate Bill 2 (Section 3 65583(a)4(A)):

“Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.”

Per the State of California Memorandum dated May 7, 2008 entitled *Senate Bill 2 -- Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing* the City of La Verne is meeting the following provisions through Housing Program 20: Emergency Shelters:

Planning (Government Code Section 65583)

- At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
- Emergency shelters shall only be subject to development and management standards that apply to residential or commercial within the same zone.

- Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of on-site management, length of stay and security.
- Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement.

Timeframe: June 30, 2010

Responsible Agency: Community Development Department

Objectives: Amend zoning to allow Emergency Shelters within the Arrow Corridor Specific Plan Industrial zones without a conditional use permit or other discretionary action.

Funding Source: City of La Verne

Housing Program 21: Transitional Housing or Supportive Housing

Work with local churches and organizations that provide transitional housing opportunities and supportive housing.

- Staff will research and develop opportunities for working with local churches and organizations that work with those in danger of becoming homeless or who are in need of supportive services.
- Community Development Staff will work with the David and Margaret Home to evaluate the potential to expand their transitional housing and supportive services on their campus in the City of La Verne.

Timeframe: 2014

Responsible Agency: Community Development and Administration

Objectives: Work with local churches and organizations that provide transitional housing opportunities and supportive housing.

Funding Source: City of La Verne

Housing Program 22: Homeless, Emergency Shelters, Transitional Housing, & Supportive Housing Programs

- Take part in the San Gabriel Valley Council of Governments “Study of Homelessness and Homeless Services in the San Gabriel Valley.” Continue to actively participate in the San Gabriel Valley Council of Governments Technical Advisory Committee. Monitor and, where feasible, implement the study’s recommendations and findings that will be used to develop a San Gabriel Valley-wide plan to address homelessness.
- Work with the San Gabriel Valley Council of Governments to study the services needed in the San Gabriel Valley. Also, actively work with the Council of Governments to create programs and access centers throughout the San Gabriel Valley to bring needed services for the homeless and those who are in need of transitional housing.
- Work with Tri-City Mental Health Center to create a partnership to provide homeless shelter, emergency shelter, transitional housing, and supportive housing services to the City of La Verne.

Timeframe: 2012

Responsible Agency: Community Development and San Gabriel Valley COG

Objectives: Take part in studies and research to identify the homeless population and needs in the San Gabriel Valley.

Funding Source: City of La Verne and San Gabriel Valley Council of Governments

Housing Program 23: Emergency Shelter – Los Angeles County Program

Continue to participate in L.A. County's Cold/Wet Weather Emergency Shelter Program for the Homeless to provide emergency shelter services to homeless persons residing in the City of La Verne. The program provides emergency shelter services during the cold and rainy period of the year, from November through March. During weather-activation periods, shelters are open when temperatures are 40 degrees or below or when there is a 50% or higher probability of rain. Homeless people are picked up at designated sites and transported to shelters where they receive food and lodging. They are then returned to the pick-up sites the following morning. Women, children, the handicapped and elderly are provided with vouchers for transportation and overnight stays at local motels.

Timeframe: On-going

Responsible Agency: Los Angeles County

Objectives: Continue participation in the Los Angeles County administered program to provide emergency shelter to homeless.

Funding Source: Los Angeles County Community Development Commission (LACDC)

Housing Program 24: Scattered Site Housing Assistance

The Community Development Department will continue to assess the feasibility of providing housing assistance for low-income renters. There is possible applicability on properties within the Walnut Specific Plan area and/or projects associated with Habitat for Humanity. In years past, the Community Development Department has made a good effort to implement this program and there are hopes that it will be successful in the future as development opportunities arise.

Timeframe: Assess feasibility annually on a case-by-case basis as development opportunities arise.

Responsible Agency: Redevelopment Agency and Community Development Department

Objectives: Provide housing assistance for low-income renters

Funding Source: City of La Verne & Los Angeles County

Housing Program 25: House of Ruth

The City of La Verne will continue to support the work of House of Ruth, which provides quality domestic violence services to low and moderate-income battered women and their children from the City of La Verne. The program includes 24-hour accessibility, emergency safe shelter and outreach and prevention services. The City of La Verne will study the feasibility of contributing funds to the House of Ruth for their services.

Timeframe: On-Going

Responsible Agency: La Verne Police Department

Objectives: Continue participation in the House of Ruth programs that provide services to battered women and their children.

Funding Source: Private/Non-Profit

Housing Program 26: Extremely Low-Income Housing

The City of La Verne will work with local developers to facilitate housing for extremely low-income households. Since this requirement is new, the City will need to develop a plan that allows for the case-by-case basis evaluation.

Extremely low-income household requirements through the Regional Housing Needs Assessment allocations are determined by taking half of the very low-income units requirement. The 2008 Regional Housing Needs Assessment need for extremely low-income is 110 units. The following table outlines the potential sites where extremely low-income and very low-income requirements could be satisfied:

Table H-38 (b): Available Sites Inventory

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
Residential								
13	8378-007-034 Walnut	12,397	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.28	2	Vacant	In-fill Lot
14	8378-007-035 Walnut	11,199	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.26	2	Vacant	In-fill Lot
15	8378-007-030/031/032 - 3 lots on 1800 Block of Walnut Street	11,997	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.27	2	Vacant	In-fill lot
16	1874 Walnut 8378-007-033	9,997	SP81-2: Walnut Specific Plan	Low Density Residential (0-5 D.U./AC)	0.23	2	Non-conforming	In-fill Lot - Non-Conforming Commercial Use
17	2909 Arrow Highway - Valley Rancho MHP Conversion 8371-008-900	200,376	MHP	Medium Density Residential (0-10 D.U./AC)	4.60	40	Trailer Park	Mobile Home Park Conversion Plan
22	1825 Foothill 8666-014-012	566,280	PR15A	Medium Density Residential	13.00	Gain of 130 units	Medium Density Residential	Potential Interest To Upzone
23	2421 Foothill 8666-017-025 8666-017-031	261,360	PR15A	Medium Density Residential	6.00	Gain of 60 units	Medium Density Residential	Potential Interest To Upzone
24	Regal Parcel Dover Street (1950 Foothill) 8375-001-022	656,885	SP86-18: Foothill Boulevard Specific Plan	High Density Residential (0-15 D.U./AC)	15.08 (6 acres open)	170	Theatre on Foothill and Vacant on Dover	In-fill commercial parcel with Constraints
25	8378-011-020 1300 Palomares	166,399	SP84-12: Arrow Highway Specific Plan	Industrial	3.82	0-75	Vacant	In-fill

26	First Street 8377-027-019 to 8377-027-029 and 8377-027-031	73,006	SP84-12: Arrow Corridor Specific Plan	Industrial	1.676	42-67 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
26	First Street 8377-019-015 to 8377-019-025	59,503	SP84-12: Arrow Corridor Specific Plan	Industrial	1.366	34-54 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
26	First Street 8377-020-015 to 8377-020-023 and 8377-020-029	56,018	SP84-12: Arrow Corridor Specific Plan	Industrial	1.286	32-51 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
27	1350 Third Street - David and Margaret 8381-036-016	-	INST	Community Facility	-	0-36	Existing Use	Special Needs Housing

- City will work with local developers to encourage affordable housing.
- The City will offer incentives, such as fee reduction and facilitation of processing, on a case-by-case basis in order to address specific needs of each different site and development project.
- The City will market sites with potential for housing for extremely low-income and low-income households.

- The City will work with developers interested in developing affordable housing projects to encourage higher densities to be developed on the sites in order to get the highest number of units feasible.

* The above sites are designated to be the most conducive for extremely low-income and very low-income housing based on development potential and previous interest from developers. The current economic climate of the United States must be taken into consideration due to speculation that the economy is not going to rebound completely during the 2008-2014 planning period. Attracting developers and being able to offer financial based incentives may not be feasible during the planning period. The City of La Verne is committed to encouraging and facilitating all types of residential construction but the market may not be able to support the efforts.

Timeframe: Annual Program (Case-by-case basis evaluation)

Responsible Agency: Redevelopment Agency & Community Development Department

Objectives: 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.

Funding Source: Redevelopment Housing Funds

Housing Program 27: Site 21

The overall proposed Old Town La Verne Specific Plan area that has been studied through the “Design Framework Plan for Old Town La Verne” includes Old Town from Bonita Avenue and C Street south and east to White Avenue/First Street/Arrow Highway (plus Fairplex North). Over the next two (2) years (2009-2011) there will be a new specific plan developed for this area including an Environmental Impact Report, General Plan Amendment, and amendments to the Lordsburg Specific Plan and Arrow Corridor Specific Plan. Developers who are active in La Verne have been involved from the beginning of this project and development of the specific plan. This plan is being designed to be unique in that it will be modeled after the transit-oriented development design concept but will not be dependent on the train, since it is still unknown when the Gold Line Extension will reach La Verne.

There is a five-year timeline for development of this site into appropriate residential and mixed-use type development.

- 2009 (Year 1): Begin the specific study on the transit-oriented development sites to determine the feasibility of development. (Currently being done)
- 2010 (Year 2): Begin the public outreach process to build community support and identify an educational process that would educate the City Council, Planning Commission, and community.
- 2011 (Year 3): Staff will lay the groundwork for Transit Oriented Development on this site by evaluating a change in residential density and begin to consider any rezoning and general plan amendments that may be necessary. The newly developed Specific Plan will be ready for adoption by the end of 2011.
- 2012 (Year 4): Begin the process of outreach to developers that specialize in transit-oriented development type projects and those developers that may be interested in developing this site.
- 2013-2014 (Year 5): Start the City development process and the public hearing process to obtain approvals for development on this site.

The proposed Old Town La Verne Specific Plan process began in 2008 with outreach, development of key stakeholder groups, and the “Design Framework Plan for Old Town La Verne.” During the development of the Design Framework Plan there has been significant outreach to local stakeholders, local developers, and prominent community entities. Discussion has been facilitated with local developers and stakeholders who would be most impacted by the development of the proposed specific plan, which includes development that may be slated to occur on Site 21.

Due to the current economic downturn that cities across the United States are experiencing and will most likely continue to experience throughout the 2008-2014 Housing Element planning period, Site 21 offers incentives to developers to pursue development in a long-range perspective. Speculation is that in the near future developers are not going to pursue large-scale developments until an upturn in the

economy begins to occur. With the intense outreach program that is occurring through the proposed Specific Plan groundwork, developers interested in creating a substantial transit-oriented development project in La Verne will pick up where the City leaves off in order to develop a project with community support. The City of La Verne is committed to working with potential developers to maximize the use of SB 1818 on the TOD sites in order to utilize appropriate density bonuses as incentives.

A major goal of the proposed development on Site 21 would be to rezone through the proposed Old Town La Verne Specific Plan to permit higher density residential. The residential included in the proposed mixed-use land use (retail with residential or office above) for Site 21 would be permitted for both owner-occupied and rental multi-family residential by right without a conditional use permit or other discretionary action. The City understands the requirements set forth by the State and is committed to undertaking the tasks necessary to reach the desired proposed residential densities of approximately a minimum density of at least 20 units per acre and Site 21 would be able to accommodate at least 16 units per required Government Code 65583.2(h).

The anticipated minimum density capacity of Site 21 is 200 units. If for any reason the site is not made available for the density capacity of 200 units by the end of the anticipated timeline of 2014 the City will identify other sites that will be rezoned to accommodate 200 units.

The proposed mixed-use development for Site 21 will allow for both owner-occupied and rental multifamily uses through a precise plan review by right without a conditional use permit or other discretionary action. Per Government Code section 65583.2(h) At least 50 percent of the very low-income and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. Site 21 will accommodate 200 units towards the very low-income and low-income housing need category of the RHNA need of 356 units. If for any reason this cannot be accommodated the City will identify other sites that will be rezoned to accommodate this need.

