CITY OF UPLAND
"The City of Gracious Living"

PLANNING COMMISSION
SPECIAL MEETING
Agenda

John P. Andrews, Commissioner
David Borger, Commissioner
Christine S. Caldwell, Commissioner
Jeffrey Johnson, Commissioner
Monica Marroquin, Commissioner

Robin Aspinall, Chair
Brian Staton, Vice Chair

Robert D. Dalquest, Development Services Director
Albert Maldonado, Deputy City Attorney

SPECIAL MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

Wednesday, August 21, 2024

6:30 p.m.

City Council Chamber

City Hall, 460 N. Euclid Avenue

Residents may observe City meetings remotely via livestream on the City website, YouTube, Spectrum Cable TV Channel 3, or Frontier Cable TV Channel 26.

Pages

1. CALL TO ORDER OF THE PLANNING COMMISSION SPECIAL MEETING

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC HEARING

4.a GENERAL PLAN AMENDMENT NO. GPA-24-0002 FOR THE RE-ADOPTION OF THE 2021-2029 HOUSING ELEMENT. 3

Project Description: Consideration of a recommendation to the City Council of the City of Upland for a General Plan Amendment to re-adopt the 2021-2029 Housing Element pursuant to Article 10.6 of the Planning and Zoning Laws. The Housing Element was previously adopted on October 24, 2022, after which additional comments were received by the California Department of Housing and Community Development after their review resulting in necessary modifications made to the Housing Element document. The Housing Element is one of seven mandatory elements of the City's General Plan, and it is required by state law to be updated every eight years. The Housing Element includes analyses of the community's housing needs, opportunities and constraints, as well as policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community.

After conducting a public hearing, the Planning Commission is requested to approve a Resolution of the Planning Commission of the City of Upland

recommending the City Council adopt General Plan Amendment No. GPA-24-0002.

CEQA Determination: The Project is exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment as set forth in Section 21080.17 of the Public Resources Code." The Project is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

Applicant: City of Upland, 460 North Euclid Avenue, Upland, CA 91786

Staff Planner: Joshua Winter, Senior Planner

Appeal Period: There is no appeal period, the Planning Commission's decision is a recommendation to the City Council.

5. PLANNING COMMISSION COMMENTS

6. ADJOURNMENT

The next regularly scheduled Planning Commission meeting is Wednesday, August 28, 2024.

NOTE: All maps, environmental information, and other data pertinent to this item are filed in the City of Upland Development Services Department and will be available for public inspection prior to the meeting at 460 North Euclid Avenue during normal business hours.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909-931-4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

On August 15, 2024 a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall) and the City website at www.uplandca.gov

Planning Commission Staff Report

CITY OF UPLAND "The City of Gracious Living"

DATE: August 21, 2024
TO: CHAIR AND PLANNING COMMISSIONERS
FROM: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
PREPARED BY: JOSHUA WINTER, SENIOR PLANNER
DAN WERY, PRINCIPAL COMMUNITY PLANNER, MICHAEL BAKER INTERNATIONAL
SHANNON LISKA, PLANNER, MICHAEL BAKER INTERNATIONAL
SUBJECT: GENERAL PLAN AMENDMENT NO. GPA-24-0002 FOR THE RE-ADOPTION OF THE 2021-2029 HOUSING ELEMENT.

RECOMMENDED MOTION

If the Planning Commission concurs with staff's recommendation, the following motions are provided:

- "I move to recommend that the Planning Commission find General Plan Amendment No. GPA-24-0002 is exempt from the CEQA Guidelines pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment. The Project is further exempt pursuant to Section 15162(a) and Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."; and

- "I move to adopt a Resolution recommending to the City Council they approve General Plan Amendment No. 24-0002 for the 2021-2029 Housing Element." (See Attachment 1 – Draft Resolution)

REQUEST/PROJECT DESCRIPTION

State law requires every city to update its Housing Element every 8-years, with the most recent update period being the 2021-2029 planning period within the Southern California Association of Governments ("SCAG") region. The Housing Element is one of seven required elements to be included in the City's General Plan. The Housing Element identifies priority goals, policies, and programs that directly address the housing needs of current and future City residents for all income levels. The Planning Commission has previously recommended approval of the Housing Element Update to the City Council, but changes have been made to the Housing Element as part of the review process with the California Department of Housing and Community Development that require a "re-adoption". Therefore, the Planning Commission is requested to make a recommendation to the City Council regarding the re-adoption of the revised 2021-2029 Housing Element.

Authorization/Guidelines

Upland Municipal Code Section 17.43.050 states that the City Council is the final acting body as the project includes legislative actions, including a General Plan Amendment. Therefore, the City Council will take action on the project. The Planning Commission's role is to make a recommendation to the City Council.

BACKGROUND

The City began the process of updating the Housing Element in 2020, which consisted of drafting the Housing Element Update and hosting public workshops throughout 2021. On September 24, 2021 the City submitted an initial draft Housing Element to the California Department of Housing and Community Development (HCD) for review as required by law. On November 22, 2021, HCD issued a letter noting necessary revisions were required to comply with State Housing Element Law. After revising the Housing Element in response to the State's comments and resubmitting the 2nd draft for approval, HCD issued a subsequent letter on May 23, 2022, noting additional required revisions.

After completing these revisions, on October 5, 2022, the Planning Commission recommended adoption of the 3rd draft Housing Element to the City Council, which was adopted on October 24, 2022. After this, City staff submitted the 3rd draft Housing Element to HCD for certification and received additional comments on December 22, 2022 (Attachment 2 – HCD Comments 12/22/22).

The City submitted a 4th draft to HCD on February 13, 2024 (Attachment 3) and received a comment letter on April 12, 2024 (Attachment 4). The City then revised the Housing Element, met with HCD on May 1, 2024 to discuss the final revisions (Attachment 5), and submitted the final Housing Element (5th draft) (Attachment 6) for review on May 20, 2024, following a seven day public review period. Please note that Attachment 6 contains a redlined version of the Housing Element for Planning Commission to review the changes to the document. Exhibit A to the draft resolution contains a clean version of the document with no tracked changes.

HCD provided Upland with a letter of conditional compliance on June 17, 2024 (Attachment 7). The letter states that once the Housing Element is re-adopted by City Council and the rezonings are completed as outlined in the Housing Element, the City will be in full compliance with state law and will be certified by HCD. The letter did not request any further revisions to the Housing Element document.

For background information regarding Housing Element requirements, please refer to the staff reports and materials for the previous public meetings posted on the City website at https://www.uplandca.gov/2021-2029-housing-element-update.

Public Notice

This project included the following types of notification to the public, in accordance with Upland Municipal Code (UMC) Section 17.46.020.

1. On August 7, 2024, a Notice of Public Hearing was mailed to all property owners whose property is on the Housing Sites Inventory.
2. The Public Hearing Notice and posted in 2 physical locations (Upland City Hall and Upland Library) and on the City website on August 8, 2024.
3. The Public Hearing Notice was also published in the Inland Valley Daily Bulletin on August 9, 2024.

ANALYSIS

Since the previous adoption of the Housing Element, the City has made several rounds of revisions in response to comments from HCD. Many of HCD's comments only required technical or clerical revisions, such as additional data and information. Other comments required substantive revisions to programs to comply with state law. Comments and revisions are generally grouped into the following three categories:

Affirmatively Furthering Fair Housing and Public Outreach

The element was revised to include a full fair housing analysis. This included data and maps analyzing integration and segregation, racially and ethnically concentrated areas of poverty and affluence, disparities in access to opportunities, and disproportionate housing needs. This included local and regional demographic and geographic comparison, as well as several additional maps analyzing how the City's Regional Housing Needs Allocation (RHNA) sites distribution relate to existing conditions of segregation and fair housing concerns.

As a part of this effort, the City also conducted targeted stakeholder engagement focused on local housing service providers for low-moderate income and special needs households.

Sites Analysis

No new RHNA sites have been added to the inventory since the prior adoption of the Housing Element. The element was revised to include an extensive evaluation of each proposed RHNA site. This includes evaluation of each non-vacant site against five criteria determined by recent development trends in the City of Upland. These criteria included standards in land improvement ratio, building age, existing uses, access to services, and access to high quality transit (Metrolink Stations).

An evaluation of each of the 292 non-vacant sites revealed that all 292 of the sites meet at least three of the five of the site selection criteria. Furthermore, 270 sites meet at least four of the five site selection criteria, and 110 of the sites meet all five of the criteria.

The element was also revised to include an analysis of small (less than 0.5-acre) sites. All sites used to satisfy the lower income RHNA are larger than 0.5 acres with the exception of two groups of parcels. The groups of parcels, consisting of 11 and 4 parcels that have individual parcels smaller than 0.5 acres are vacant and are functionally developable as one development site. Together the groups of parcels are 5.35 and 1.63 total acres, respectively. Analysis and details were added to show they are still appropriate for development of lower-income units. Additionally, five examples of lot consolidation were added to demonstrate the City's track record in facilitation small-lot consolidation.

Program Revisions

The Housing Element was revised both to include new programs and to add details, geographic targeting, and quantifiable metrics to existing programs. *Program 2: HOME Improvements*, *Program 3: Emergency Repairs for Homeowners*, *Program 4: Rental Acquisition and Rehabilitation*, *Program 7: Specific Plans*, *Program 9: Accessory Dwelling Units, and Program 15: Housing Incentives* were expanded or revised to add geographic targets, specific timelines, and/or quantifiable goals and metrics. These programs did not have major revisions to their content.
Entirely new programs to the Housing Element include:

- *Program 5: Multi-Family Rental Rehabilitation Program*, which highlights the City's already existing efforts to assist low to moderate income tenants by providing Upland landlords of multi-family apartments (8-units or less) with grants up to $25,000 to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. This Program is already ongoing.

- *Program 14: Acquisition of Existing Units for Affordable Housing* was added to highlight the City's ongoing efforts to proactively acquire the remaining eleven (11) fourplexes in Magnolia Colony, Sunset Ridge, and The Village to add to the City's affordable housing portfolio.

- *Program 22: Housing Education and Outreach* includes a commitment to provide information about housing assistance, fair housing, housing resources, and housing programs through a wide variety of outreach methods. The program includes two workshops annually, outreach to 100 households annually, and fair housing matched pair testing once in the planning period.

- *Programs 23: Housing Mobility* includes an ADU Bonus Program. During the implementation of this program, the City will amend its zoning ordinance to allow one additional ADU, beyond state law, on lots in the RS-10, RS-15, and RS-20 zones with a single-family home that are larger than 15,000 square feet. The program will allow one additional ADU on eligible single-family lots given that the bonus ADUs are deed restricted as affordable to lower-income households for a certain, shortened period of time (ex. 10 years). The program is applicable to an estimated 1,940 lots.

