



City of La Verne

NEWS RELEASE

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New Moderate-Income Housing Coming to La Verne

LA VERNE, CA – In June 2022, Brandywine Homes began construction on [Verdana II](#), a new moderate-income housing development in La Verne which will contain eight two-story, detached single-family homes. This limited program will be open to those who meet a maximum household income of \$109,000.

“Affordable housing continues to be a statewide concern, especially here in Los Angeles County,” said Mayor Tim Hepburn. “We hope these new developments will attract new lifelong residents to join our tight-knit community and provide more opportunity for people to live, work and play in La Verne.”

In 2009, the City purchased a property on Walnut Street with funds dedicated specifically for affordable housing under the former Redevelopment Agency. Once Redevelopment Agencies were abolished by the state in 2012, the property was transferred to the City’s Housing Authority. Since that time, the City aimed to partner with a developer to build high quality, single-family homes for eligible families to purchase.

After multiple attempts to partner with a developer, the City officially entered an agreement with Brandywine Homes in December 2020. The City sold the Walnut Street property for one dollar in exchange for Brandywine Homes to take on costs associated with the design and construction of eight affordable single-family units. This partnership made this affordable housing effort possible by alleviating a significant financial burden on the City.

La Verne is also working with Brandywine Homes to ensure the land is zoned appropriately and remains in accordance with Southern California Association of Governments (SCAG)’s [2021-2029 Regional Housing Needs Assessment \(RHNA\)](#). Additionally, 48.5% of the 1,343 units must be dedicated to affordable households.

To gather public input and educate the community on the project, the City, Brandywine Homes and the environmental consultants, LSA Associates, Inc., hosted two virtual neighborhood workshops in May 2021. As part of the environmental review process, a number of potential environmental impacts were evaluated including aesthetics, air quality, utilities, noise and traffic. Since no significant impacts were found, City staff, the La Verne Development Review Committee and the La Verne Planning Commission all recommended that the City Council conditionally approve Verdana and Verdana II.

[Verdana](#), located on Fruit Street, consists of 50 market-rate townhomes. There are three floor plan variations ranging in size from 1,310 to 1,791 square feet with two and three bedrooms. Units will have private, open space patios and two-car garages with side-by-side stalls.



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Verdana II residences are about 1,357 square feet and have three bedrooms and two and a half bathrooms. Amenities include spacious floor plans, private yards and energy efficient features. The City's agreement with Brandywine Homes prioritizes La Verne residents on the interest list for an opportunity to purchase one of the homes.

The new developments are anticipated to finish in early summer 2023. Interested applicants are encouraged to [register on the interest list](#) to be notified once applications are accepted.

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