Timeframe: 2008-2014 with annual milestones

Responsible Agency: Community Development Department

Objectives: Prepare Site 21 for mixed-use development and higher density residential.

Funding Source: City of La Verne/Redevelopment Agency/Public-Private Partnerships

Housing Program 28: Sites 14-17

Sites 14-17 in **Table H-38: Available Sites Inventory** are located within the Walnut Specific Plan (SP81-2). Five of the development objectives in this specific plan contribute towards the objectives behind the suitability of available sites in the 2008 Housing Element Update: (Walnut Specific Plan pg. 1)

- To preserve the single-family character of the existing neighborhood by encouraging home ownership.
- To provide safe, decent, and affordable housing.
- To provide the development of a balanced residential environment with access to employment opportunities, community facilities and adequate services.
- To upgrade deteriorating residential neighborhoods within the City.
- To maintain La Verne's economic mix that would accommodate families of varying incomes.

2010-2011: Staff will evaluate the Walnut Specific Plan (SP81-2) to determine if expanding the existing density bonus program is feasible. An expansion of the density bonus incentive would assist in the increase of density and affordability on these sites.

In the existing Walnut Specific Plan (SP81-2) (adopted in 1981), attached single-family residential units are conditionally permitted. This zoning allows for density bonuses and associated affordable housing.

2012-2014: The Community Development Staff will work to update and expand on the Walnut Specific Plan to include more provisions for density bonuses and affordable housing; including the rehabilitation of the existing residential units and eradicating non-residential uses within this specific plan area.

Staff will also evaluate the feasibility of incorporating SB 1818: California Density Bonus Law requirement into the density incentive programs in the Walnut Specific Plan in order to educate developers of incentives pursuant to California State Law. Linking the specific plan with the California law will allow the City of La Verne to comply with the SB 1818 requirements as is stated in the existing SB 1818 housing program in the La Verne Housing Element.

Timeframe: 2010-2014

Responsible Agency: Redevelopment Agency & Community Development Department

Objectives: Update Walnut Specific Plan

Funding Source: City of La Verne/Redevelopment Agency

Housing Program 29: Sites 19 & 25

The Arrow Corridor Specific Plan (SP84-12) currently allows for residential uses in some sections in the specific plan area. (The Arrow Corridor Specific Plan is broken into four different zones within the overall zoning including: Industrial, Business Park, Commercial Manufacturing, and Residential.) Site 19 is currently classified as Industrial and site 25 is classified as Business Park. If these two sites were to be utilized for residential then the Specific Plan would need to be amended in order to rezone these two sites to allow for residential uses. These two sites are not slated to be utilized for residential but if interest were to arise to convert these parcels to residential and there was a need to utilize these sites to meet the City's Regional Housing Need Assessment allocations, then the following steps would need to take place:

- Interest by City to change classification of sites 19 and 25 to residential designation.
- Interest by developers/builders to develop sites 19 and 25 as residential.
- Public hearing to amend/rezone specific plan.

*City would facilitate all planning processes for interested developers if the need and desire were to arise to develop these sites as residential.

Timeframe: Annual Program (Case-by-case basis evaluation)

Responsible Agency: Community Development Department

Objectives: Prepare sites 19 and 25 for potential residential development.

Funding Source: City of La Verne

Housing Program 30: Rezone of Medium-Density Residential to High-Density Residential

The City of La Verne will rezone three properties along the Foothill Boulevard corridor that will increase the allowable residential density to 25 dwelling units per acre (PR-25A). The rezone of these three properties will allow for multi-family residential through the permitted residential uses with the precise plan review (non-age restricted type development).

The Regal Parcel/Dover Street will now allow non-age restricted multi-family housing through the precise plan process. Also, both 1825 Foothill Boulevard and 2451 Foothill Boulevard will receive a zone change from PR15A zone to PR25A. 1825 Foothill Boulevard and 2451 Foothill Boulevard are existing apartment developments, where increased densities have been previously proposed and developers have been interested in this option, in order to allow denser reconstruction. This will increase the density of these two properties from 15 attached dwelling units per acre to 25 attached dwelling units per acre. This increased density will contribute to a gain of affordable housing units available to very low-income and low-income households.

The City understands the requirements set forth by the State and is committed to undertaking the tasks necessary to reach the desired proposed residential densities of approximately a minimum density of at least 20 units per acre and Sites 22, 23, and 24 would be able to accommodate at least 16 units per required Government Code 65583.2(h). Per Government Code section 65583.2(h) At least 50 percent of the very low-income and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. If for any reason this cannot be accommodated the City will identify other sites that will be rezoned to accommodate this need. Site 24 (Regal) has the greatest opportunity to accommodate the RHNA low-income need. The remaining very low-income and low-income RHNA need of 156 units will be accommodate on Site 24 (Regal). Both sites 22 and 23 have had expressed interest to renovate and add additional units to the existing apartment complexes and will serve as sufficient capacity to accommodate the remaining low-income need.

Non-age restricted multi-family housing will be permitted with a precise plan review to include at a minimum the following sites from the sites inventory analysis:

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
22	1825 Foothill 8666-014-012	566,280	PR15A	Medium Density Residential	13.00	Gain of 130 units	Medium Density Residential	Potential Interest To Upzone
23	2421 Foothill 8666-017-025 8666-017-031	261,360	PR15A	Medium Density Residential	6.00	Gain of 60 units	Medium Density Residential	Potential Interest To Upzone
24	Regal Parcel Dover Street (1950 Foothill) 8375-001-022	656,885	SP86-18: Foothill Boulevard Specific Plan	High Density Residential (0-15 D.U./AC)	15.08 (6 acres open)	170	Theatre on Foothill and Vacant on Dover	In-fill commercial parcel with Constraints

In order to encourage and facilitate housing for lower-income households the City will commit to create a 3-year program that will rezone three properties along the Foothill Boulevard corridor that will increase the allowable residential density to 25 dwelling units per acre (PR-25A). The rezone of these three properties will allow for multi-family residential through the permitted residential uses with the precise plan review (non-age restricted type development).

- Year 1 (2010-2011): would include a survey of developers, both local and those specializing in higher-density residential projects, mixed-use, and affordable units. This would include research of development demand for high-density residential and mixed-use development; looking at market demand, financial feasibility, and development of appropriate densities for the sites that are available within this zone.
- Years 2 & 3 (2011-2013): would include the public review process and environmental review process for processing a rezone of Sites 22, 23, and 24 and possibly a General Plan Amendment. At the end of this program these sites will be ready for developers to propose development projects.

If for any reason the sites are not made available for the density capacity identified to meet the RHNA allocations the City will identify other sites that will be rezoned to accommodate the units.

Timeframe: Yearly milestones 2009-2012

Responsible Agency: Community Development Department

Objectives: Rezone three properties along the Foothill Boulevard corridor that will increase the allowable residential density to 25 dwelling units per acre (PR-25A). The rezone of these three properties will allow for multi-family residential through the permitted residential uses (non-age restricted) with the precise plan review.

Funding Source: Redevelopment Housing Funds

Housing Program 31: Transitional Housing

The City of La Verne recognizes the importance of transitional housing as a way to better accommodate all segments of the population. Transitional housing is important in that it connects housing needs with supportive services to help individuals and families transition into permanent housing.

As a part of Senate Bill 2 the statutory requirement for transitional housing will be incorporated into the definition of residential uses with the municipal code. Housing Program 31 includes this statutory requirement for amending the definition of residential uses and transitional housing. This will include the provision of: "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."

Timeframe: 2013

Responsible Agency: Community Development Department

Objectives: Amend zoning 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."

Funding Source: City of La Verne

Housing Program 32: Reasonable Accommodation

While the City has not formally adopted a reasonable accommodation process, it understands its obligations under Federal and State Law. The City of La Verne will continue to grant variances and minor exceptions in those instances where it is deemed necessary and compatible with the City of La Verne. Staff will create a policy that will provide for reasonable accommodation in cases of demonstrated need.

Timeframe: No Later Than 2014

Responsible Agency: La Verne Community Development Department

Objectives: Create a reasonable accommodation policy for use in the City

Funding Source: City Funded

Housing Program 33: Land Write Down Fund

The Community Development Department will identify the feasibility of connecting the ability of the Redevelopment Agency to write-down land costs for affordable housing projects with the Housing Development Impact Linkage Fee for affordable housing. There are possibilities that the City will be able to use this program for land acquisition and housing production within the Walnut Specific Plan.

Timeframe: Assess feasibility annually on a case-by-case basis as development opportunities arise.

Responsible Agency: Redevelopment Agency & Community Development Department

Objectives: Connect the Land Write Down Fund with the Housing Development Impact Linkage Fee for affordable housing

Funding Source: City of La Verne

Housing Program 34: Tri-City Mental Health Center

The City of La Verne has two members of the City Council that serve on the Tri-City Mental Health Authority. The City of La Verne is able to refer people to the Tri-City Mental Health Center for services that the City cannot provide. The goal during this planning period will be to take an active role in a joint powers commission so that these services can be provided to those in need. Tri-City Mental Health Center Services 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 the BIACO drop-in socialization center.

Timeframe: Annually 2008 - 2014

Responsible Agency: Tri-City Mental Health, Community Development Department, and Parks & Community Services Department

Objectives: Active role in the joint powers commission and provide services to those in need

Funding Source: City of La Verne (as feasible with budgetary constraints)

Housing Program 35: Medium-Density Residential along First Street between F Street and White Avenue

As a part of the proposed Old Town La Verne Specific Plan (already in development) the north and south sides of First Street between F Street and White Avenue will be rezoned to be Medium-Density Residential with a density of 25 dwelling units per acre to 40 dwelling units per acre.

Non-age restricted multi-family housing will be permitted with a precise plan review to include at a minimum the following sites:

Map ID	Site	Size	Zoning	General Plan	Acreage	Density Capacity	Existing Use	Notes
26	First Street 8377-027-019 to 8377-027-029 and 8377-027-031	73,006	SP84-12: Arrow Corridor Specific Plan	Industrial	1.676	42-67 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
26	First Street 8377-019-015 to 8377-019-025	59,503	SP84-12: Arrow Corridor Specific Plan	Industrial	1.366	34-54 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)
26	First Street 8377-020-015 to 8377-020-023 and 8377-020-029	56,018	SP84-12: Arrow Corridor Specific Plan	Industrial	1.286	32-51 units	Mix of Industrial and Residential	Zone change to the Old Town La Verne Specific Plan Currently Being Processed (25 d.u./ac to 40 d.u./ac)

There is a five-year timeline for development of this site into appropriate residential and mixed-use type development.

- 2009 (Year 1): Begin the specific study on the Old Town La Verne Specific Plan sites to determine the feasibility of development. (Currently being done)
- 2010 (Year 2): Begin the public outreach process to build community support and identify an educational process that would educate the City Council, Planning Commission, and community.
- 2011 (Year 3): Staff will lay the groundwork for development on this site by evaluating a change in residential density and begin to consider any rezoning and General Plan amendments that may be necessary. The newly developed Specific Plan will be ready for adoption by the end of 2011.
- 2012 (Year 4): Begin the process of outreach to developers that specialize in medium density residential type projects and those developers that may be interested in developing this site.
- 2013-2014 (Year 5): Start the City development process and the public hearing process to obtain approvals for development on this site.