- *Program 24: Place-Based Improvements in South Upland* highlights ongoing efforts to create place-based improvements through investments in the public right of way. This includes the existing Business Attraction Assistance Program, Historic Downtown Revitalization Program, and Capital Improvement Projects planned to occur in South Upland, such as alley rehabilitation, pavement maintenance, ADA improvements, and water and sewer infrastructure improvements.

Next Steps

After the Planning Commission holds its public hearing and makes a recommendation, City Council will consider re-adoption of the Housing Element. Upon adoption, HCD will be notified and a copy of the re-adopted revised Housing Element and Resolution will be submitted to HCD. HCD will confirm receipt of the adopted revised Housing Element and Resolution and will note that full compliance with state law is dependent on the City completing its planned rezoning as outlined in the Housing Element.

After adoption of the revised Housing Element by the City Council, Public hearings must be held by the Planning Commission and City Council to consider approval of specific zoning amendments as provided in the Housing Element programs.

ENVIRONMENTAL ASSESSMENT

Project is exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment as set forth in Section 21080.17 of the Public Resources Code. The Project is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

REQUIRED FINDINGS

In order to recommend approval of the project, the Planning Commission is required to make certain findings for a General Plan Amendment. Section 1 of the Draft Resolution (Attachment 1) contains recommended findings for the Planning Commission's consideration.

RECOMMENDED ACTION

The Planning Division recommends that the Planning Commission:

- Make a recommendation to the City Council and find that General Plan Amendment No. GPA-24-0002 is exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment as set forth in Section 21080.17 of the Public Resources Code. The Project is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."; and

- Adopt a Resolution recommending to the City Council they approve General Plan Amendment No. 24-0002 for the 2021-2029 Housing Element, General Plan Amendment No. 24-0001 for the 2021-2029 Housing Element.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UPLAND, CALIFORNIA RECOMMENDING THE CITY COUNCIL FIND GENERAL PLAN AMENDMENT NO. GPA-24-0002 EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTIONS 15061(B)(3), 15162(A), AND 15283 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND APPROVE GENERAL PLAN AMENDMENT NO. GPA-24-0002 FOR THE 2021-2029 HOUSING ELEMENT UPDATE

Intent of the Parties and Findings

WHEREAS, local governments are authorized by Government Code section 65350 et seq. to prepare, adopt and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their Housing Elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Upland General Plan for the 2021-2029 planning period has been initiated and prepared by the City of Upland; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the California Department of Housing and Community Development ("HCD") issued letters finding that the draft 2021-2029 Housing Element was not in compliance with state law and provided additional comments on November 22, 2021, May 23, 2022 and December 22, 2022, and February 13, 2024; and

WHEREAS, pursuant to State Law, a revised draft 2021-2029 Housing Element was prepared to address all comments received from HCD and statutory requirements to comply with State Housing Element Law and was submitted to HCD for review on May 20, 2024; and

WHEREAS, on June 17, 2024, HCD issued a letter finding that the draft 2021-2029 Housing Element is conditionally compliant and will be in full compliance with state law upon readoption and completion of the proposed rezonings; and

WHEREAS, based on the factors and substantial evidence described in Appendix B (Sites Inventory) of the Housing Element, incorporated herein by reference, the existing uses on underutilized sites identified to accommodate the lower-income RHNA allocation are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, this General Plan amendment is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)), the common sense exemption covering activities with no possibility of having a significant effect on the environment; and

WHEREAS, during the preparation of the 2021-2029 Housing Element update, the City of Upland conducted public meetings on February 25, 2021, June 22, 2021, September 23, 2021, March 23, 2022 and October 5, 2022 during which all interested persons were invited to offer testimony concerning the Housing Element; and

WHEREAS, during February 2024 additional outreach was conducted targeting lower-income and special needs households and service providers; and

WHEREAS, the City of Upland Planning Division on August 8, 2024, posted two (2) true and correct copies of the legal notice at the Upland City Hall Bulletin Board and at the Upland Public Library, and posted on the City's website in accordance with the Upland Municipal Code Section 17.46.020; and

WHEREAS, the City of Upland Planning Division on August 7, 2024, mailed copies of the legal notice to effected property owners included in the Sites Inventory; and

WHEREAS, the City of Upland Planning Division on August 8, 2024, published a legal notice in the Inland Valley Daily Bulletin, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the Project; and

WHEREAS, Upland Municipal Code Section 17.49.050 requires that the City Council take action on General Plan Amendments, and UMC Section 17.49.040 requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the City of Upland Planning Commission conducted a duly noticed public hearing on August 21, 2024, at which time it solicited public testimony concerning the Housing Element update, and considered the CEQA determination for the proposed project; and

NOW, THEREFORE, the Planning Commission hereby finds, determines, and resolves and recommends as follows:

Section 1. FINDINGS. The Planning Commission hereby makes the following findings and determinations in connection with the approval of the Project:

A. The above Recitals are true and correct and are incorporated herein by this reference.

B. Pursuant to Upland Municipal Code Section 17.49.040, which requires that the Planning Commission forward a written recommendation, and reasons for the recommendation, to the City Council concerning a proposed General Plan amendment, the Planning Commission hereby makes the following required findings pursuant to Upland Municipal Code Section 17.49.060:

1. Finding: The proposed General Plan Amendment is in the public interest.

   Evidence: The proposed General Plan Amendment is in the public interest because the Housing Element includes policies and programs to facilitate the provision of housing opportunities for all economic segments of the community, including persons with special needs.

2. Finding: The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan.

   Evidence: The 2021-2029 Housing Element identifies land use policies to accommodate the City's assigned share of regional housing needs as required by State law and includes programs to ensure consistency between the Land Use Element and the Housing Element.

3. Finding: The potential effects of the proposed General Plan Amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare.

   Evidence: The proposed Housing Element Amendment furthers the public health, safety, and welfare by facilitating the production of housing to address the needs of all Upland residents, including those of all ages, incomes, household sizes and persons with disabilities.

4. Finding: The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and CEQA.

   Evidence: The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code, including Government Code §65352.3 which regulates tribal consultation requirements for General Plan Amendments and Government Code §65358 which regulates amendments to General Plans. The project is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3), because the Housing Element would not approve any development project or other physical change to the environment.

Section 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The Project is exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment. The Project is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

Section 3. DETERMINATION. The Planning Commission recommends that the City Council approve General Plan Amendment No. GPA-24-0002, a comprehensive update to the Housing Element for the 2021-2029 planning period as shown in Exhibit A, attached hereto, and incorporated herein by reference.

Section 4. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

Section 5. CERTIFICATION. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Section 6. EFFECTIVE DATE. This Resolution shall become effective ten (10) days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED and ADOPTED this 21st day of August, 2024.

_____
Robin Aspinall, CHAIR

ATTEST:

_____

Robert D. Dalquest, SECRETARY

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Upland at a regular adjourned meeting thereof held on the 21st day of August, 2024 by the following vote:

AYES:

NAYS:

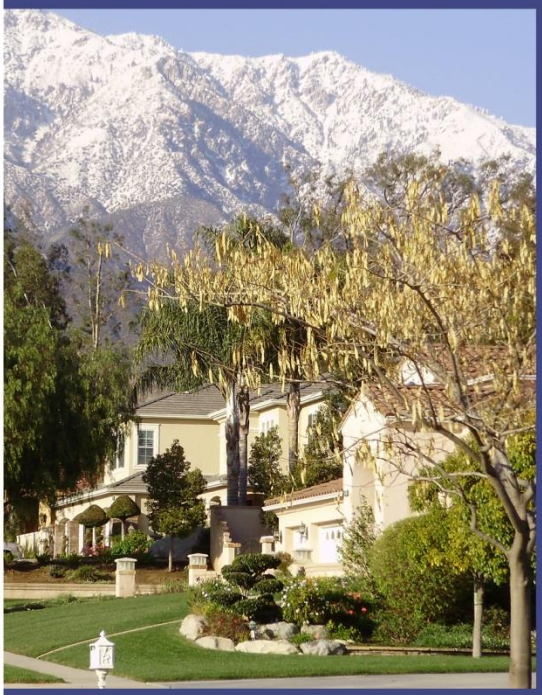
ABSENT:

ABSTAIN:

_____

Robert D. Dalquest, SECRETARY

CITY OF UPLAND



City of Upland Housing Element

Revised February 2024 and May 2024

City Council Resolution No. 6697

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1. INTRODUCTION

Background

The State of California recognizes that an adequate supply of affordable housing for all income levels is a fundamental need for all communities. To achieve that goal, it is critical that all local governments share in the responsibility of implementing solutions to address local and regional housing needs. To that end, all California local governments are required to prepare a Housing Element that specifies how the community will plan for its housing needs.

The detailed statutory requirements for Housing Elements are codified in the California Government Code (§§65580–65589). The Housing Element must contain an identification and analysis of its existing and projected housing needs; an analysis of governmental and nongovernmental constraints to meeting those needs; and goals, policies, programs and objectives to further the development, improvement, and preservation of housing.

This Housing Element includes the following six sections:

- *Chapter 1, Introduction* provides an introduction to the statutory authority and requirements for the Housing Element, related planning efforts, and a description of the public outreach process.
- *Chapter 2, Community Profile* provides an analysis of demographic and housing characteristics; current and future housing needs; and analysis of fair housing issues.
- *Chapter 3, Constraints Analysis* provides an analysis of the governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups.
- *Chapter 4, Housing Resources* provides an analysis of the available land for housing, as well as the financial resources and administrative capacity to manage housing programs.
- *Chapter 5, Program Evaluation* provides a review of the City's accomplishments relative to the programs and objectives established in the prior Housing Element.
- *Chapter 6, Housing Plan* establishes goals, policies, and implementation programs to address the development, improvement, and conservation of housing to address housing needs in Upland for the next 8 years.

Related Plans

This Housing Element is related to several other local planning efforts, some of which are mandated by the State of California or the federal government. The most important of these related plans and programs are summarized below.

- **General Plan Consistency.** The Housing Element is a component of the City's General Plan and must be consistent with other General Plan elements. The sites identified in this Housing Element for future housing development are correlated with the Land Use Plan shown in the Land Use Element. The City will maintain consistency between General Plan elements by ensuring that any proposed changes in this Housing Element that would result in an inconsistency with another element will be reconciled through amendments to other elements. As an example, a Housing Element program calling for changes to land

use designations to create additional capacity for future housing development would be implemented through amendments to the Land Use Element.

- **Water and Sewer Services.** The Water Division of the Public Works Department, San Antonio Water Company, West End Consolidated Water Company, and Water District of Southern California provide water to Upland residents. The Inland Empire Utilities Agency (IEUA) and the City provide wastewater services in Upland. In accordance with State law, the City provides a copy of its Housing Element to each water and wastewater service agency. These agencies are required to establish a priority system for water and sewer services to housing projects serving lower-income households in accordance with Section 65589.7 of the Government Code.