The proposed Old Town La Verne Specific Plan process began in 2008 with outreach, development of key stakeholder groups, and the “Design Framework Plan for Old Town La Verne.” During the development of the Design Framework Plan there has been significant outreach to local stakeholders, local developers, and prominent community entities. Discussion has been facilitated with local developers and stakeholders who would be most impacted by the development of the proposed specific plan, which includes development that may be slated to occur on Site 26.

A major goal of the proposed development on Site 26 would be to rezone through the proposed Old Town La Verne Specific Plan to permit higher density residential permitted for both owner-occupied and rental multi-family residential by right without a conditional use permit or other discretionary action. The City understands the requirements set forth by the State and is committed to undertaking the tasks necessary to reach the desired proposed residential densities of approximately a minimum density of at least 20 units per acre and Site 26 would be able to accommodate at least 16 units per required Government Code 65583.2(h).

The anticipated minimum density capacity of Site 26 is approximately 170 units. If for any reason the site is not made available for the density capacity of approximately 170 units by the end of the anticipated timeline of 2014 the City will identify other sites that will be rezoned to accommodate approximately 170 units.

The proposed development for Site 26 will allow for both owner-occupied and rental multifamily uses through a precise plan review by right without a conditional use permit or other discretionary action. Per Government Code section 65583.2(h) At least 50 percent of the very low-income and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. If for any reason this cannot be accommodated the City will identify other sites that will be rezoned to accommodate this need.

Timeframe: 2008-2014 with annual milestone

Responsible Agency: Community Development Department

Objectives: Prepare Site 26 for medium-density residential with densities of 25 d.u./ac.
To 40 d.u./ac/

Funding Source: City of La Verne, Redevelopment Agency, Public-Private Partnerships

Housing Programs & Policies

Issues, Goals & Policies

The following goals and policies address the City's housing issues:

ISSUE: 1 HOUSING STOCK

La Verne is primarily a residential community. Most of the homes were built after 1970. A substantial percentage, however, were constructed before 1940 and are in need of maintenance and repair.

GOAL: 1 PRESERVE HOUSING & NEIGHBORHOODS.

POLICIES: *The City shall:*

1.1 Maintain a strong code enforcement program.

IMPLEMENTATION MEASURES:

- a. An effective code enforcement program will continue to assist in the implementation of City housing programs. Code enforcement responsibilities were transferred to the La Verne Police Department in January 1994.
- b. Survey aging neighborhoods and target areas that are in need of assistance, work with code enforcement to develop strategies to help these target areas.
- c. Establish a neighborhood beautification program aimed at CDBG target census tracts and the apartment buildings on Price Drive and Hayes Drive.

1.2 Maintain the residential property maintenance ordinance that was developed as part of the Zoning Ordinance revision.

IMPLEMENTATION MEASURES:

- a. Continue to enforce property maintenance and occupancy ordinances.
- b. Continue to maintain an effective code enforcement program that implements the property maintenance and occupancy ordinances.

1.3 Continue to use redevelopment funds to provide grants to lower income households for the repair and upgrade of their homes.

IMPLEMENTATION MEASURES:

- a. The Housing Rehabilitation Program will continue to provide housing rehabilitation grants to low-income households using redevelopment 20% tax increment housing funds.
- b. Conduct a survey of low-income units within the City's Mobile Home Parks and low-income owner occupied units within the Lordsburg Specific Plan that are in need of assistance.

1.4 Continue to provide specialized assistance on the repair and maintenance of mobile homes.

IMPLEMENTATION MEASURE:

- a. Allocate staff time to expand the residential rehabilitation program to include repair and rehabilitation assistance for more single-family residential units within the historic core.
- b. Target older homes in the Lordsburg Specific Plan area for Housing Rehabilitation help maintain the City's historic neighborhoods and historic housing stock.

1.5 Monitor at-risk affordable housing units by maintaining contact with property owners.

IMPLEMENTATION MEASURES:

- a. The units at Canyon Terrace are scheduled to next expire in 2013.
- b. Staff will continue to monitor and will take available steps to ensure continued availability with this program in the City.
- c. Communicate the City's desire to preserve the units as affordable.
- d. Explore local incentives that can be offered to property owners to preserve these units.
- e. Continue to actively monitor the at-risk units yearly to ensure conversion to market-rate does not happen.
- f. Work with management at at-risk developments to ensure conversion does not happen without City involvement or knowledge.
- g. If potential loss does occur with these at-risk assisted units then the City will need to work with Section 8 and other voucher programs to find housing units that will accept the assistance.

ISSUE: 2 HISTORIC HOMES

Many of the City of La Verne's homes date back to the turn of the 20th Century. These homes are as important to us today as they were to the original Lordsburg settlement. Unfortunately, time has taken its toll on many of the older homes that are now in need of maintenance and preservation.

**GOAL: 2 PROMOTE THE HISTORIC PRESERVATION OF HOMES
& OTHER STRUCTURES THAT ARE PART OF LA
VERNE'S PAST.**

POLICIES: *The City shall:*

- 2.1 Continue to designate Lordsburg (Neighborhood 7) and South La Verne (Neighborhood 8) as target neighborhoods for concentrated housing rehabilitation assistance under the programs in Policies 1.3 and 1.4 above.**

IMPLEMENTATION MEASURE:

- a. Continue the current residential rehabilitation program for owner occupied units at a level of approximately 20-30 grants per year for the next five years.
- b. Survey the City's single-family residential neighborhoods to identify housing units that are in need of assistance and repair.

- 2.2 As part of a citywide historic preservation ordinance, prepare guidelines and standards to assist property owners of historic homes to repair and renovate them in an historically and architecturally appropriate manner.**

IMPLEMENTATION MEASURE:

- a. Housing Preservation Incentives for the preservation of housing:
 - o Use of Mills Act contracts to preserve identified historic or culturally significant structures.
 - o Creation of a La Verne Redevelopment Agency cost center to fund preservation linked housing programs including adaptive reuse.
 - o Housing rehabilitation programs serving historic Lordsburg neighborhoods.
 - o Reduce building permit fees for earthquake or other disaster affected residential housing stock.
 - o Apply Lordsburg Specific Plan guidelines for all historic homes within the City.

ISSUE: 3 **HOUSING NEEDS: EXISTING & FUTURE**

The cost of new housing in La Verne is so high that low-income and moderate-income households cannot afford to buy or rent new homes in the City. Existing affordable housing includes mobile homes, apartments and smaller homes in the older sections of the City.

GOAL: 3 **MAINTAIN A BALANCE OF HOUSING TYPES & PRICE LEVELS TO MEET THE NEEDS OF ALL RESIDENTS OF THE COMMUNITY.**

POLICIES: *The City shall:*

3.1 Continue to retain existing mobile home parks in La Verne.

IMPLEMENTATION MEASURE:

- a. Enact restrictions on subdivision of Mobile Home Parks within the redevelopment project area.

3.2 Continue to enforce provisions of the Condominium Conversion Ordinance limiting conversion of apartments to condominiums.

IMPLEMENTATION MEASURE:

- a. Continue to enforce the Condominium Conversion Ordinance and discourage conversions in order to preserve existing affordable housing.

3.3 Increase the chances of home ownership for low-income and moderate-income households through a "sweat equity" program in which the participants pay their share of housing costs by helping to construct new houses.

IMPLEMENTATION MEASURE:

- a. Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on in-fill lots.
- b. Explore the feasibility of establishing a partnership with Habitat for Humanity in order to offer the "sweat equity program."
- c. Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on in-fill lots through the availability of funds through the low/moderate-housing fund.

3.4 Continue to preserve senior occupancy mobile home parks in La Verne.

IMPLEMENTATION MEASURES:

- a. Continue to enforce the Mobile Home Rent Control Ordinance to ensure affordability of housing in mobile home parks and to keep rent increases at very reasonable levels. Increases in rent will be no greater than the U.S. Department of Labor Consumer Price Index.

3.5 Continue to support the role of Hillcrest Homes (a retirement community) in providing for the housing needs of senior citizens.

IMPLEMENTATION MEASURE:

- a. Work with church groups and community service organizations to form an "assistance squad" to help seniors and the handicapped with some of the simpler maintenance chores around their homes.
- b. Continue to support Hillcrest Homes in providing housing to meet the needs of the elderly population.

3.6 Require that all new projects for senior citizens and the disabled have designers and operators experienced in serving these groups.

IMPLEMENTATION MEASURE:

- a. Through the design and plan check process ensure that senior housing meets ADA requirements and provides support services to senior as part of the development review process.
- b. Require proof of experience and proper credentials of contractors, designers, and operators.

- 4.2 Cooperate with the Los Angeles County Community Development Commission, the U.S. Department of Housing and Urban Development and non-profit organizations seeking to expand the supply of affordable housing.**

IMPLEMENTATION MEASURE:

- a. Apply for funds from the California Self-Help Housing Program (CSHHP) through the State Department of Housing and Community Development (HCD). This program funds local government agencies and non-profit corporations, who in turn fund building and rehabilitation of residential projects for low-income and moderate-income households. CSHHP also provides information to self-help housing organizations including conferences, information on financing sources, and building techniques.
- b. Continue based on programs funded and continued through Los Angeles County.

- 4.3 Encourage private lenders to provide alternative financing methods to make home ownership available to a greater number of households.**

IMPLEMENTATION MEASURES:

- a. Explore the feasibility of a fund allowing the Redevelopment Agency to write down land costs for developers who agree to provide 25 percent (25%) of the units constructed for very low-income to moderate-income first-time home buyers. Affordable housing linkage fee revenues will fund the program through redevelopment housing funds and in part.
- b. The Los Angeles County Mortgage Credit Certificate (MCC) program offers the first time homebuyer a federal income tax credit. This tax credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help the first time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings.
- c. The Los Angeles County Community Development Commission Home Ownership Program (HOP) assists low-income first time homebuyers with down payments. The program provides a 2nd Trust Deed loan at zero percent (0%) interest and all payments

are deferred until after the sale, transfer, refinancing of the home, or full repayment of the first mortgage.

- d. HOME funds are administered through the Los Angeles County Housing Development and Preservation Departments as a part of the Community Development Commission; these funds are to be used as a part of other financial resources to finance the “affordability gap” in affordable multi-family rental and for-sale housing development. They are generally used when rental revenues are not enough to repay loans that were needed for development or if a mortgage amount that is available to help low-income households is not enough for the low-income household to purchase a house.
- e. Continue pursuant to available funding from Los Angeles County.

4.4. Continue participation in the Section 8 Existing Housing Rental Assistance program, under contract with the Los Angeles County Housing Authority.

IMPLEMENTATION MEASURE:

- a. 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 HUD to very low-income households in privately owned units. This program is funded through HUD rent subsidy funds and administered by the LACDC/Housing Authority. Since 2000, there have been 37 assisted households in La Verne.

4.5 Encourage innovative housing types and programs that will help meet the City's "fair share" of low-income and moderate-income housing.

IMPLEMENTATION MEASURES:

- a. Develop additional incentives for development of affordable housing units. These incentives can include City-funded architectural and landscape amenities, reduced processing times, and City procured State funding.
- b. The Fair Housing Program will continue to provide fair housing services. The program is administered by the Fair Housing Foundation 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, handicap, 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 (60%+) of low-income and very low-income.

- c. Timeframe: incentives will be continually addressed on a case-by-case basis throughout the planning period 2008-2014. Each project will be evaluated by the City on a case-by-case basis and incentives will be provided on an individual basis since each will be unique in the type of assistance they need or require.

4.6 Encourage the use of single-family dwelling units as a source of affordable rental stock.

IMPLEMENTATION MEASURE:

- a. Explore innovative means to reuse existing single-family housing stock to accommodate the needs of renters.

ISSUE: 5 HOUSING DEVELOPMENT

Existing vacant residential land is located primarily in hillside areas with significant environmental constraints. There are few residential sites still available for in-fill development. Most of the remaining large parcels of vacant property in La Verne are zoned for future industrial and commercial uses, limiting the opportunity for any more substantial housing development.

**GOAL: 5 PROVIDE ADEQUATE SITES TO MEET THE
COMMUNITY'S HOUSING GOALS.**

POLICIES: *The City shall:*

5.1 Prohibit housing development on land that is environmentally unsuitable.

IMPLEMENTATION MEASURE:

a. Require appropriate environmental studies to ensure suitability for housing development.

5.2 Through density bonuses and fee reductions, encourage inclusion of affordable housing in mixed-use planned developments.

IMPLEMENTATION MEASURE:

a. The City will grant density bonuses, pursuant to Government Code Section 65915 and the new SB 1818. The City will grant a density bonus of at least 25 percent (25%) over the maximum density allowed for the property, and an additional incentive, or financially equivalent incentive(s) such as a reduction in fees, to a developer of a housing development agreeing to construct at least:

- o 20% of the units for lower-income households; or
- o 10% of the units for very low-income households; or
- o 50% of the units for senior citizens.

b. Update the Foothill Boulevard Specific Plan to amend an error to have the maximum dwelling units per acre to 25 dwelling units per acre for retirement housing, senior citizen apartments, and elderly housing, exclusively for the occupancy of persons 55 years of age and older and their spouses (per the associated Environmental Impact Report prepared for the Specific Plan).

- 5.3 Target the Lordsburg Business area (Neighborhood 7) and Foothill Boulevard Specific Plan area (Neighborhood 5) for higher density mixed commercial and small-scale rental residential development in order to provide increased housing sites for the elderly and handicapped. [NOTE: Neighborhoods based off of Neighborhood Plan in the Land Use Section of the General Plan page 34]**

IMPLEMENTATION MEASURE:

- a. Encourage mixed-use projects (commercial and residential) in the Lordsburg neighborhood under the Lordsburg Specific Plan.
 - b. With the development of the proposed Old Town La Verne Specific Plan mixed-use and higher-density residential will become more predominant. These types of development will be encouraged in development of a transit-oriented development node in La Verne. The proposed Old Town La Verne Specific Plan is underway. Through outreach and studies the City is involving stakeholders early in the process to help with the transition from smaller scale low-density housing to larger scale higher-density residential development.
 - c. Encourage senior high-density residential, non-senior residential, and mixed-use developments along the Foothill Boulevard Commercial area.
- 5.4 Target higher density mixed-use commercial and residential development in the form of transit-oriented development around the designated Gold Line Station site.**
- a. Revise the Lordsburg Specific Plan to include the Gold Line Station area, the North side of Arrow Highway along the portion of the Fairplex that is in the City of La Verne.
 - b. Development will be modeled after the transit-oriented development design concept but will not be dependent on the train, since it is still unknown when the Gold Line Extension will reach La Verne.

ISSUE: 6 SPECIAL HOUSING NEEDS

Households with special needs often have the hardest time finding adequate housing. La Verne has significant populations of the following special needs groups: the elderly, the handicapped and low-income households headed by women (with and without children) and single parents. Although not a large special needs group in La Verne, the homeless are in need of assistance as well.

**GOAL: 6 ENSURE EQUAL ACCESS TO HOUSING
REGARDLESS OF RACE, SEX, NATIONAL ORIGIN,
PHYSICAL OR MARITAL STATUS.**

POLICIES: *The City shall:*

6.1 Encourage use of barrier-free architecture in new housing development.

IMPLEMENTATION MEASURES:

- a. Review building and development requirements and standards and modify those found to be unnecessary or excessive.
- b. Encourage the use of prefabricated manufactured housing provided they meet State standards and are in accordance with the La Verne Municipal Code and Uniform Building Code.
- c. Prepare and distribute a pamphlet outlining the requirements for residential construction. Streamline the application process for development of these units, and consider removal of other restrictions that are currently part of the zoning ordinance.
- d. Prepare and distribute a pamphlet outlining the requirements for residential second-unit construction. Streamline the application process for development of these units, and consider removal of other restrictions that are currently part of the zoning ordinance.

6.2 Support the efforts of non-profit organizations providing information, counseling and arbitration on fair housing laws and landlord-tenant laws.

IMPLEMENTATION MEASURES:

- a. Continue to work with the Fair Housing Foundation of Long Beach to promote fair housing practices in La Verne.
- b. Prohibit discrimination against families in rental housing.

6.3 Encourage construction of second units for elderly and special needs housing in La Verne.

IMPLEMENTATION MEASURES:

- a. Continue to review applications for the construction of second units on single-family residential lots subject to the approval of a precise plan. A conditional use permit is required for all two-story second units.
- b. All Community Development Staff shall act as an "ombudsman" for homeowners interested in constructing a second unit. Staff would be knowledgeable about City processes and requirements for second units and would be able to assist the homeowner with application completion and processing.

6.4 Combat discrimination and red-lining practices in mortgage lending and insurance underwriting.

IMPLEMENTATION MEASURES:

- a. Continue to enforce state and federal anti-discrimination laws.
- b. Withdraw City business from institutions that discriminate and engage in red-lining.

6.5 Support local, non-profit agencies near La Verne that serve the elderly and homeless.

IMPLEMENTATION MEASURES:

- a. Give local non-profit organizations serving the elderly and homeless (such as People Place in Claremont, Inland Valley Council of Churches, Community Senior Services, or Tri-City Mental Health) a yearly grant for their work.
- b. Allow non-profit organizations that provide services to the homeless (including shelters) to locate in specified commercial and industrial zones with a conditional use permit. Amend the zoning ordinance to include standards for these uses.
- c. The Industrial zone of the Arrow Corridor Specific Plan (SP 84-12) will be amended to allow Emergency Shelters by right per SB2.

- d. Continue to participate in L.A. County's Cold/Wet Weather Emergency Shelter Program for the Homeless to provide emergency shelter services to homeless residing in the City of La Verne. The program provides emergency shelter services during the cold and rainy period of the year, from November through March. During weather-activation periods, shelters are open when temperatures are 40 degrees or below or when there is a 50% or higher probability of rain. Homeless people are picked up at designated sites and transported to shelters where they receive food and lodging, and returned to the pick-up sites the following morning. Women, children, the handicapped and elderly are provided with vouchers for transportation and overnight stays at local motels.
- e. Continue to support the mission of the House of Ruth, which provides quality domestic violence services to low-income and moderate-income battered women and their children from the City of La Verne. The program includes 24-hour accessibility, emergency safe shelter, and outreach prevention services.
- f. Compile an information and referral resource list of organizations in the area that assist the homeless (including those in danger of becoming homeless). This list will be made available at City Hall and distributed to local non-profit agencies and the police and fire departments.

6.6 Consider allowing shelters, counseling centers and other services for the homeless to operate in La Verne with a conditional use permit.

IMPLEMENTATION MEASURE:

- a. The Foothill Boulevard Specific Plan allows housing and health services within the Foothill Corridor with a conditional use permit.
- b. To further this effort the City will work to link those services to those provided throughout the San Gabriel Valley.
- c. The City will work to link the services within this zone with the zones that allow for homeless shelters.

- 6.7 All homeless shelters, emergency shelters, and transitional housing should be allowed by right in the Industrial zones of the Arrow Corridor Specific Plan (SP84-12) of La Verne.**

IMPLEMENTATION MEASURE:

- a. Work to develop a zoning amendment that would allow homeless shelters, emergency shelters, and transitional housing by right in the Industrial zones of the Arrow Corridor Specific Plan (SP84-12).
- b. The development of the zoning amendment to allow homeless shelters by right in the Industrial zones of the Arrow Corridor Specific Plan (SP84-12) will incorporate all requirements and restrictions set forth in the State Senate Bill 2 (SB2).

- 6.8 Take part in the San Gabriel Valley Council of Governments “Study of Homelessness and Homeless Services in the San Gabriel Valley.”**

IMPLEMENTATION MEASURE:

- a. Continue to actively participate in the San Gabriel Valley Council of Governments Technical Advisory Committee.
- b. Monitor the study’s findings that will be used to develop a San Gabriel Valley-wide plan to address homelessness.
- c. Contribute to the development and facilitation of this study and its results as pertinent and feasible for the City of La Verne.

- 6.9 Participate in the Los Angeles Homeless Services Authority’s Homeless Count.**

- a. Continue to actively participate in the Los Angeles Homeless Services Authority’s Homeless Count every two-years, if participation is offered.
- b. The City of La Verne has previously participated in the Los Angeles Homeless Services Authority’s Homeless County throughout Los Angeles County in order to better understand the homeless population within the City’s boundaries.

6.10 Support and encourage sweat equity and limited equity cooperative housing programs.

IMPLEMENTATION MEASURE:

- a. Establish a cooperative housing program under the direction of the Community Development Department to assist in the development of affordable housing projects in the City. The program shall include, but not be limited to, the following components:
 - o Establishment of a sweat equity housing program for vacant in-fill lots.
 - o Designation of a building division staff member to provide skilled construction assistance to participants in sweat equity housing programs.
 - o Provision for technical assistance to other individuals or organizations wishing to establish cooperative housing programs in the City.
 - o Loan and/or grant funding from block grant funds, a portion of the redevelopment agency's required housing set-aside funds, or other sources available to the City.

- b. Increase the chances of home ownership for low-income and moderate-income households through a "sweat equity" program in which the participants pay their share of housing costs by helping to construct new houses.
 - o Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on in-fill lots.
 - o Explore the feasibility of establishing a partnership with Habitat for Humanity in order to offer the "sweat equity program."
 - o Explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on in-fill lots through the availability of funds through the low/moderate housing fund.

ISSUE: 7 SUSTAINABILITY

Further the concept of “smart growth” as a way to bring about more sustainable development that gives options to all socioeconomic levels within the city and region. Encourage mixed land uses, pedestrian scale development, the inclusion of a variety of housing options to meet all needs, in-fill development and revitalization, sustainability through environmentally-friendly development and design, and finally, educating the public so that they can participate in the decision-making process. It is necessary to maximize sustainability to increase the potential for the housing unit development projects in the City of La Verne.

GOAL: 7 ENSURE SUSTAINABLE CONCEPTS ARE PRESERVED THROUGH THE CONSTRUCTION OF IN-FILL HOUSING UNITS AND HOUSING DEVELOPMENTS.

POLICIES: *The City shall:*

7.1 Provide services to the community citizens of La Verne.

IMPLEMENTATION MEASURE:

- a. Adopt an Energy Conservation Ordinance to establish programs that encourage conservation of nonrenewable energy resources.
- b. Solar Energy - In order to encourage the use of solar energy, the City does not allow one residential unit to block the potential for the use of solar energy by another. In addition, the City has a solar design ordinance that requires passive solar heating in all new single-family residential unit subdivisions.
- c. Title 24 - The City actively enforces Title 24, State of California Energy Construction Standards.
- d. SCE Programs - To promote conservation of electricity, Southern California Edison provides free energy audits and conservation programs to La Verne residents. The City of La Verne promotes these energy audits through marketing efforts. The marketing of energy audits include education components through newsletters, the La Verne recreation guide, and on the City website.
- e. Design Review - The City's design review process requires a review of energy conservation opportunities during project design review.