- **City of Upland Consolidated Plan.** The City of Upland is an entitlement jurisdiction and receives housing and community development funds directly from the federal government. Upland's Consolidated Plan was last revised for the 2021–2024 period. The housing, community development, and economic needs identified in the Consolidated Plan have been evaluated as part of the 2021 Housing Element update process to ensure that these efforts work together to address the community's needs. The Housing Element also reflects the public housing agency plan prepared by the San Bernardino County Housing Authority.

Public Outreach

The Housing Element Update process provided numerous opportunities for Upland residents and other stakeholders to be involved in shaping the City's housing policies and programs. From the outset, diligent efforts were made to involve all economic segments of the community and persons with special needs in the development of the housing element. A list of community stakeholders was compiled based upon City knowledge and previous projects including the Upland Consolidated Plan, and direct mail notice was sent to all parties inviting them to participate. To ensure all economic segments of the community were engaged in the Housing Element Update process, direct mail notice was sent out to 35 stakeholders, including specifically those who represent lower-income and special needs groups; the list is provided below. The stakeholders represent a variety of special needs groups active in the City and larger region. Additionally, further public outreach was conducted in January and February 2024, specifically targeting groups who ae comprised of and represent lower-moderate income populations and special needs populations.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development. Translation services were available for all meetings upon request.

As an entitlement city, Upland also conducts an extensive public outreach process every four years as part of the Consolidated Plan process. The City is including Program 22 to provide for additional public outreach efforts in the future. The program includes the following, specific outreach efforts:

- Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns. Provide information to 100 households annually.

- The Upland Development Services Department and Inland Fair Housing and Mediation Board (IFHMB) will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and

reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes.

- The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.

The following is a summary of the outreach activities that were held over the course of the Housing Element update. Table H-1 below provides a summary of public comments received during preparation of the Housing Element and how those comments are addressed in the Housing Element. Written correspondence received during the course of the Housing Element update is provided in Appendix D. Copies of HCD's review letters and summaries of the City's revisions to the Housing Element in response to HCD comments are also available as part of the Planning Commission and City Council meeting materials posted on the City's Housing Element website (https://www.uplandca.gov/2021-2029-housing-element-update).

- **Housing Element Interest List**. At the beginning of the Housing Element update process the City compiled a list of agencies, organizations and other stakeholders with expertise in housing issues, particularly those that provide or advocate for lower-income households and persons with special needs. The City distributed notices of public meetings to these parties by direct mail or email prior to each meeting.
- **Housing Element Website.** At the beginning of the update process a web page was created on the City's website where background information, meeting notices, draft documents, and other relevant materials regarding the Housing Element update were posted. The website was updated throughout the course of the project.
- **Frequently Asked Questions.** The City prepared an FAQ containing background information regarding Housing Element requirements, including the RHNA process and assessment of housing needs, which was posted on the Housing Element web page.
- **Public Workshops**. The City held two public workshops with the City Council and Planning Commission in February and June 2021 prior to the preparation of the draft Housing Element to provide decision-makers and interested stakeholders with background information on Housing Element requirements and to solicit comments regarding housing needs and policy options. Public comments were considered in the preparation of the draft Housing Element, which was posted for public review on September 16, 2021.
- **Joint Study Session**. After preparing the draft Housing Element and prior to submitting the draft to the Department of Housing and Community Development (HCD), a joint study session was held on September 23, 2021 with the Planning Commission and City Council to review the draft Housing Element and its goals, policies, and implementation programs. Stakeholders on the Housing Element interest list were invited to attend and offer comments on the draft Housing Element. The draft Housing Element was then revised to incorporate comments received at this meeting.

  Comments on the draft Housing Element focused on housing affordability and the challenges faced by local governments in addressing those needs. Specific comments included the following:

  ✓ The elimination of the redevelopment agency has diminished the City's ability to address housing problems

- ✓ ADUs provide opportunities for affordable housing but also bring challenges such as adequate parking
- ✓ More housing also increases the City's cost of providing adequate services such as infrastructure and public safety

- **HCD Review**. The draft Housing Element was submitted to HCD for review on September 24, 2021. On November 22, 2021 HCD issued a letter finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.

- **Planning Commission Review**. After receiving HCD's November 22, 2021 review, a revised draft Housing Element was prepared addressing HCD's comments. The revised draft Housing Element was posted for public review on March 16, 2022 and a public meeting was held by the Planning Commission on March 23, 2022 to review HCD comments, other public comments and the revised draft Housing Element. An agenda and invitation to attend the meeting was sent to all parties on the Housing Element interest list. Comments offered at the meeting included whether changes to parking requirements would result in adequate parking for new housing developments. A letter dated February 28, 2022 was also submitted by YIMBY Law (see Appendix D).

- **HCD Review #2**. Following the March 23, 2022 Planning Commission meeting the revised draft Housing Element was submitted to HCD for review on March 24, 2022. On May 23, 2022 HCD issued a letter finding that the draft element addresses some statutory requirements described in HCD's November 22, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law.

- **Planning Commission Public Hearing**. After receiving HCD's May 23, 2022 comments a revised draft Housing Element was prepared addressing HCD's comments. The revised draft Housing Element was posted for public review on September 29, 2022 and on October 5, 2022 the Planning Commission conducted a public hearing to review the revised draft Housing Element. At the conclusion of the hearing the Planning Commission adopted a recommendation for City Council approval of the Housing Element. In addition to the formal public hearing notice, direct notice of the hearing was provided to all parties on the Housing Element stakeholder list.

- **City Council Public Hearing**. On October 24, 2022 the City Council conducted a public hearing to review the revised draft Housing Element. At the conclusion of the hearing the City Council adopted a resolution approving the revised draft Housing Element.

- **Targeted Stakeholder Outreach.** During the month of January and early February, 2024, the City conducted additional, targeted stakeholder outreach focusing on low-moderate income and special needs populations. The City conducted five additional stakeholder interviews with groups who include and represent low-moderate income and special needs populations in Upland. Target populations include extremely low-income persons, those in transitional housing, those in senior housing, mobile home communities, fair housing services, homeowner wraparound services, and disability services. Interviewees stressed the high cost of construction, importance of housing choices, need for education on fair housing and housing resources, homeownership and repair programs, and importance of ADUs, including educating homeowners on ADU development. The City has included and modified a number of programs in the Housing Element based in part on this feedback. The feedback and where it is addressed in Housing Element Programs is as follows:

    - Increased housing mobility and housing options (Program 6, Program 23)

- Importance of education, especially regarding fair housing and tenant's rights (Program 21, Program 22)
- Importance and opportunity for ADUs (Program 9, Program 23)
- Need for additional low-income housing (Program 6, Program 14, Program 15, Program 20)
- Home Repair and Assistance Programs (Program 2, Program 3, Program 5)

The revised Housing Element was published for a full seven day public review from February 5th to February 12th, 2024. No public comments were received.

Chapter 5, the Housing Plan, describes the City's goals, policies and specific program actions over the next 8 years to address issues raised during the public outreach process (see also **Table H-1**).

Table H-1 Public Comment Summary

Comment	Response
There is a limited amount of vacant land remaining for housing development in Upland. The RHNA goals assigned to the city are far higher than in the past. How can the city achieve these goals?	The availability of vacant land suitable for housing development is a significant problem in most cities in Southern California, particularly those that are near major employment centers. Over the past several decades, most of the vacant properties in the urban areas without major development constraints such as steep slopes, floodplains, or wildland fire hazards have already been developed. Therefore, a large component of new housing development is occurring through redevelopment of previously developed properties that are economically or physically underutilized. Appendix B of the Housing Element identifies underutilized properties that are suitable for redevelopment and the following programs encourage the redevelopment of those properties for housing or mixed use: Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Accessory dwelling units (ADUs) can provide additional housing opportunities.	ADUs are an important strategy for meeting housing needs, especially for single persons and small households. The City encourages production of ADUs through a variety of methods as described in Program 9: Accessory Dwelling Units.
Past underproduction of housing has resulted in higher prices and rents that make it difficult for younger persons to live in the community. A market-based solution is needed to provide more housing.	Many factors contribute to high housing cost, and the problem is not unique to California. While cities play an important role in housing production, there are also many factors that are beyond the City's control, such as housing speculators and investors, State environmental regulations, private business decisions, the cost of labor and materials, federal economic policies, interest rates, etc. The following programs are intended to facilitate housing production in all areas of Upland: Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units;

Comment	Response
	Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
How will the City pay for the additional cost of providing public services to new housing?	California cities face major fiscal challenges in providing public services. After the passage of Proposition 13 in 1978 and its limitation on local governments' property tax revenues, local governments have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on developers, which has contributed to increased housing costs. The Housing Element addresses this issue by encouraging efficient housing development patterns and provision of infrastructure as described in Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 10: Water Priority System, Program 11: Neighborhood Improvements; and Program 15: Housing Incentives.
Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements.	It is important to recognize that the residential areas of the city are nearly built-out, and State laws already facilitate more housing opportunities in existing residential areas through ADUs and SB 9 lot splits. Redevelopment in residential areas also could lead to displacement of existing occupants. Commercial and industrial areas have the greatest opportunity for additional housing. The following programs are intended to facilitate housing production in all areas of Upland: Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.	Strong tenant protections are already provided under State and Federal law. The City helps to facilitate tenant protection through partnerships with fair housing organizations and enforcement of existing laws. The following programs address this comment: Program 2: HOME Improvement; Program 4: Rental Acquisition and Rehabilitation; Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 13: Rental Housing Assistance; Program 15: Housing Incentives; Program 16: Mobile Home Rent Stabilization; Program 17: Affordable Housing at Risk of Conversion to Market Rate; Program 19, Administrative Capacity; Program 20: Housing for People with Disabilities or other Special Needs; Program 21: Affirmatively Furthering Fair Housing.
Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth,	The City helps to facilitate homeownership for all segments of the community through the following programs: Program 2: HOME Improvement; Program 3: Emergency Repairs for