7.2 Encourage the development of Green Building principles in the design review process.

IMPLEMENTATION MEASURE:

- a. Promote higher density and compact development.
- b. Provide incentives to encourage green (energy-efficient and environmentally-sensitive) building techniques and materials in new and resale homes and apartments such as direct financing, flexibility in design and development standards, fee waivers or deferrals, and expedited permit processing. In 2009, development of a set of sustainability principles began in order to initiate the movement towards sustainable development and resource conservation. These principles will eventually be incorporated into the 2009-2012 General Plan Update.
- c. Promote energy audits and resident participation in utility rebate programs through private and public utility companies through marketing efforts and education of the residents with newsletters and on the City website.
- d. Develop energy conserving standards for street widths and landscaping of streets and parking lots to reduce heat loss and/or provide shade.
- e. Promote the construction of tighter building envelopes, maximum height and sky exposure, and minimum setbacks.
- f. Promote the use of green roofs to avoid heat islands.

ISSUE: 8 QUALITY OF LIFE

With the regional demand of constructing the City of La Verne’s “fair share” of the Regional Housing Needs Assessment (RHNA) Allocations it is the desire of the City and its officials to maintain a high quality of life for both the existing and future residents of La Verne. It is essential to ensure accessibility of infrastructure, services, open space, public safety services and public facilities such as libraries, parks, schools, senior centers, and cultural resources.

**GOAL: 8 MAINTAIN HIGH QUALITY OF LIFE
STANDARDS FOR ALL RESIDENTS
OF THE CITY OF LA VERNE.**

POLICIES: *The City shall:*

- 8.1 Approve developments that have components within them that allow for services to be accessible to residents.**

IMPLEMENTATION MEASURE:

- a. Projects should include a mixture of housing and jobs so that residents are in close proximity to employment and would be able to live and work in the City of La Verne.
- b. Large-scale developments should use pedestrian scale development and designs in order to encourage “walkability.”
- c. Provide a variety of transportation options near residential developments to allow for a variety of choices.

- 8.2 Ensure all developments incorporate green space within the project and preserve existing green space throughout the City.**

IMPLEMENTATION MEASURE:

- a. Continue to enforce the requirement that large-scale developments incorporate green space within the projects and preserve existing open space.
- b. Continue to utilize the parks, recreation, and open space facilities fee placed upon new development to help fund future parks, tot lots, gymnasiums, sports facilities, teen centers, open space, and other similar facilities.

8.3 Maintain access to public facilities such as libraries, parks, schools, senior centers, and cultural resources.

IMPLEMENTATION MEASURE:

- a. Ensure development plans maintain access to public facilities for all households and residents in the City, this would include access to:
 - 1) Libraries
 - 2) Parks
 - 3) Schools
 - 4) Senior Centers
 - 5) Cultural Resource Centers

8.4 Availability of adequate utilities and infrastructure.

IMPLEMENTATION MEASURE:

- a. Ensure that development is designed in a manner that has adequate utilities and infrastructure in the area.
- b. Ensure that development does not exceed the availability of adequate utilities and infrastructure.

8.5 Adequate public safety services.

IMPLEMENTATION MEASURE:

- a. Maintain the high level of public safety services for the existing and future residents of La Verne.
- b. Ensure that the City of La Verne's Police Department and Fire Department are sufficiently staffed to maintain the safety of all residents.
- c. Require development projects to pay impact fees that will allow the Police and Fire Departments to have all adequate supplies and technology that is sufficient to maintain the safety of all existing and future residents of La Verne.

Quantified Objectives

Table H-46 shows the City of La Verne's Quantified Objectives for the 2008 Housing Element Update that will span the planning period 2008-2014. **Tables H-46 through H-51** illustrate the Quantified Objectives, Regional Housing Needs Assessment Allocations, Constructed Units and Approved Developments since the previous planning period ending in 2006; all of these are assessed in the Remaining Need section of **Table H-51**.

Table H-46: Quantified Objectives (5 Year)			
Income Group	New Construction	Rehabilitation	Conservation
Very Low-Income	220	42	194
Low-Income	136	42	74
Moderate-Income	148	42	0
Above Moderate - Income	351	0	0
Total	855	126	268
Source: SCAG Regional Housing Needs Assessment 2008			

Table H-47: Regional Housing Need Allocations for the City of La Verne		
Income Category	New Construction Need	Percent
Very Low (0-50% of AMI)	220	25.80%
Low (51-80% of AMI)	136	15.90%
Moderate (81-120% of AMI)	148	17.30%
Above Moderate (over 120% of AMI)	351	41.00%
TOTAL UNITS	855	100%
Source: SCAG Regional Housing Needs Assessment 2008		

**Table H-48:
Units Built, Under Construction and/or Approved**

Project Name	Status:	Total Units	Units by Income Level				Methodology of Affordability Determination
	Built		VL	L	M	AM	(1) Sales Price
	Under Construction						(2) Rent Price
	Approved						(3) Type of Subsidy
Lordsburg Court	Built	31			31	(1) Sales Price	
SFR Misc. In-Fill	Built	13			13	(1) Sales Price	
2nd Units	Built	2		2		(2) Rent Price	
Live Oak Trails	Approved	17			17	(1) Sales Price	
2105 Manzanita	Under Construction	2			2	(1) Sales Price	
Worden Ranch (Hughes) - 5725 Old Wheeler Road	Under Construction	14			14	(1) Sales Price	
Magnolia Courts (Hsientein) - 2552/2600 Foothill	Under Construction	101			101	(1) Sales Price	
2550 Kendall	Approved	2		2		(1) Sales Price	
7501 Brydon Road	Approved	1			1	(1) Sales Price	
2660 Bowdoin Street	Approved	1		1		(1) Sales Price	
4245 Bradford Street	Approved	1		1		(1) Sales Price	
4235 Bradford Street	Approved	1		1		(1) Sales Price	

Source: City of La Verne Community Development

Table H-49: City of La Verne Pending Housing Developments					
Developer/Development Name	Number/Type of Units	Unit Size (sq. ft.)	Price Range	Status	*Status: C=Complete; UC=Under Construction; A=Approved (Tentative or Final Map)
Live Oak Trails - Golden Hills	17	unknown	Above Moderate	A	Tentative Map Approved
Worden Ranch - 5725 Old Wheeler Road (Hughes)	14	3000-4000	Above Moderate	UC	Grading of site
Magnolia Courts - 2552/2600 Foothill (Hsientein)	101		Moderate	UC	Construction
2660 Bowdoin Street	1	unknown	Moderate	A	Final Map Approved
4245 Bradford Street	1	unknown	Moderate	A	Final Map Approved
4235 Bradford Street	1	unknown	Moderate	A	Final Map Approved

Source: City of La Verne Community Development Department

Table H-50: Housing Building Permits Issued 1999-2008					
Year	Single-Family	2nd Units	Apartment Units	Institutional	Total
1999	37	0	0	0	37
2000	43	0	0	4	47
2001	30	0	0	14	44
2002	16	0	0	2	18
2003	16	0	0	14	30
2004	4	11	1	6	22
2005	6	0	0	5	11
2006	42	0	2	20	64
2007	2	1	0	13	16
2008	0	3	101	5	109
Total	196	12	3	78	289

Source: City of La Verne Building Permit Records

Table H-51: Remaining Need Based on Units Built/Under Construction			
Income Category	A	B	A-B
	New Construction Need	Units Built, Under Construction or Approved	Remaining Need
Very Low (0-50% of AMI)	220	0	220
Low (51-80% of AMI)	136	0	136
Moderate (81-120% of AMI)	148	7	141
Above Moderate (over 120% of AMI)	351	179	172
Total Units	855	186	669
Source: City of La Verne Community Development Department 2008 SCAG Regional Housing Needs Assessment			

Infrastructure

Water. The 2005 Water Master Plan indicates that the City's Zone 2 storage is presently deficient by 1.5 million gallons and will be 3.01 million gallons deficient in 2020 due to growth. The City's Zone 1 system is expected to be 1.05 million gallons deficient by 2020 as well. La Verne currently compensates for these shortages and can continue doing so through pumping programs.

Water. Currently, the City's ability to meet planned shutdowns of the Metropolitan Water District system is adequate. However, La Verne estimates that during a planned, 7-day shutdown or other emergency related to the MWD system, the City estimates that the supply and storage will be deficient by 8.23 million gallons.

Water. The City also has identified several transmission and distribution lines that must be up sized to accommodate increased flow and demand throughout the system, particularly in Zones 1 and 4.

Water. Much of the supply is received from the Metropolitan Water District and subject to their supply restriction. Their policy is that they can and will provide requested amounts of water in most years.

Sewer. The sewer collection system is generally adequate with the exception of a few sections of pipeline that will require the installation of parallel lines of larger lines. These locations are currently being evaluated.

Sewer. Sewage treatment is provided by the Los Angeles County Sanitation Districts.

Audits. La Verne does not specifically promote energy audits, but do provide water conservation related programs. The City also participates in certain rebate programs aimed at reducing water usage. La Verne water customers are eligible for several rebates, including:

- \$165 for High Efficiency Toilets
- \$80 for a Weather Based Irrigation Controller
- \$4 per rotator sprinkler head
- \$100 for High Efficiency Clothes Washers
- \$0.30 per square foot of artificial turf replacing natural grass

Housing Resources

Redevelopment Housing Program

All housing development projects proposed on sites within the Redevelopment Area must include an affordability component as required under the Housing Production Program of the City's Redevelopment Plan. The Housing Production Program requires that:

- At least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Agency must be available to persons or families of low-income or moderate-income. Of these fifty percent (50%) must be available to very low-income households.
- At least fifteen percent (15%) of all new or substantially rehabilitated dwelling units developed by parties other than the Agency shall be available at affordable costs to persons or families of low-income or moderate-income. Of these, forty percent (40%) must be available at affordable costs to very low-income households. This requirement applies in the aggregate, and not to each individual housing development project.

City/Agency Assistance

The City has identified sites in which affordable housing can be developed. Higher densities alone do not guarantee affordable housing development, and to this affect, the City has the following tools to encourage some affordability in residential projects:

- Increased building densities in accordance with state density bonus law for projects providing affordable housing and/or senior housing.
- Requirement of affordable housing units in projects located within the City's Redevelopment Project Area as required in the Redevelopment Housing Production Program.
- Waiver of Affordable Housing Linkage Fee for projects within the Redevelopment Project area that provide at least six (6) affordable housing units to the City's/Agency's satisfaction.
- Reduction of impact or processing fees of up to thirty percent (30%) for projects providing ten (10) or more affordable housing units to families falling below the County median income level in accordance with applicable State/Federal housing guidelines.
- Use of available Redevelopment Agency affordable housing funds to assist in the development and preservation of affordable housing.

Constraints on Housing for Persons with Disabilities

The Zoning Definition of Family in The City of La Verne Municipal Code defines 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 18.08.015 Definitions)

The City of La Verne works with Fair Housing in Long Beach, CA to ensure that our residents are taken care of in terms of assistance. The City works with the representatives from Fair Housing in order to have Staff educated on the services that are provided and the rules regarding Fair Housing.

The City of La Verne's Municipal Code regulates group home/day care facilities and also complies with State of California regulations regarding group homes in the Health and Social Service Facilities section of the Municipal Code.

Group homes with six (6) or fewer individuals being cared for in the group home are classified as a small family daycare and are permitted within all Planned Residential Zones compliant to State Regulations. Large family daycares are classified as caring for more than six and up to twelve. To prevent over concentration of large family daycare facilities there must be 600 feet of separation between large group care facilities.

This chapter of the Municipal Code is intended to accommodate and encourage the development of facilities for child care, health care, and social services by establishing standards and conditions, which enable such facilities to be created, and which also protect the character and integrity of surrounding property and neighborhoods.

Child Care

Small Family Day Care Child Care Homes are permitted uses in all residential districts and may provide care for six (6) or fewer children, or, may provide care for up to eight (8) children when certain requirements are met. Small family day care facilities are regulated through the State process.