Comment	Response
which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.	Homeowners, Program 4: Rental Acquisition and Rehabilitation; Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 12: Homeownership Assistance, Program 15: Housing Incentives; Program 17: Affordable Housing at Risk of Conversion to Market Rate; Program 19: Administrative Capacity; Program 21: Affirmatively Furthering Fair Housing.
Adequately plan for density. Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.	The following programs are intended to facilitate housing production at appropriate densities in Upland Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 15 Housing Incentives.
Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.	The Housing Plan identifies sites and zoning strategies to accommodate all income levels as assigned through the RHNA. State law (Government Code 65583.2(h)) requires zoning to accommodate 100% (not 130%) of the RHNA allocation for lower-income households. The following programs are intended to facilitate housing production at appropriate densities in Upland Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 15 Housing Incentives.
Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.	Calculating the likelihood of development on the basis of development during the previous housing cycle is not a valid methodology for estimating current potential for development due to significant changes in market conditions over the past decade. The "Great Recession" that began in 2007-08 resulted in a near-catastrophic collapse in property values and housing construction, particularly in the Inland Empire. The RHNA is a planning goal, and cities are required to identify adequate sites that could accommodate the RHNA allocation. State law recognizes that cities do not have control over many aspects of the development process, and therefore achieving the RHNA is not a legal mandate. Many strategies have been suggested that the State Legislature could adopt to stimulate housing production, such as CEQA reform and real estate tax policy, but it has declined to do so. To address this comment, the following programs identify actions the City intends to take to facilitate additional housing development: Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing	The Housing Element utilizes HCD "safe harbor" methodology in estimating future potential for ADU

Comment	Response
element. We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.	production. This comment is addressed in Program 9: Accessory Dwelling Units, which includes a mid-cycle review and adjustment.
Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second story ADU construction, etc.	It should be noted that ADU regulations beyond those authorized in State law is prohibited. Also, after the State's dissolution of redevelopment agencies a significant source of City funding for housing was eliminated. Many worthwhile housing activities now compete for scarce public subsidies such as CDBG and HOME funds. This comment is also addressed in Program 9: Accessory Dwelling Units.
Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.	The following programs are intended to facilitate housing production in areas currently zoned for commercial use: Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.	"Inclusionary housing" refers to a requirement that a portion of new housing is made available at affordable rents or prices. There are valid arguments among experts for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate. There are currently no inclusionary requirements in Upland, and inclusionary housing is not a requirement of State housing law.
Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.	This comment is addressed in Program 8: Reduce Potential Constraints to Housing Development. With regard to impact fees, the elimination of such fees for affordable housing would need to be backfilled from another source or there would be insufficient funds to provide the public facilities paid for by impact fees. There are limited sources of funding that could be used to offset that loss.
Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.	This comment is addressed in Program 8: Reduce Potential Constraints to Housing Development.

Comment	Response
Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.	The City is serious about facilitating the construction of new housing. However, this comment disregards the fact that impact fees are determined by the cost of providing public services and facilities, and cannot be reduced without rendering the services financially infeasible.
Provide local funding. One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three new revenue streams that should be considered: 1) Transfer tax, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) Vacancy tax may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) Commercial linkage fees should be adopted or revisited for increases on new commercial developments.	This comment correctly notes that public funding is a major limiting factor on affordable housing development. However, increased taxes on real estate is not a universally accepted strategy for raising additional funding. A statewide real estate transfer tax of $1.10 per $1,000 is assessed on transactions. In addition, SB 2 of 2017 (the Building Homes and Job Act) requires County Recorders to charge an additional $75 fee at the time of recording every real estate instrument, paper, or notice, except those expressly exempted from payment of recording fees, per each transaction per parcel of real property, not to exceed $225 per single transaction. Funds raised by this fee are used to support affordable housing.

Upland Housing Element Stakeholders

Pacific Lifeline
315 N. San Antonio Avenue
Upland, CA 91786

Foothill Family Shelter
1501 W. 9th Street, Suite D
Upland, CA 91786

Inland Regional Center
1365 S. Waterman Avenue
San Bernardino, CA 92408

San Bernardino County Housing Authority
1200 N. Campus Avenue
Upland, CA 91786

Inland Valley Hope Partners
1753 N. Park Avenue
Pomona, CA 91786

Inland Valley Recovery Services
1260 E. Arrow Hwy
Upland, CA 91786

Time for Change Foundation
2164 N. Mountain View Ave
San Bernardino, CA 92405
info@timeforchangefoundation.org

Linc Housing
3590 Elm Avenue.
Long Beach, CA 90807

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Inland Fair Housing and Mediation Board
1500 South Haven Avenue, Suite 100
Ontario, CA 91761

Neighborhood Partnership Housing Services
9551 Pittsburgh Avenue
Rancho Cucamonga, CA 91730

Neighborhood Housing Services of The Inland Empire
1845 Business Center Drive South, Suite 120
San Bernardino, CA 92408

Building Industry Association
3891 11th Street

Riverside, CA 92501

Apartment Association Greater Inland Empire
8250 White Oak Avenue, Suite 00
Rancho Cucamonga, CA 91730

County of San Bernardino Economic Development Agency
385 N. Arrowhead Avenue
San Bernardino, CA 92455

Lewis Land Developers
1156 N. Mountain Avenue
Upland, CA 91786

KB Homes
36310 Inland Valley Drive
Wildomar, CA 92595

Lennar Homes
980 Montecito Drive, Suite 302
Corona, CA 92879

RC Homes, Inc.
Ridge Crest Real Estate, LLC
550 N. Larchmont Blvd., Suite 201
Los Angeles, CA 90004

GFR Homes
434 N. 2nd Avenue
Upland, CA 91786

Williams Homes
21080 Centre Pointe Pkwy.
Santa Clarita, CA 91350

Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Taylor Morrison
4695 MacArthur Court
8th Floor
Newport Beach, CA 92660
dhahn@habitatsb.org

Century Communities
4695 MacArthur Court, Suite #350
Newport Beach, CA 92660

Frontier Communities
2151 E. Convention Center Way
Suite 114
Ontario, CA 91764

San Bernardino Association of Governments
1170 W. 3rd Street, Suite 140
San Bernardino, CA 92410

Upland Chamber of Commerce
215 N. 2nd Ave Suite D
Upland, CA 91786

OmniTrans
1700 W. Fifth Street
San Bernardino, CA 92411

Community Action Partnership of San Bernardino County
696 S. Tippecanoe Avenue
San Bernardino, CA 92408

Upland Unified School District
390 N. Euclid Avenue
Upland, CA 91786

Habitat for Humanity California
2200 Ritchey Street
Santa Ana, CA 92705

Pomona Valley Habitat for Humanity
2111 Bonita Ave
La Verne, CA 91750-4927
ed@habitatpv.org

San Bernardino Area Habitat for Humanity
25948 Business Center Dr
Redlands, CA 92374

Southern California Association of Non-Profit Housing
340 E. 2nd Street, Suite 406
Los Angeles, CA 90012

Jamboree Housing Corporation
17701 Cowan Suite 200
Irvine, CA 92614

2. HOUSING NEEDS

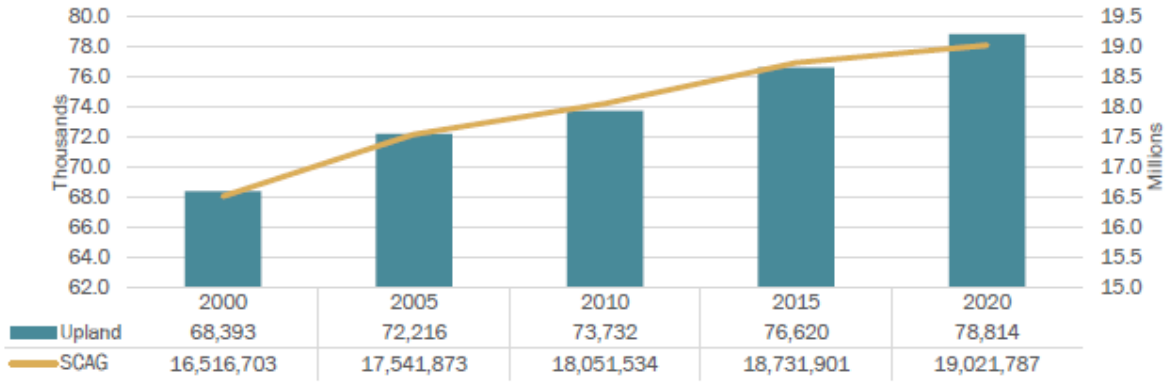
This chapter provides an overview of Upland's demographic, economic, housing, and special needs characteristics and trends and identifies issues that affect the city's existing and future housing needs.

Demographic Trends

Population Growth

Upland had an estimated 2020 total population of 78,814 including 682 living in group quarters according to the California Department of Finance. **Figure H-1** shows population growth trends in Upland from 2000 to 2020. Over this period Upland's annual growth rate of 0.7% was the same as the region as a whole.

Figure H-1 Population Growth 2000-2020 – Upland vs. SCAG Region



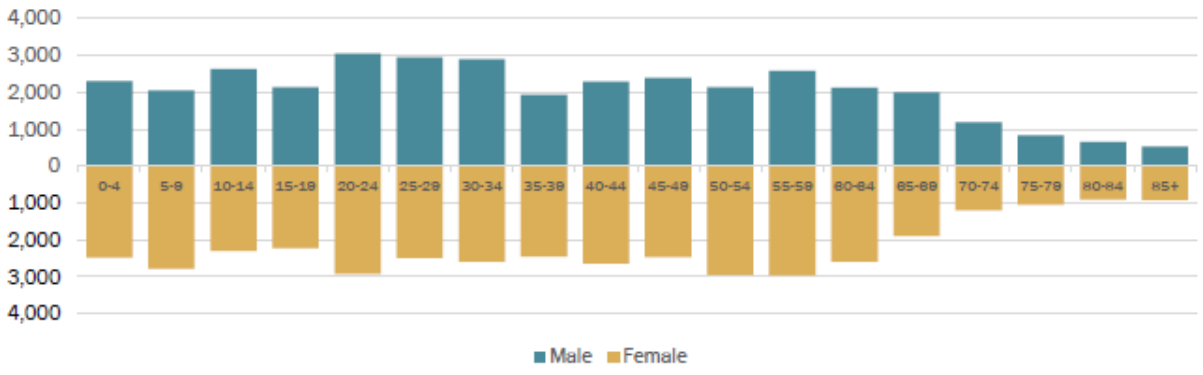
CA DOF E-5 Population and Housing Unit Estimates

Population Age and Gender

Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Typically, younger households seek affordable rental housing opportunities as they begin their careers. As adults spend more time in the workforce and form families, they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

The population of Upland is 48% male and 52% female. The share of the population of Upland that is under 18 years of age is approximately 22%, which is slightly lower than the regional share of 23%. Upland's seniors (65 and above) make up about 15% of the population compared to 13% for the regional as a whole (**Figure H-2**).

Figure H-2 Population by Age and Gender – Upland

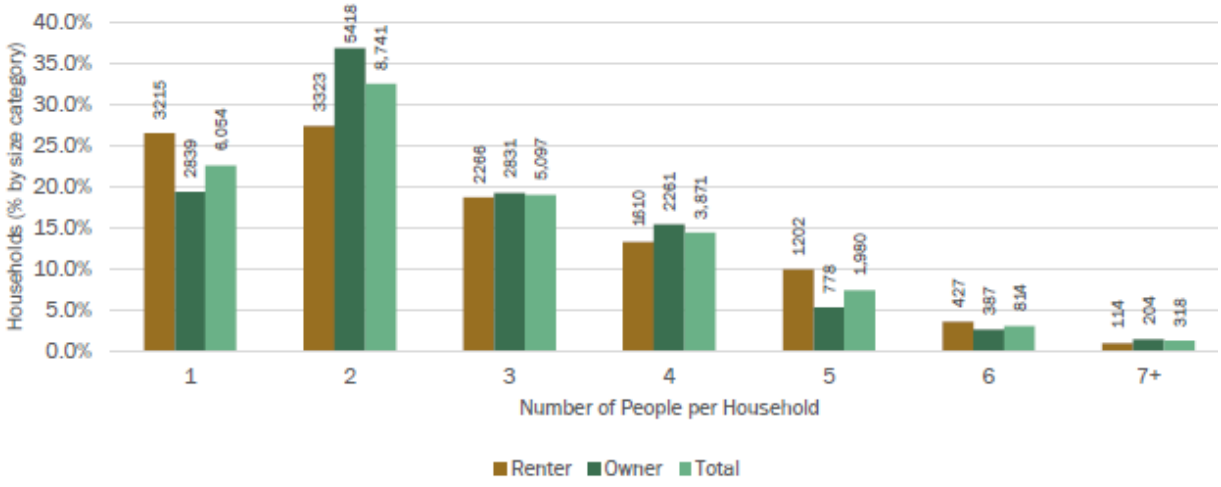


American Community Survey 2014-2018 5-year estimates

Household Size

Figure H-3 illustrates the range of household sizes in Upland for homeowners, renters, and overall. The most commonly occurring household size is of two people (33%) and the second-most commonly occurring household is of one person (23%). Upland has a similar share of single-person households as the SCAG region overall (23%) and a smaller share of large households with 7+ persons than the SCAG region overall (1% vs. 3%).

Figure H-3 Household Size by Tenure - Upland

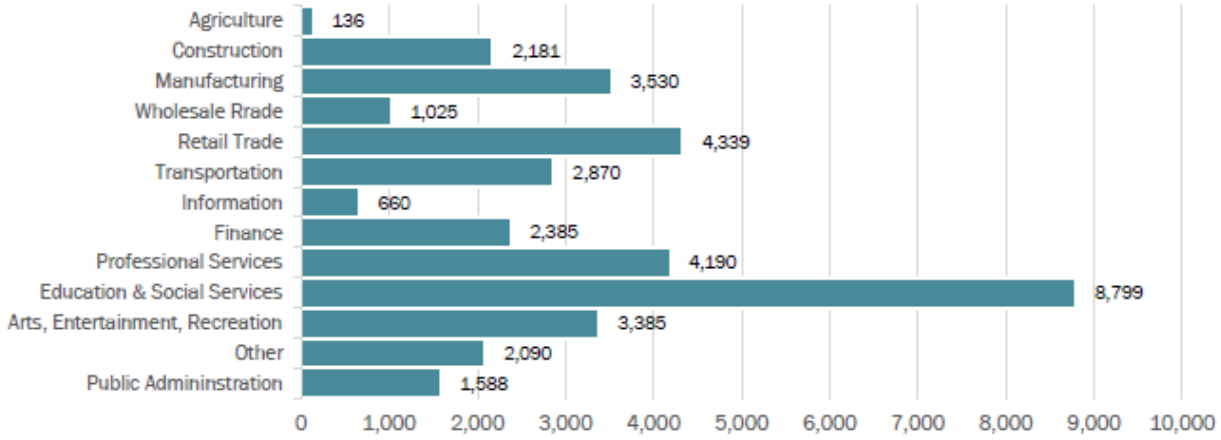


American Community Survey 2014-2018 5-year estimates.

Employment Characteristics

According to recent Census estimates, Upland has 37,178 workers living within its borders who work across 13 major industrial sectors. **Figure H-4** shows that most prevalent industry for Upland residents is Education & Social Services with approximately 24% of the total while the second most prevalent industry is Retail trade with 12% of employed residents. The largest employers in Upland are San Antonio Community Hospital, Upland Unified School District, Home Depot and Upland Rehabilitation and Care Center.

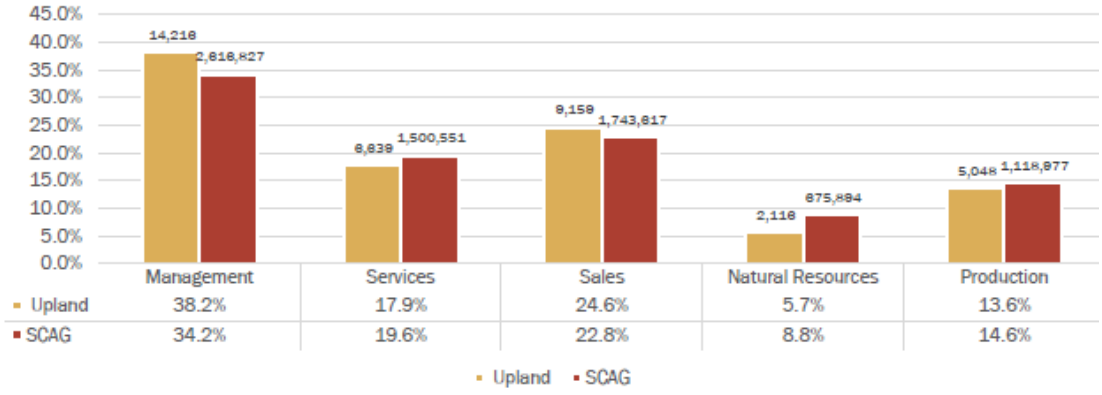
Figure H-4 Employment by Industry - Upland



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

As shown in **Figure H-5**, the most prevalent occupational category in Upland is Management, in which about 38% of employees work. The second-most prevalent type of work is in Sales, which employs about 25% of residents.

Figure H-5 Employment by Occupation - Upland

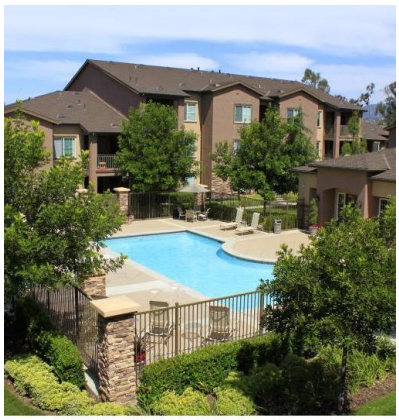


American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Housing Characteristics

This section describes housing characteristics and trends including housing type, tenure (owner vs. renter), vacancy, age and condition, housing prices and rents, and homeownership rates.

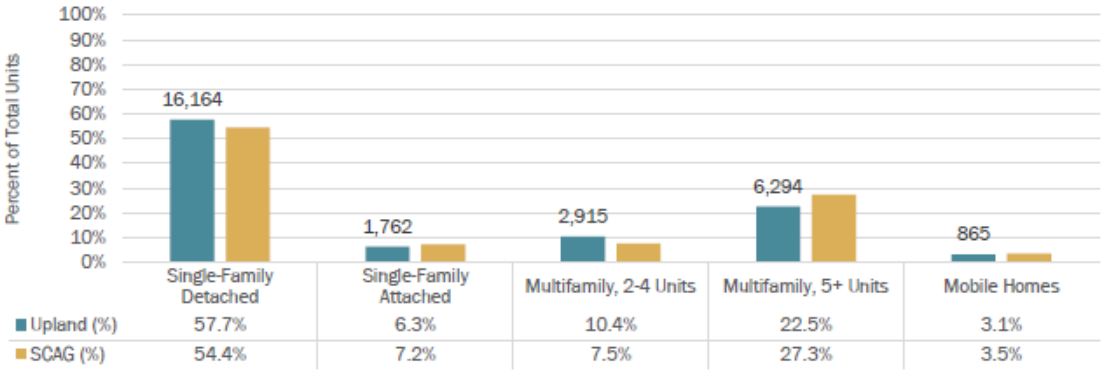
Housing Type



A range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Upland. As shown in **Figure H-6**, the most prevalent housing type in Upland is single-family detached homes. According to recent Department of Finance estimates, the share of all single-family housing units in Upland is approximately 64%, which is higher than the 62% share for the SCAG region as a whole. The estimated vacancy rate is 2.8% and the average household size (as expressed by the population to housing unit ratio) is approximately 2.9.

Looking forward, the City of Upland anticipates continued residential growth in several focus areas and specific plan areas such as the Foothill Boulevard corridor, College Heights, and Downtown.

Figure H-6 Housing Units by Type – Upland vs. SCAG Region

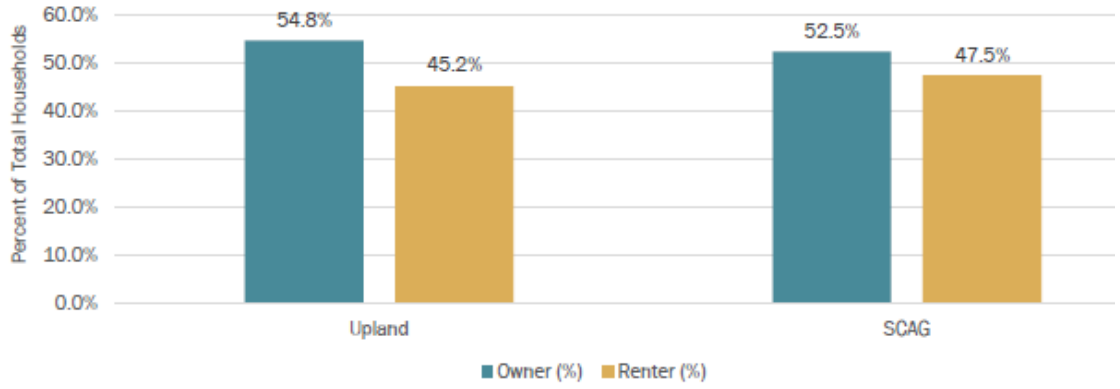


CA DOF E-5 Population and Housing Unit Estimates

Housing Tenure

Tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing. Recent Census data estimated that Upland's housing stock consists of 26,875 total units, 14,718 of which are owner-occupied and 12,157 of which are renter-occupied (**Figure H-7**). The home ownership rate in Upland is slightly higher than in the SCAG region overall.