Large Family Day Care Child Care Homes are permitted in all single-family residential districts provided that the home has been shown to meet specific conditions. A large family day care home may provide care for up to twelve (12) children, or, may provide care for more than twelve (12) and up to fourteen (14) children when certain requirements are met. Large family day care childcare homes are subject to the conditional use permit process. To prevent over concentration of large family day care facilities there must be 600 feet of separation between large group care facilities.

Health Care and Social Service Facilities

When a social service or health care facility requires a conditional use permit in accordance with the provisions of an adopted specific plan, this code, or other applicable adopted land use regulation, the following areas must be addressed:

- Parking and Loading
- Public Transportation
- Site Plan and Building Design
- Waiting Rooms
- Noise Mitigation
- Hours of Operation
- Governing Board/Proprietor and Licensing
- Hazardous Waste
- Staff and Supervision
- Rules of Conduct
- Maintenance Agreement
- Spacing of Shelters
- Review

Existing Zoning for Emergency Shelters and Transitional Housing

Currently, a conditional use permit is required for emergency shelters for the homeless. They are permitted only in non-residential districts or specific plan areas, which allow them.

Also, a precise plan review shall be required for transitional housing. This kind of facility, which provides shelter and counseling for families for a period ranging from one month to two years, may occur in single-family residences or up to eight (8) multiple family units in a multiple family development. The following areas must be currently considered in the approval of transition housing:

- Parking – Must have adequate parking as required in the code.
- Management - The unit or units must have on-site management or shall be a single “satellite” facility, with a central manager or agency that oversees several units or facilities.
- Support Services and Security - The families being housed shall be provided with appropriate counseling as well as with vocational and other supportive services. Appropriate security arrangements shall be provided.
- Written Rules - To help insure protection of neighboring properties, the housing shall have written rules of conduct for residents as well as a written plan for handling complaints.
- Property Maintenance - There shall be a written agreement between the City and the manager of the units regarding adequate property and landscaping maintenance.

- One Household Per Unit - The housing shall have a maximum of one household per dwelling unit. A more intense occupancy shall require a conditional use permit.
- Signs - There shall be no signs identifying the type of housing.
- Revocation - The permit may be revoked if conditions of approval are not fulfilled, in accordance with the provisions in Section 18.108.110.
- Review - There shall be an annual inspection and review to ensure compliance with the conditions of approval.
- Spacing of Units - Unless, in the opinion of the Development Review Committee, there is a compelling reason to do otherwise, single-family transitional housing units shall be scattered and be spaced no closer than six hundred feet (600) from one another. (Ord. 912 § 2 (part), 1997)

These are the existing regulations and requirements for these types of facilities. As a part of the 2008-2014 Housing Element Update programs have been included to meet the State standards for emergency shelters, transitional housing, and supportive housing per SB2.

Minor Exceptions and Variances

If for any reason, a housing unit needs to be modified in order to accommodate a person or persons with disabilities there are minor exceptions and variances that are evaluated on a case-by-case basis. While the City has not formally adopted a reasonable accommodation process, it understands its obligations under Federal and State law.

Conditional use permits and variances are approved through the Planning Commission and Minor Exceptions are approved through the Development Review Committee or at the discretion of the Planning Director.

Conditional Use Permit

The Planning Commission may grant a conditional use permit for those uses designated as conditional uses in the provisions of the code. Such conditional use permits may be granted upon such conditions as are reasonable and necessary to protect the public safety, health and welfare. To grant a conditional use permit, the Planning Commission must find from the facts presented that the following circumstances exist:

- The proposed use and development are each consistent with the General Plan and the applicable land use zone.
- The site for the proposed use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing and proposed surrounding land uses.
- The development site has adequate access to those utilities and other services required for the proposed use.

- The proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the character of the area as intended by the General Plan.
- Potential adverse effects upon the surrounding properties will be minimized to the extent practical and any remaining adverse effects are justified by the benefits conferred upon the neighborhood or community as a whole.
- If applicable, the proposed use will meet additional criteria for special kinds of conditional use permits as required elsewhere in this code or adopted specific plan. (Ord. 913 § 2 (part), 1997)

Variances

The Planning Commission may grant a variance from the terms and provisions of this code with respect to structural and physical requirements where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this code would occur from its strict and literal interpretation and enforcement. Such variance may be granted upon conditions, which will assure the protection of the public safety, health and welfare.

To grant a requested variance, the Planning Commission must find from the facts presented that the following circumstances exist:

- That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;
- That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of this title is found to deprive the subject property of the privileges enjoyed by other properties in the vicinity and under identical zone classifications;
- That the granting of such variance will not be materially detrimental to the public welfare or injurious to other properties or improvements in the vicinity and zone in which the subject property is located;
- That the granting of such variance will not be contrary to the objective of any part of the adopted General Plan. (Ord. 913 § 2 (part), 1997)

Minor Exceptions

The Community Development Director is authorized to grant applications for minor exceptions under the terms and conditions of this section in those cases where such minor exceptions are warranted by practical difficulties, unnecessary hardships, or results that without the minor exceptions may be inconsistent with the general intent of this code. The scope of authority is limited to the granting of the following:

- The reduction of lot area by not more than ten percent (10%) of the applicable lot area requirements and so as not to create an additional lot;

- The reduction of setbacks, lot dimensions, on-site parking and loading, landscaping, and height requirements by not more than ten percent (10%) of the applicable requirements;
- The increase in the height of a wall or fence by two (2) feet when the increase is necessary to provide for security, privacy, screening of yard or to act as a buffer between land uses where it is found to be necessary to eliminate objectionable noise, light, or glare. (Ord. 943-A § 2, 2000; Ord. 913 § 2 (part), 1997)

Code Enforcement

The City of La Verne's Code Enforcement is very successful in addressing health and safety concerns. La Verne's Code Enforcement Officer is an employee of the Police Department but works closely with the Community Development Department to address both planning and public safety concerns.

Currently, with staffing restrictions the Code Enforcement for the City is reactive and not proactive. Within this 2008 Housing Element Update Code Enforcement will be expanded to be included into more programs and with more proactive and outreach type of code enforcement duties.

- Expand the role of Code Enforcement to become pro-active rather than purely reactive.
- Facilitate the use of Code Enforcement in outreach capacities to expand the program to incorporate more single-family residential units.
- Include code enforcement in the program to encourage compliance of non-permitted second units and illegal conversions.
- An effective code enforcement program will continue to assist in the implementation of City housing programs.
- Survey aging neighborhoods and target areas that are in need of assistance, work with code enforcement to develop strategies to help these target areas.
- Establish a neighborhood beautification program aimed at CDBG target census tracts and the apartment buildings on Price Drive and Hayes Drive.
- Continue to maintain an effective code enforcement program that implements the property maintenance and occupancy ordinances.

Preservation of Existing Housing

To preserve the soundness of existing single-family homes, La Verne uses Community Development Block Grant (CDBG) funds to provide fair housing services and redevelopment tax increment funds to finance low interest loans and emergency repair grants to lower income homeowners and owners of rental units. Due to the difficulty in constructing new affordable housing in La Verne, the City has focused on retaining both the quality and the quantity of its inventory of existing affordable housing.

La Verne uses the following programs, which are discussed in greater detail in the programs section of this chapter to preserve existing affordable housing:

- Housing Rehabilitation Program
- Mobile Home Rent Control Ordinance
- Condominium Conversion Ordinance
- Fair Housing Program
- Code Enforcement Program
- Housing Preservation Incentives
- Revolving Loan Fund

La Verne currently has three federally assisted housing developments: Canyon Terrace, La Verne Senior Village (previously Seasons Apartments), and Vintage Grove Senior Apartments. These assisted housing projects are discussed further in the following section.

La Verne's Mobile Home Park Rent Control Ordinance and Condominium Conversion Ordinance also serve to preserve affordable housing. Mobile home parks alone contain a total of over 1,700 units and are a major affordable housing resource for senior citizens. The City and the Redevelopment Agency have purchased two mobile home parks and are presently studying the feasibility of purchasing additional mobile home parks to ensure continued affordability of this housing source.

Assisted Housing

In 1989, State Housing Element Law was amended to require analysis of government-assisted housing with expiring subsidies or affordability restrictions, and development of programs aimed at their preservation. The following must be included in each jurisdiction's Housing Element as part of its preservation analysis:

- An inventory of assisted housing units that are at-risk of converting to market rate within ten (10) years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Inventory of Affordable Units

An inventory of all assisted, multi-family rental units was compiled based on a review of the “Inventory of Federally Subsidized Low-Income Rental Units at-risk of Conversion (California Housing Partnership Corporation), 1995 Annual Summary: The Use of Housing Bond Proceeds (California Debt Advisory Commission),” and additional information gathered by City staff. **Table H-52** summarizes the results of the inventory.

As shown, there are a total of 336 assisted, multi-family rental units in the City. These units received assistance under a combination of Department of Housing and Urban Development (HUD) programs, the County of Los Angeles Multi-family Mortgage Revenue Bond Program and low-income tax credit programs.

The State Department of Housing and Community Development (HCD) recommends that the inventory be divided into two five-year planning periods, coinciding with the current and subsequent Housing Element planning period. As shown in **Table H-52**, none of the units are at-risk of losing their restrictions within the first five-year period (June 2000 to June 2005) or the second planning period (June 2005 to June 2010). Both La Verne Senior Village (previously Seasons Apartments) and Canyon Terrace Apartments will be eligible to convert to market rate in 17 and 13 years respectively. A description of each project, including assistance program, households targeted, use restrictions and potential for conversion is described below.

Table H-52: Inventory of Assisted Units						
PROJECT	LOCATION	TYPE OF UNIT	FORM OF ASSISTANCE	TOTAL UNITS	AT-RISK UNITS	EARLIEST END DATE OF SUBSIDY
Canyon Terrace	2400 San Dimas Canyon Rd.	Senior Apts.	Section 8	141	141	2013
La Verne Senior Village (previously Seasons Apartments)	2500 Damien	Senior Apts.	Multi-family Mortgage Revenue Bond	85	17	2017
Vintage Grove Senior Apartments	3625 Williams	Senior Apts.	Low Income Housing Tax Credit	110	0	2029

Table H-53: Fair Market Rents for Existing Housing (Los Angeles MSA)					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
FAIR MARKET RENT	\$843	\$1,016	\$1,269	\$1,704	\$2,051
FMR's include utility costs Source: Federal Register, vol. 59, no. 187/Rules and Regulations http://www.huduser.org/datasets/fmr/fmrs/2007summary.odb?INPUTNAME=METRO31100MM4480*Los+Angeles-Long+Beach%2C+CA+HUD+Metro+FMR+Area					

Table H-54: Entities Interested in Acquiring/Managing At-Risk Units	
ORGANIZATION	CONTACT NAME
Pacific Housing Alliance	David Foster
Los Angeles Community Design Center	Ann Sewell
West Hollywood Community Housing	Paul Zimmerman

La Verne Senior Village (previously Seasons Apartments)

La Verne Senior Village (previously Seasons Apartments) is an 85-unit senior citizen apartment complex financed through Los Angeles County's Multi-family Mortgage Revenue Bond (MRB) Program. MRB's are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires that 20 percent (20%) of units in an assisted project be reserved for households whose income does not exceed 80 percent of the median. Additional State requirements are imposed on the project. Specifically, one-half of the reserved units must be set-aside for occupancy by very low-income households. Rents must be set at affordable levels for both very low-income and low-income households.