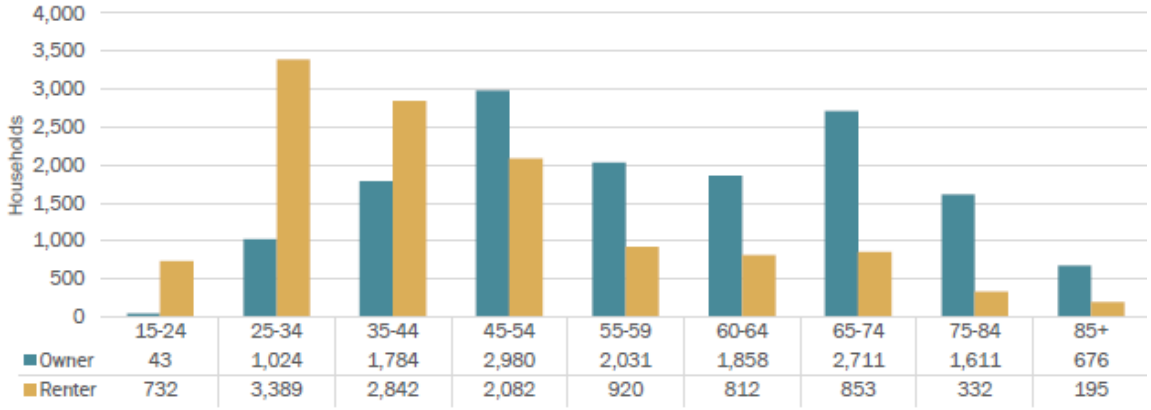
Figure H-7 Housing Tenure – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Figure H-8 shows recent Census estimated of housing tenure for different age groups. As may be expected, younger residents are more likely to be renters while those over age 45 are more often homeowners.

Figure H-8 Housing Tenure by Age – Upland



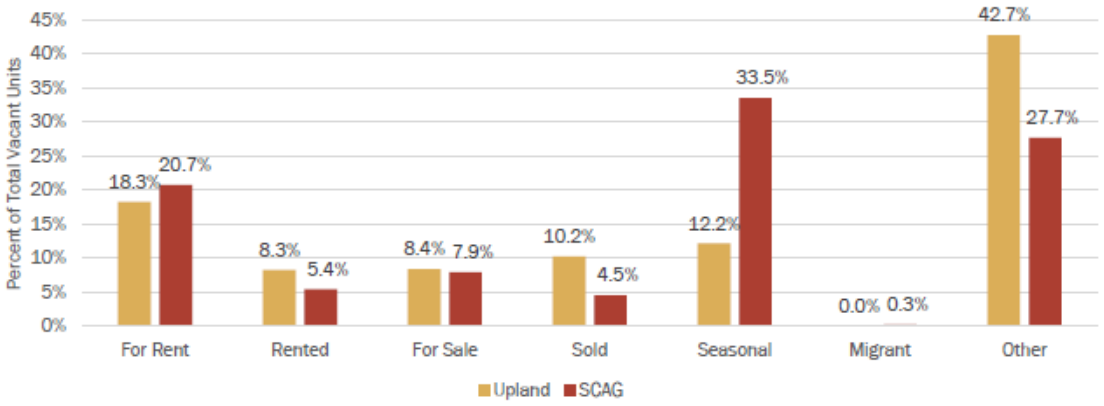
American Community Survey 2014-2018 5-year estimates.

Vacancy Rates

Housing vacancies are one measure of how well the supply of housing matches the demand. Typically, housing vacancy rates of 5% for apartments and 1% to 2% for owner-occupied homes are considered to be a healthy housing market with enough vacancies to provide consumers with sufficient choices for different types of housing products, and that developers have a financial incentive to continue building housing. Higher vacancy rates may lead to price depreciation while lower vacancy rates indicate a tight market and generally cause housing rents and prices to increase.

According to recent Census estimates, Upland's overall vacancy rate is approximately 2.8%. The various categories of vacant units for Upland and the entire SCAG region are shown in **Figure H-9**. In Upland the highest number of reported vacant units was "other" while "seasonal" vacant units were most common throughout the region. The estimated vacancy rate in 2019 was 0% for owner-occupied units and 5.7% for rental units.

Figure H-9 Vacant Units by Type – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

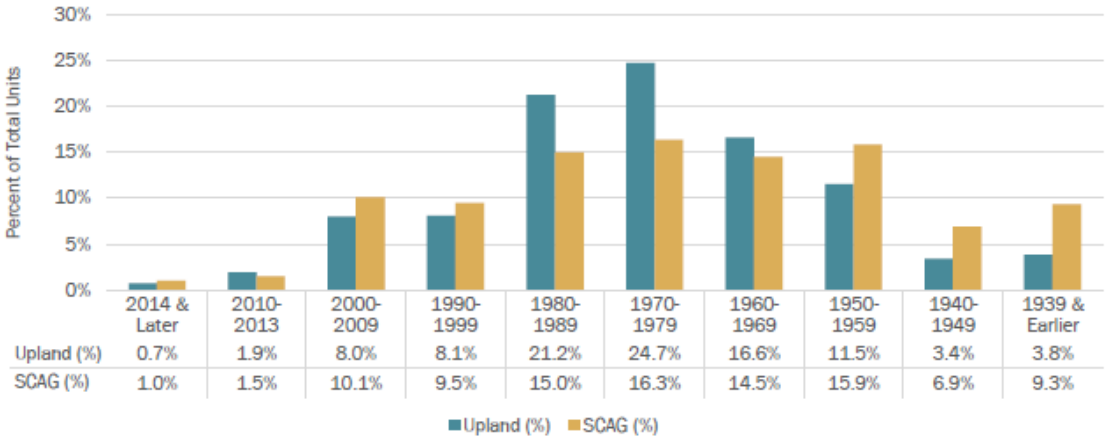
Housing Age and Condition

Well-maintained housing is important for maintaining property values and neighborhood stability. However, the majority of homes in Upland are over 50 years old, indicating a need for ongoing maintenance and rehabilitation such as roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs or need renovation.

Another concern related to the age of housing is That homes built prior to 1978 typically contain lead-based paint, which can cause hazardous health conditions for children (specifically, developmental delays). Health hazards occur when the paint chips and is inhaled by residents, particularly children. Since 1978, the federal government has banned the use of lead-based paint.

Figure H-10 shows the age of Upland's housing stock. City staff estimates that approximately 70-80% of housing units (approximately 21,000 units) may be in need of minor repair while one-third (approximately 9,000 units) may require more substantial rehabilitation. Most of the homes in need of repair are located in the older southern portions of the city, while the majority of newer housing is located in the northern area. The City's code enforcement activities are primarily based on complaints. When violations are noted, City staff directs residents to programs that may be available to assist lower-income residents with needed repairs.

Figure H-10 Age of Housing Stock – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Cost and Affordability

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI): extremely low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table H-2 shows affordable rent levels and estimated affordable purchase prices for housing in San Bernardino County by income category for on a 4-person family. Based on 2022 State standards, the maximum affordable monthly rent for extremely-low-income households is $694, while the maximum affordable rent for very-low-income households is $1,100. The maximum affordable rent for low-income households is $1,760, while the maximum for moderate-income households is $2,623.

Affordable purchase prices are more difficult to determine due to variations in conditions such as mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category shown in **Table H-2** have been estimated based on typical current conditions.

Table H-2 Affordable Housing Costs – San Bernardino County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	$27,750	$694	*
Very low	$44,000	$1,100	*
Low	$70,400	$1,760	*
Moderate	$104,900	$2,623	$400,000
Above moderate	Over $104,900	Over $2,623	Over $400,000

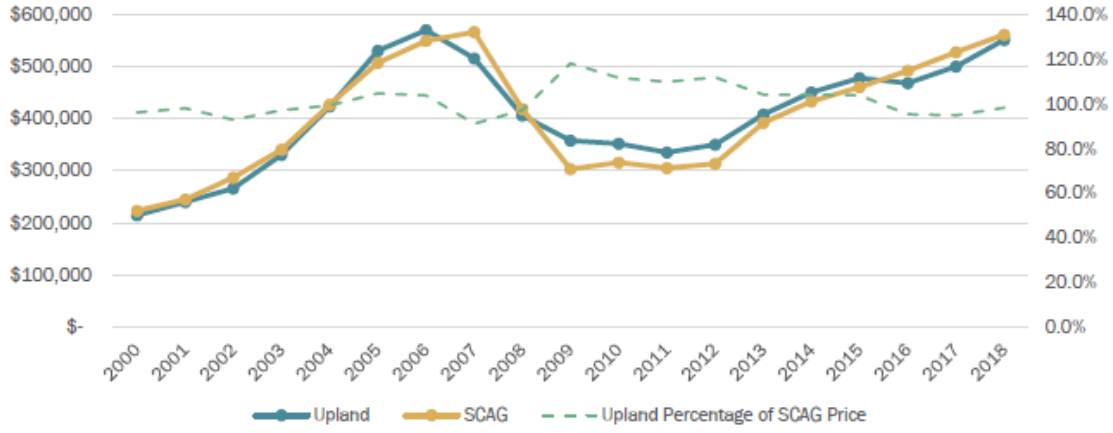
Assumptions:
- Based on a family of 4 and 2022 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 5.5% interest, 1.25% taxes & insurance, $300 HOA dues

* For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning LLC

For-Sale Housing Cost

Between 2000 and 2018, median home sales prices in Upland increased 157% while prices in the SCAG region increased 151%. 2018 median home sales prices in Upland were $551,000 and the highest experienced since 2000 was $569,500 in 2006. Prices in Upland have ranged from a low of 91% of the SCAG region median in 2007 and a high of 118% in 2009 (**Figure H-11**).

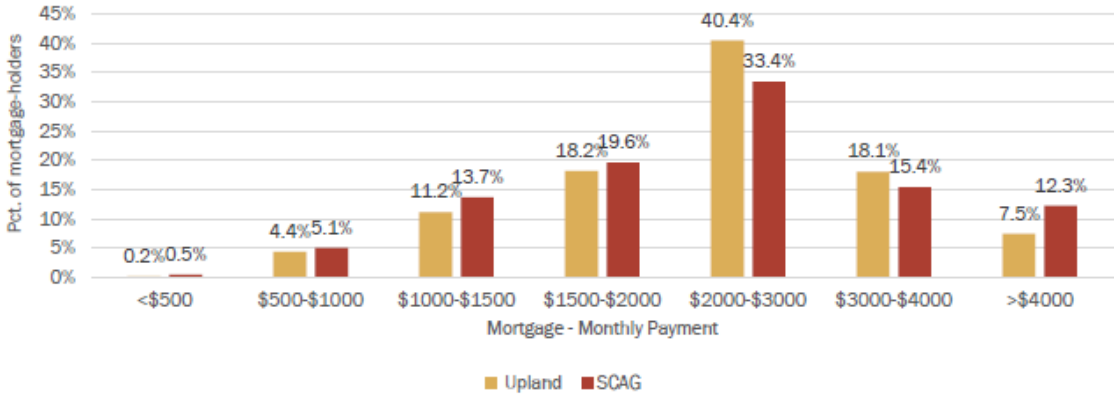
Figure H-11 Median Sale Price for Existing Homes – Upland vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Recent data for monthly homeowner housing costs are shown in **Figure H-12**. The most common amount paid is $2,000 to $3,000 in Upland and in the SCAG region as a whole.

Figure H-12 Monthly Owner Cost for Mortgage Holders – Upland vs. SCAG Region

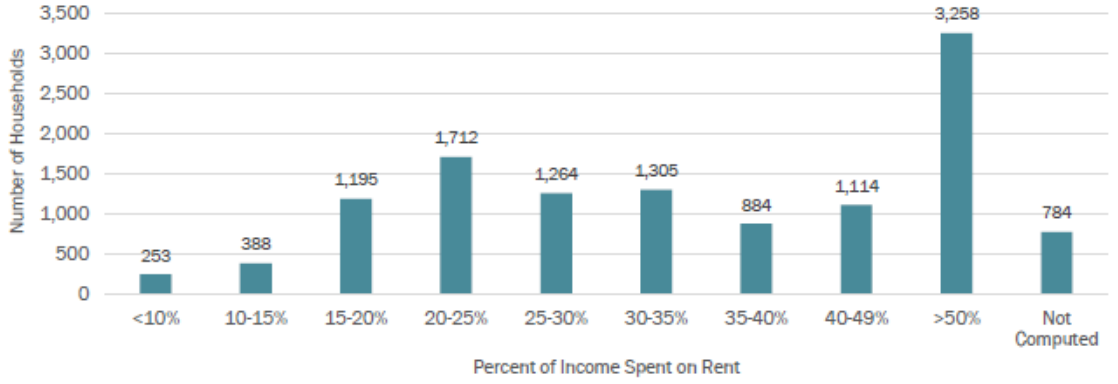


American Community Survey 2014-2018 5-year estimates.

Rental Housing Cost

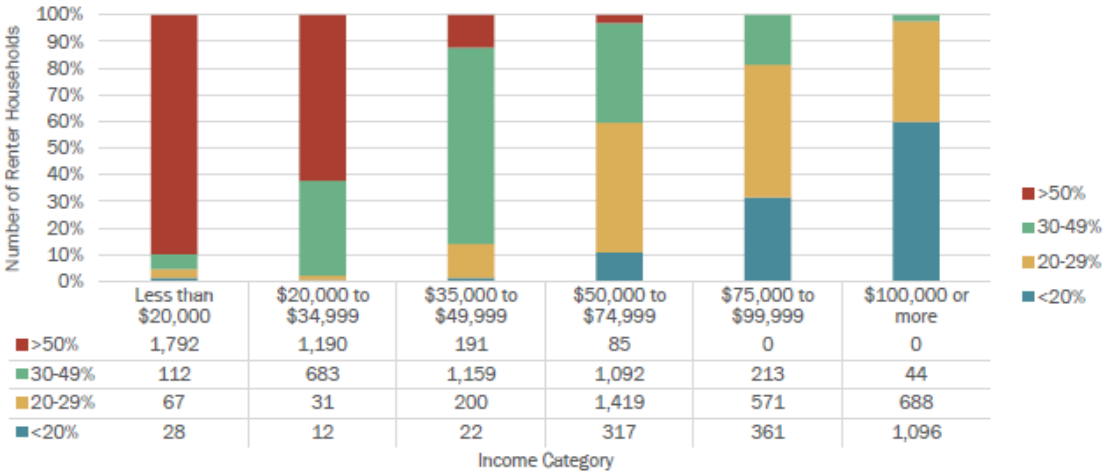
Across Upland's 12,157 renter households, about 54% spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. About 27% of Upland renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (**Figure H-13**). According to 2019 Census estimates the median rent in Upland was $1,600 per month. An August 2022 internet survey of apartments offered for rent found typical rents for 2-bedroom units in Upland ranging from $1,845 to $2,840 per month.

Figure H-13 Percentage of Income Spent on Rent – Upland



As illustrated in **Figure H-14**, lower-income households typically pay a higher proportion of their incomes for rent.

Figure H-14 Rental Cost by Income Category – Upland



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	1,792	1,190	191	85	0	0
30-49%	112	683	1,159	1,092	213	44
20-29%	67	31	200	1,419	571	688
<20%	28	12	22	317	361	1,096

American Community Survey 2014-2018 5-year estimates.

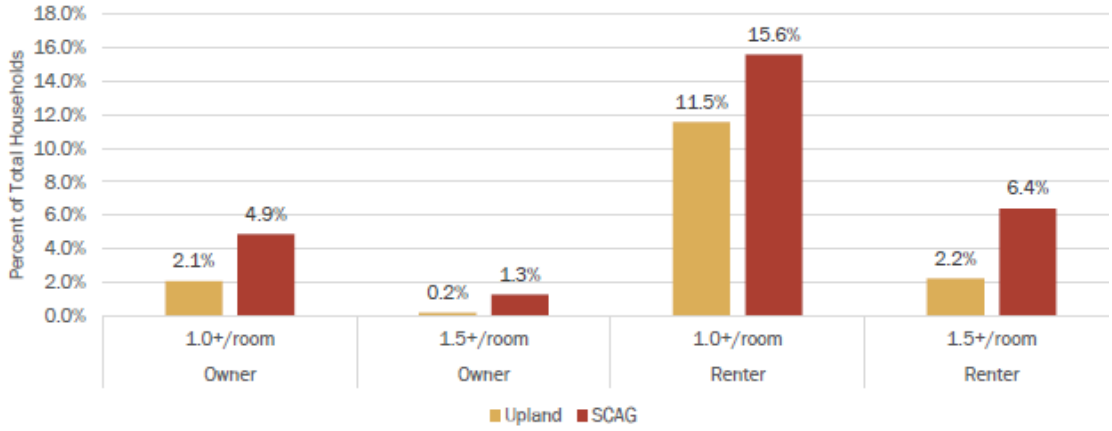
Housing Problems

Housing problems refer to overpayment, overcrowding, and the difficulties faced by extremely-low-income households.

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of a shortage of affordable housing. **Figure H-15** shows recent Census estimates of the prevalence of overcrowding in Upland compared to the SCAG region as a whole. Among renters, approximately 11.5% of Upland renter households reported more than 1.0 person per room while an additional 2.2% reported more than 1.5 persons per room. These rates are substantially lower than for the region as a whole. Rates of overcrowding were significantly lower for owner households.

Figure H-15 Overcrowding by Tenure – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. **Table H-3** displays recent HUD estimates for overpayment by tenure and income category, and shows that overpayment is closely related to income, with lower-income households far more likely to be cost-burdened than those in higher income categories.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, homeowners paying a higher percentage toward a mortgage may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table H-3 Overpayment by Income Category – Upland

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,475	1,415	1,960
Household Income >30% to less-than or= 50% HAMFI	1,415	1,125	1,585
Household Income >50% to less-than or= 80% HAMFI	1,695	500	2,000
Household Income >80% to less-than or= 100% HAMFI	840	55	1,385
Household Income >100% HAMFI	840	55	5,230
Total	6,265	3,150	12,155
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	535	475	755
Household Income >30% to less-than or= 50% HAMFI	415	365	645
Household Income >50% to less-than or= 80% HAMFI	700	425	1,265
Household Income >80% to less-than or= 100% HAMFI	520	170	1,010
Household Income >100% HAMFI	2,155	265	11,045
Total	4,325	1,700	14,720

Source: HUD CHAS, 2014-2018
HAMFI = Housing Urban Development Area Median Family Income

Extremely-Low-Income Households

Housing the extremely-low-income (ELI) population (below 30% of area median income) can be especially challenging. Recent HUD data (**Table H-4**) provides a breakdown of extremely-low-income households by race/ethnicity and tenure. ELI households often experience overcrowding, overpayment and other difficulties.

Table H-4 Extremely-Low-Income Housing Needs – Upland

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	13,795	1,205	8.7%
Black, non-Hispanic	1,869	480	25.7%
Asian and other, non-Hispanic	2,658	410	15.4%
Hispanic	8,805	1,255	14.3%
Total	27,127	3,350	12.3%
Renter-occupied	12,325	2,625	21.3%
Owner-occupied	14,830	730	4.9%
Total	27,155	3,355	12.4%

Source: HUD CHAS, 2012-2016
HAMFI = Housing Urban Development Area Median Family Income

Special Housing Needs

This section contains a discussion of the housing needs of special needs groups who reside in Upland. Special needs households include seniors, large families, single-parent households, people who are homeless, farmworkers and people with disabilities.

Senior Citizens

Seniors are defined as persons 65 years or older, although for some housing purposes the age may be as low as 55 years. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. As shown in **Table H-5**, of Upland's 6,495 such households, approximately 11% earn less than 30% of median income, (compared to 24% in the SCAG region), and 23% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region).

Table H-5 Elderly Households by Income and Tenure – Upland

Income Category, Relative to Surrounding Areas	Owner	Renter	Total	Percent of Total Elderly Households
< 30% HAMFI	355	375	730	11.2%
30-50% HAMFI	430	320	750	11.5%
50-80% HAMFI	785	255	1,040	16.0%
80-100% HAMFI	470	185	655	10.1%
> 100% HAMFI	3,015	305	3,320	51.1%
Total Households	5,055	1,440	6,495	

Providing appropriate housing for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as this group ages and approaches retirement or elderly years, many communities will see an increased demand for all types of senior housing, from smaller condominiums to independent age-restricted housing to assisted residential settings for those requiring more supportive services.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Upland. Support services are essential in facilitating the ability of seniors to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low-cost loans or grants to rehabilitate homes.

The City uses its CDBG funds, and implements the Emergency Repair Program (ERP), which provides a grant up to $15,000 to make emergency repairs and/or code violations corrections. Many of the ERP grants that the City processes are for low-income seniors living in mobile home parks and help to address safety and emergency repairs that they cannot afford. The City also uses its Home Improvement Program (HIP) funds from CalHOME and HOME which provides a deferred low or no interest loans (silent seconds) of up to $90,000 which allows low-income seniors the ability to address life/safety repairs, or upgrades to their home due to a lack of ongoing maintenance.

The City also supports the housing needs of seniors through reasonable accommodation for persons with disabilities as well as programs including Program 9: Accessory Dwelling Units, Program 13: Rental Housing Assistance and Program 16: Mobile Home Rent Stabilization.

In addition to these housing programs, the City's Gibson Senior Center[1] serves over 3,500 seniors each month with a lunch program and over 40 classes and activities taking place weekly, with over half of those being free.

The Gibson Center also hosts free monthly health lectures with community doctors, free non-invasive medical screenings, free AARP Tax-Aide, AARP 55 Alive Driver Safety courses, a free Fall flu shot clinic and wellness faire, non-biased medical insurance counseling, and a multitude of services at little to no cost to seniors.