In compliance with State and Federal law, 17 units at La Verne Senior Village are reserved for low-income households, 8 of which are for very low-income households. Rents for very low-income households are set at \$513 for a one bedroom apartment and \$576 for a two bedroom. Rents for low-income tenants are set at \$570 and \$730 for one-bedroom and two-bedroom units, respectively. In comparison, rents for the remaining 68 market-rate units range from \$570 to \$606 for a one bedroom, and \$730 to \$750 for a two-bedroom unit. Market rents are not much higher than the set-aside units because in recent years there has been a generally downward pressure on housing prices. When rents return to pre-recessionary levels, the difference between subsidized rents and market rate rents will be more significant.

Canyon Terrace

Canyon Terrace is a 141-unit senior citizen housing complex that was financed through HUD's Section 8 New Construction program. Under this program, HUD pays the difference between a tenant's rent contribution (30 percent of monthly income) and the fair market rent (FMR) set by HUD for the area. Only very low-income households are eligible to occupy Section 8 units. All of the units in the complex are one-bedroom units.

The current FMR's for the Los Angeles County Metropolitan Statistical Area (MSA), which encompasses the City of La Verne are shown in **Table H-53**. The use restrictions on Canyon Terrace expire in the year 2013.

Vintage Grove Senior Apartments

Vintage Grove Senior Apartments is a 110-unit senior citizen housing complex that is currently subsidized by low-income tax credits. Of the 110 units available for rent, 42 one-bedroom units and 3 two-bedroom units are rent and income restricted so as to be affordable to households earning less than 40% of the Los Angeles County median income adjusted for family size. The remaining units include 50 one-bedroom units and 15 two bedroom units that are rent and income restricted to be affordable to those households earning less than 50% of the Los Angeles County median income adjusted for family size.

Under the tax credit program, the range of maximum qualifying incomes by household size range from \$14,360 to \$16,400 for the 40% of median income units. The maximum qualifying income by household size range from \$17,950 to \$20,500 for the 50% median income units.

La Verne Terrace Apartments

In 1996, the La Verne Terrace Apartments, located at 2132 Blossom Lane, were converted to market rate. The apartments are family apartments and up until 1996, were assisted under Section 236 of the National Housing Act. In 1996, there were no federal funds available to continue to subsidize the project. The City was notified that they might provide the funds to continue the subsidy if there was available funding. At that time, the City also had no available funding and the apartments were converted to market rate. Therefore, the subsidy was terminated.

At-Risk Units

Currently the City of La Verne has one residential development that allows for Section 8 Housing and is monitored by California Housing and Urban Development. This development is the Canyon Terrace Apartments catering to seniors. These units were at-risk due to expire in April 2008; the property manager on-site indicated that the contract had been renewed. Therefore, these units are no longer considered to be at-risk for conversion.

**Table H-55:
City of La Verne Assisted and At-Risk Units**

Total Federally Assisted Units	At Risk Units	Lower Risk Units	Low Risk Units	Units Lost to Conversion	Preserved Units	Section 8 expirations 2006-2014
237	141	0	0	96	0	0

Source: SCAG http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_DraftAllocationPlan011807.pdf

Redevelopment

Redevelopment Agency housing programs focus on owner-occupied and renter-occupied rehabilitation, rather than new construction. This is because about 92% of the available residential land in the City is designated for low-density uses on hillsides where grading and retention costs price these units beyond reach of the average homebuyer. As a result, it is imperative that the Agency directs its housing funds toward the preservation of existing housing units.

Several affordable housing projects are located in the Redevelopment Project Area, including two federally assisted apartments, three mobile home parks, and the single family homes in the Puddingstone Drive area that were built with Agency assistance. Providing housing for low-income and moderate-income families is a high priority, especially in La Verne where over one-third of all the City's households are headed by someone over 65. Loans, grants, and rent control programs that are funded by the Agency along with Community Development Block Grants have been successful in the Project Area and will continue to be used.

Redevelopment Implementation Plan - The City adopted an Implementation Plan for La Verne's Central City Redevelopment Project in response to the Community Redevelopment Law Reform Act of 1993 (AB1290). The plan includes a Housing Production Program, which outlines the housing production program required by the Community Redevelopment Law. This program describes past and ongoing low-income and moderate-income housing activities, identifies future needs, and discusses future programs. The Implementation Plan is briefly discussed in this section because the Housing Element calls for Redevelopment Agency participation in addressing City-wide housing needs, including the use of the low-income and moderate-income housing funds to provide affordable housing opportunities. The plan was developed to be consistent with the Housing Element.

Housing Programs - In recent years, the emphasis of the City's and the Agency's affordable housing program has been on retaining the existing stock of low-income and moderate-income units, while expanding the stock of moderate-income ownership units through the purchase of "silent" second trust deeds and long term affordability restrictions. Active programs include:

- 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
- Additional Housing Element Programs

These programs are included in the housing element and are described in the Housing Programs section. Whether or not listed above, specific housing programs may be constructed or funded by the Agency if the Agency finds that the goals and objectives of the Redevelopment Implementation Plan are furthered.

Redevelopment Funds - It is anticipated that the Agency will have approximately \$2 million in revenue available in the low/mod housing fund budgeted in the 2007-2008 City of La Verne Budget. Based on this data, the Agency will have total resources of approximately \$10 million for use in providing low-income and moderate-income housing over the next five-year period.

Quality of Life & Sustainability

Energy Conservation

Increasing utility costs have the effect of reducing the affordability of housing. In order to promote energy conservation in residential development, La Verne has employed the following measures:

- **Solar Energy** - In order to encourage the use of solar energy, the City does not allow one residential unit to block the potential for the use of solar energy by another. In addition, the City has a solar design ordinance that requires passive solar heating in all new single-family residential unit subdivisions.
- **Title 24** - The City actively enforces Title 24, State of California Energy Construction Standards.
- **SCE Programs** - To promote conservation of electricity, Southern California Edison provides free energy audits and conservation programs to La Verne residents. The City of La Verne promotes these energy audits through marketing efforts. The marketing of energy audits include education components through newsletters, the La Verne recreation guide, and on the City website.
- **Design Review** - The City's design review process requires a review of energy conservation opportunities during project design review.
 - Promote higher density and compact development.
 - Adopt an Energy Conservation Ordinance to establish programs that encourage conservation of nonrenewable energy resources.
 - Provide incentives to encourage green (energy-efficient and environmentally-sensitive) building techniques and materials in new and resale homes and apartments such as direct financing, flexibility in design and development standards, fee waivers or deferrals, and expedited permit processing.
 - Promote energy audits and resident participation in utility rebate programs through private and public utility companies.
 - Develop energy conserving standards for street widths and landscaping of street and parking lots to reduce heat loss and/or provide shade.
 - Promote the construction of tighter building envelopes, maximum height and sky exposure, and minimum setbacks.
 - The use of green roofs to avoid heat islands.

The General Plan and Housing Element Update will focus on incorporating the Environmental Protection Agency Smart Growth Principles to facilitate a sustainable and healthy community and maintaining a high quality of life throughout the City of La Verne, these principles include:

- The inclusion of mixed-use development
- Compact development
- Convenient services
- Proximity to employment
- Pedestrian scale development and designs
- Walkability
- Provide a variety of transportation options so people have a choice
- Preserve existing open space
- Provide housing options that encompass all housing needs for the community
- In-fill development, redevelopment opportunities, and revitalization of center centers and important nodes
- Community participation
- Development centered on transit options and opportunities
- Development that promotes sustainability through being centered on mass transportation options, the walkability concept, with a focus on sustainable design and development (adapted from EPA, Smart Growth Policies)
- Access to public facilities such as libraries, parks, schools, senior centers, and cultural resources
- Availability of adequate utilities and infrastructure
- Adequate public safety services

Environmental Sustainability

- Collaborative efforts – between City and Developers
- Incentive programs
- Transit options
- Green spaces throughout the city
- Water efficiency
- LEED (Leadership in Energy and Environmental Design)
- Using natural light
- Mixed use
- Walkability
- Xeriscape landscaping
- Recycling programs and incentives
- Physical connections to ensure that individual developments are compatible with the surrounding development either existing or planned.
- Linkages – transit, circulation, pedestrian, connections

Economic Sustainability

- Meet the needs of the residents

- Ensuring that city retail and business centers create a network and work as catalysts between one another to continue to grow and thrive.
- Encourage retail and business growth in retail centers and the Downtown

Social Sustainability

- Mixture of housing types
- Home buying incentives
- Increase educational opportunities
- Giving community necessary tools
- Programming that will include education on living healthy lifestyles
- Promoting wellness education
- Quality of life standards
- Community well-being standards

Sustainable Development

There is a need to go beyond basic sustainable development techniques to use new innovations to capitalize on new technologies that are becoming part of the movement towards sustainability. Using water efficiency, energy saving, and resource conservation techniques will sustain development and the City should encourage the use of LEED Standard by developers.

Consistency with General Plan (Threshold Requirement)

The existing Housing Element was developed in 1999 and 2000 immediately following the City's comprehensive General Plan Update. The City's housing goals and policies that are a part of this 2008 Housing Element Update are consistent with the overall General Plan. Updates or revisions to other General Plan elements that affect the Housing Element will result in review of the element to maintain General Plan consistency.

Appendix A: Housing Element Update Working Group



Housing Element Update Working Group Agenda September 25, 2007 5:30 – 7:00p.m.

- I. Welcome – Mayor Jon Blickenstaff
- II. Introductions
 - a. Hal Fredericksen, Director of Community Development & Amy Altomare, Assistant Planner
 - b. Participants
- III. Overview of the Housing Element Update Working Group
 - a. What is a Housing Element?
 - b. Why a Working Group?
 - c. Timeline/Commitment
- IV. Housing Element Update Overview
 - a. Necessity/Objectives
 - b. Process
 - c. State Guidelines
 - d. Regional Housing Needs Assessment (RHNA)
- V. Visioning
 - a. Creating a Vision for the Housing Element – Introduction
 - b. Sustainability Concept
- VI. Next Steps
 - a. Meeting Schedule - Next Meeting is scheduled for Tuesday, October 23, 2007
 - b. Staff Research: Community Profile/Demographics
 - c. Next Meeting: Housing Types & Housing Programs
- VII. Questions & Answers
- VIII. Adjournment

CITY OF LA VERNE

Community Development Department

WORKING GROUP MEETING #1 – SEPTEMBER 25, 2007

Hal G. Fredericksen – Director Community Development, City of La Verne
Amy Altomare – Assistant Planner, Community Development Dept., City of La Verne
Darleen Foye – Administrative Secretary, Community Development Dept., La Verne
Caitlin Harchut – Clerical Assistant, Community Development Dept., City of La Verne
Rudy Spit – Resident
Charles Cable – CEO of Hillcrest
Jon Blickenstaff – City of La Verne Mayor
Linda Christianson – Senior Planner, Community Development Dept., City of La Verne
Jefferson E. Hill – Resident
Charles Rich – David and Margaret Home
Arlene Andrew – Senior Planner, Community Development Dept., City of La Verne
Eric Scherer – Senior Planner, Community Development Dept., City of La Verne
Jack Meek – University of La Verne
Jim Anderson – Resident
Regina Kennedy – Resident
Peggy Weeks – Resident
Norm Faustini – Resident
Marlou Faustini – Resident
Bryan Davis – Resident
Don Kendrick – City of La Verne Council member
Fred Clark – Bonita Unified School District
Donna Butler – Resident
JR Ranells – Administrative Analyst, Public Works Department, City of La Verne
John Hackworth – City of La Verne Planning Commissioner
Steven Paul – Fourcast Development
Paul Pieroth – Fourcast Development
George Borst – Resident
Craig Walters – Resident
Katherine Winsor – Resident
Robin Carder – Resident
Everett Hughes – Hughes Home, Inc.
Tom Boyle – Lewis Homes



CREATING A VISION

The City of La Verne wants to create a vision statement that will serve as a guide throughout the Housing Element; all analysis and programs will be developed in order to further this vision. This vision also ensures a sustainable Housing Element that will maintain high quality housing stock for the future.

Existing Vision Statement from the 2000 Housing Element:

The City of La Verne aims to manage housing so that:

- Preserve, improve and maintain housing and neighborhoods.
- Identify and address the existing and future needs of the citizens.
- Ensure a variety of housing types available to all economic segments of the community.
- Provide housing assistance to families and households with special needs.
- Implement creative solutions involving policy, politics and participation.
- Incorporate broad-based citizen support.
- Utilize creative finances, increased density in special circumstances and infrastructure maintenance.

2008 Housing Element Update Vision Ideas:

Concepts that should be considered:

- MHP monitoring
- Fosters low impact development
- Commercial buildings with housing above. [Mixed Use]
- More Housing = More Parking
- More houses require more utilities and traffic
- Provide adequate personnel: police and paramedics for neighborhood safety.
- 1st time home buyer program
- Fees/Incentives for Developers
- Second Unit Regulations
- Dispersment of Affordable Housing Projects throughout the City
- Visions of balance between housing and other aspects of the city
 - Jobs/Housing Balance
 - Mixed-Use
- Faculty/Student housing for university [partnerships]
- Impacts of housing
- Innovations
- Transit-Oriented Development
 - Flexibility in unit sizes (i.e. lofts)
 - Higher density
 - Height restrictions
- Green Space within Developments

Issues that need to be addressed:

- Identify Policies
- Overcrowding problems [Mobile Home Parks]
- Large amount of renters
- College students do not have a place to go
- Affordable housing for associates. How can the City make that happen? (i.e. Hillcrest)
- Maintenance of Current [aging] housing stock
- Financing problems
- Affordable Housing for moderate-income families [younger families]
- Affordable Housing for Seniors
 - Number of Seniors is Increasing and Affordable Housing Stock is Decreasing [Baby Boomers]
- Existing affordable housing stock for seniors is going to market rate
- Infrastructure Capacity:
 - Water
 - Schools
 - Facilities
 - Roads
- Preservation of historic housing
- Transitional Housing
- Underutilized Land
- Limits to development
- Preservation of Open Space
- Constraints → Where does it stop?



Housing Element Update Working Group Agenda October 22, 2007 5:30 – 7:30p.m.

- I. Opening – Mayor Jon Blickenstaff
- II. Visioning
 - a. Creating a Vision for the Housing Element
- III. Community Profile
- IV. Identification of Special Needs Groups
- V. City of La Verne Residential
 - b. Residential Zoning Descriptions
 - c. Residential General Plan Descriptions
- VI. *Refreshment Break*
- VII. Housing Types
 - d. La Verne Housing Types
 - e. Density Examples
 - f. Mapping Exercise
- VIII. Next Steps
 - g. Next Meeting is scheduled for Tuesday, November 20, 2007
 - h. Staff Development of Housing Element Update Draft
 - i. Next Meeting: Review of Draft Housing Element Update
- IX. Questions & Answers
- x. Adjournment

CITY OF LA VERNE

Community Development Department

WORKING GROUP MEETING #2 SIGN-IN SHEET – OCTOBER 22, 2007

Hal G. Fredericksen – Director Community Development, City of La Verne
Amy Altomare – Assistant Planner, Community Development Dept., City of La Verne
Mayor Blickenstaff – Mayor of La Verne
Norm Faustini – Resident
Marlou Faustini – Resident
Alan Chandler – Battalion Chief, City of La Verne Fire Department
Cyndi Torres – Habitat for Humanity
Paul Pieroth – Fourcast Development
Bryan Davis – Resident
Steven Paul – Fourcast Development
Michael Cerrito – Real Estate and Developer
Brian McNerney – City of La Verne Chamber of Commerce
Jefferson E. Hill – Resident
Jack Meek – University of La Verne
Captain Rick Aragon – Captain, La Verne Police Department
Chief Scott Pickwith – Chief of Police, La Verne Police Department
Everett Hughes – Hughes Development
Charles Rich – David and Margaret Home
JR Ranells – Administrative Analyst, La Verne Public Works
Eric Scherer – Senior Planner, Community Development Dept., City of La Verne
Craig Walters – Resident
Cid Pinedo – City of La Verne Planning Commissioner
Chic Campo – Resident
Peggy Weeks – Resident
Jerry Mesa – Utility Manager, Public Works, City of La Verne
Jeannette Vagnozzi – Administrative Superintendent, Public Works, City of La Verne
Linda Christianson – Senior Planner, Community Development Dept., City of La Verne
Darleen Foye – Administrative Secretary, Community Development Dept., La Verne
Caitlin Harchut – Clerical Assistant, Community Development Dept., City of La Verne
Candice Bowcock – Planning Intern, Community Development Dept., City of La Verne
Jeanetta Harris – Southern California Edison
Dan Keesey – Director of Public Works, City of La Verne
Captain Darryl Seube – Captain, La Verne Police Department

Mapping Exercise Recap



The mapping exercise that the Housing Element Update Working Group participated in during the October 2007 meeting produced many thought provoking results. All teams identified areas of development that Staff identified as vacant land sites for this Housing Element Update Planning Period 2008-2014. The teams also identified areas that may be relevant to the long-term vision of housing through the next 25 years.

Here are the results:

- Hillside Residential:
 - Hillside in Northern La Verne
 - Lots along Esperanza
 - Puddingstone Hill in South La Verne

- Low Density Residential:
 - Northern La Verne
 - Along Baseline
 - Walnut Street
 - Church Property at the Corner of Emerald and Baseline

- Medium Density Residential:
 - ULV Owned Property South of Arrow Highway
 - Along Foothill Boulevard
 - North Side of First Street by Gold Line Station Area
 - The Regal Property

- High Density Residential:
 - Within the University of La Verne
 - ULV Owned Property South of Arrow Highway

- Methodist Church Property on D Street
- Along Foothill Boulevard
- Price/Hayes Area
- Fruit Street Nursery Property
- Church Property at the Corner of Emerald and Baseline
- North Side of First Street by Gold Line Station Area
- Hillcrest
- Vacant lot on Foothill with proposed Senior Housing
- The Regal Property
- Mixed Use High-Density Residential with Commercial/Office:
 - The Vons Center on Wheeler Avenue
 - The Commons Center on Foothill Boulevard
 - The Regal Property
 - Fruit Street Nursery Property
 - Arrow Highway and Wheeler
 - At D Street and 3rd Street
 - ULV Owned Property South of Arrow Highway
 - Along Bonita Avenue between A Street and D Street
 - At the Gold Line Station Area along 1st Street and Arrow Highway
 - Paperpak on White and Arrow
- Special Needs Population Housing:
 - Housing for University Faculty and Staff at the ULV Owned Property South of Arrow Highway
 - Along Bonita Avenue between A Street and D Street
 - University of La Verne
 - Affordable Housing Components at the Gold Line Station Area
 - Church Property at the Corner of Emerald and Baseline
 - Methodist Church Property on D Street
 - David and Margaret
- Second Units:
 - Encourage Second Unit Construction within the Lordsburg Specific Plan Area



Housing Element Update Working Group Agenda November 20, 2007 5:30 – 6:30p.m.

- I. Opening – Mayor Jon Blickenstaff
- II. Review of Identified Special Needs Groups
- III. Review of Mapping Exercise
- IV. Vacant Land Survey Results
 - Map
 - Densities
 - Related to RHNA Allocations
- V. Quality of Life Discussion
- VI. Next Steps
 - January 2008 – February 2008: Housing Element Update Working Group Comment Period for Draft Housing Element Update
 - Next Meeting is scheduled for February 25, 2008
 - Next Meeting: Review of Draft Housing Element Update
- VII. Questions & Answers
- VIII. Adjournment

CITY OF LA VERNE

Community Development Department

WORKING GROUP MEETING #2 SIGN-IN SHEET – NOVEMBER 20, 2007

Jim Anderson – Resident
Ann Sparks – Bonita Unified School District
Mayor Blickenstaff – Mayor of La Verne
Hal G. Fredericksen – Director Community Development, City of La Verne
Amy Altomare – Assistant Planner, Community Development Dept., City of La Verne
John Hackworth – City of La Verne Planning Commissioner
Michael Cerrito – Real Estate and Developer
Donna Butler – Resident
Regina Kennedy – Resident
Marlou Faustini – Resident
Linda Christianson – Senior Planner, Community Development Dept., City of La Verne
Jack Meek – University of La Verne
Elias Castro – El Siglo Corporation
Jefferson Hill – Resident
Steven Paul – Fourcast Development
Bryan Davis – Resident
Brian McNerney – City of La Verne Chamber of Commerce
Scott Hughes – Hughes Development, Inc.
Charles Cable – CEO, Hillcrest Homes
Charles Rich – David and Margaret Home
Rudy Spit – Resident
Jide Alade- William Fox Homes
Peggy Weeks – Resident
Don Kendrick – City of La Verne, City Council Member
Katherine Winsor – Resident
George Borst – Resident
Cyndi Torres – Habitat for Humanity
Craig Walters – Resident

Special Needs Groups

Persons with Disabilities

Large Households

Female Headed Households

University Students

University Faculty and Staff

Single-Parent Households

Overcrowding

Grandparents as Caretakers

Elderly

Transitional Housing

Caretakers

Modular Housing

First Time Homebuyers

Homeless

Military

Quality of Life and Sustainability

The General Plan and Housing Element Update will focus on incorporating Smart Growth Principles to facilitate a sustainable and healthy community and maintain a high quality of life throughout the City of La Verne. These principles include:

- 1) The inclusion of mixed-use in development
- 2) Convenient Services
- 3) Pedestrian scale development and designs
- 4) Walkability
- 5) Provide a variety of transportation options so people have a choice
- 6) Preserve existing open space
- 7) Provide housing options that encompass all housing needs for the community
- 8) Proximity to Employment
- 9) Community participation
- 10) Development centered on transit options and opportunities
- 11) Development that promotes sustainability through mass transportation options, walkability, with a focus on sustainable design and development (adapted from EPA, Smart Growth Policies).
- 12) Access to public facilities such as libraries, parks, schools, senior centers, and cultural resources.
- 13) Availability of adequate utilities and infrastructure.
- 14) Adequate public safety services.

Environmental Sustainability:

- Collaborative efforts – between City and Developers
- Incentive programs
- Transit Options
- Green Spaces throughout the city
- Water Efficiency
- LEED
- Using Natural Light
- Mixed Use
- Walkability
- Xeriscape landscaping
- Recycling programs and incentives
- Physical connections to ensure that individual developments are compatible with the surrounding development either existing or planned.
- Linkages – transit, circulation, pedestrian, connections

Economic Sustainability:

- Meet the needs of the residents
- Ensuring that city retail and business centers create a network and work as catalysts between one another to continue to grow and thrive.
- Encourage retail and business growth in retail centers and the Downtown

Social Sustainability:

- Mixture of housing types
- Home buying incentives
- Increase educational opportunities
- Giving community necessary tools
- Programming that will include education on living healthy lifestyles
- Promoting wellness education
- Quality of life standards
- Community well-being standards

Sustainable Development: There is a need to go beyond basic sustainable development techniques to use new innovations to capitalize on new technologies that are becoming part of the movement towards sustainability. Using water efficiency, energy saving, and resource conservation techniques will sustain development and the City should encourage the use of LEED Standard by developers.

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