Persons with Disabilities

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, persons with disabilities have special housing needs. Many disabled persons live on fixed incomes, thus limiting their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes or projects with elevators). Someone with a visual impairment may require a home that allows service animals.

Recent Census estimates reported that the most prevalent types of disabilities for Upland residents were ambulatory and independent living disabilities (**Figure H-16**). Of those aged 65 and over, ambulatory difficulties were the most common type of disability, with approximately 25% of Upland seniors affected (**Figure H-17**). As seen in **Table H-6**, over one-third of those with a disability in Upland were employed. Housing opportunities for persons with disabilities can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

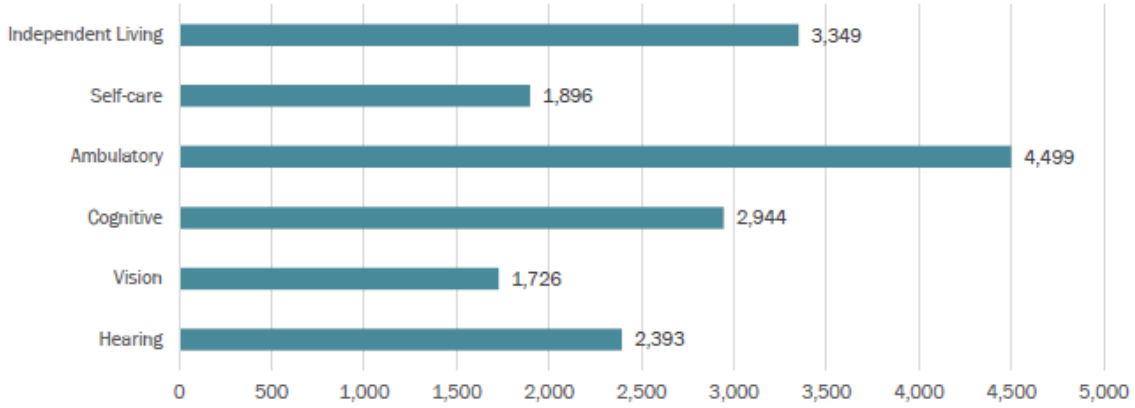
The Housing Plan addresses the housing needs of persons with disabilities through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 9: Accessory Dwelling Units, Program 13: Rental Housing Assistance, Program 16: Mobile Home Rent Stabilization, Program 17: Affordable

[1] https://www.uplandca.gov/gibson-senior-center

Housing at Risk of Conversion to Market Rate, Program 18: Homeless Services and Facilities, Program 20: Housing for People with Disabilities or other Special Needs, and Program 21: Affirmatively Furthering Fair Housing.

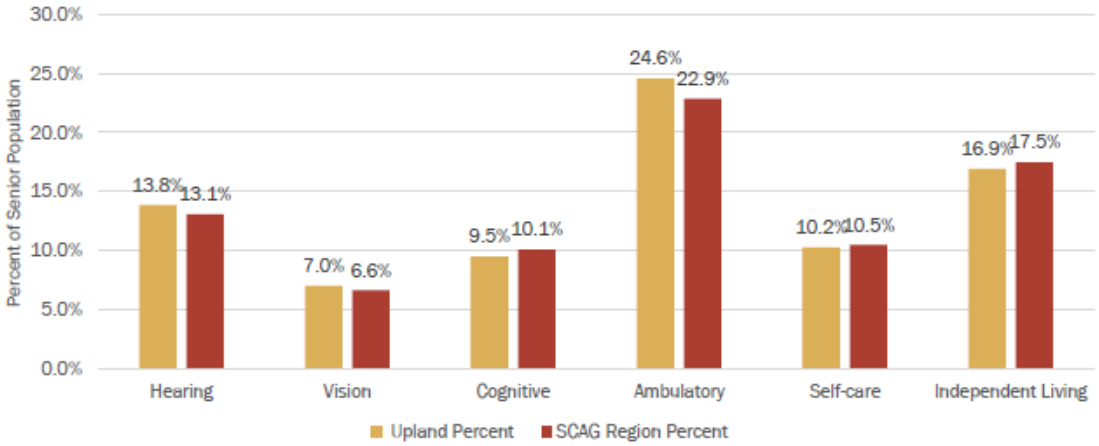
The Emergency Repair Program (ERP), which is funded with the City's share of CDBG, provides a grant up to $15,000 to make emergency repairs and/or code violations corrections, but also includes addressing Americans with Disabilities Act (ADA) such as ramps, widening doorways, and any other improvements necessary to comply with ADA improvements for disabled persons who are on fixed incomes and make up to 80% of the Area Median Income.

Figure H-16 Disabilities by Type – Upland



American Community Survey 2014-2018 5-year estimates.

Figure H-17 Disabilities by Type for Seniors 65+ – Upland



American Community Survey 2014-2018 5-year estimates.

Table H-6 Disabilities by Employment Status – Upland

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,488	37%	33,258	76%
Unemployed	262	7%	1,893	4%
Not in Labor Force	2,222	56%	8,880	20%
Total	3,972		44,031	

Source: American Community Survey, 2014-2018 5-year estimates

Developmental Disabilities

State law defines "Developmental disability" to mean a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The California Department of Developmental Services (DDS) provides community services to persons with developmental disables and their families through a system of regional centers. In San Bernardino County, the Inland Regional Center (IRC) is the local service provider for the State Department of Developmental Services. The center provides access to a variety of resources such as educational, employment, health, and housing to persons with developmental disabilities. The IRC coordinates housing programs with In-Home Supportive Services (through the County Department of Aging and Adult Services) and family support services such as respite, for persons living at home with the family. Respite services may include a behavior modification specialist and educational services. The IRC also provides transportation vouchers. Recent DDS data for persons in Upland is provided in **Table H-7**.

Many persons with developmental disabilities may live independently with minimal supervision. Others may live in a group facility with some supervision, while more severe conditions may require institutional living with regular supervision.

Table H-7 Developmental Disabilities – Upland

By Residence	
Home of parent/family/guardian	455
Independent/supported living	31
Community care facility	30
Intermediate care facility	85
Foster/family home	19
Other	5
By Age	
0-17 years	625
18+ years	297
Total	1,547

California DDS consumer count by California ZIP code, age group, and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions

Upland has a variety of services available for people with disabilities. Centerbest Neurofeedback Centers for Success, Scheu Family YMCA, OPARC, and Easter Seals Child Development Center provide programs to

enhance the independent living skills for those with a disability. Services may include advocacy, counseling, employment assistance, housing referrals, and transportation to medical appointments.

Large Families

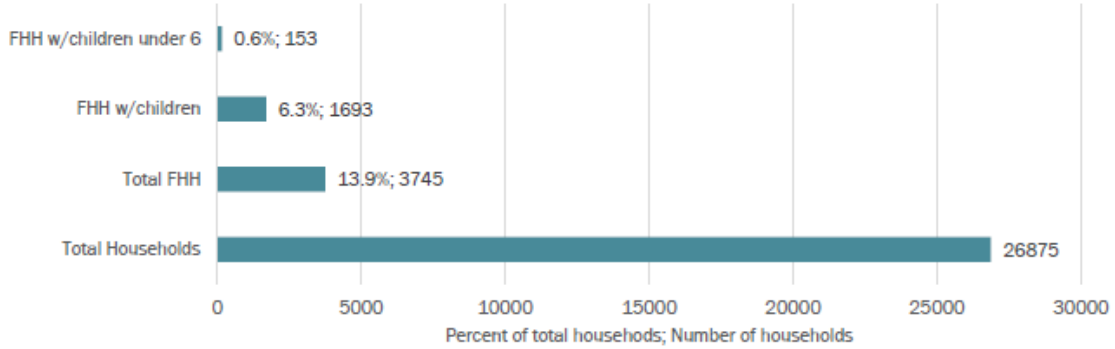
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among both owners and renters, more than half of all households have only one or two members. According to recent Census estimates, about 12% of all households in Upland had five or more members. Families with five or more persons require larger units with three or more bedrooms in order to avoid overcrowding.

The Housing Plan addresses the needs of large families, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 13: Rental Housing Assistance, Program 16: Mobile Home Rent Stabilization, Program 17: Affordable Housing at Risk of Conversion to Market Rate and Program 21: Affirmatively Furthering Fair Housing. The City's Home Improvement Program (HIP) provides a deferred low or no interest loans (silent seconds) of up to $90,000 to low-income households with incomes up to 80% of the Area Median Income for owner-occupied homes. The City uses its CalHOME and HOME funds for this program. The HIP would enable large family household to expand the number of bedrooms to help address overcrowding.

Female-Headed Households

Female headed households typically have greater housing needs than other households due to their limited income and higher expenses. According to recent Census Bureau estimates (**Figure H-18**), approximately 14% of Upland households are female-headed (compared to 14% in the SCAG region), 6% are female-headed and with children (compared to 7% in the SCAG region), and 0.6% are female-headed and with children under 6 (compared to 1% in the SCAG region).

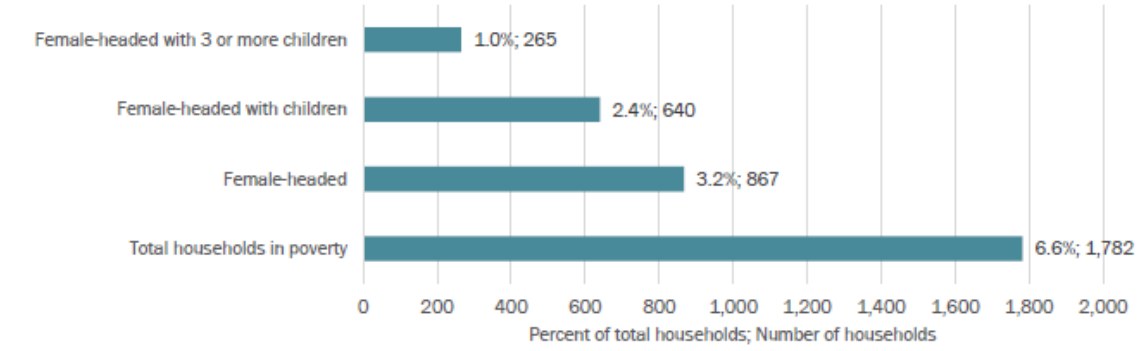
Figure H-18 Female Headed Households – Upland



American Community Survey 2014-2018 5-year estimates.

It is estimated that about 7% percent of Upland's households are experiencing poverty, compared to 8% of all households in the SCAG region. Nearly half of Upland households below the poverty line were female-headed households (**Figure H-19**).

Figure H-19 Female Headed Households by Poverty Status – Upland



American Community Survey 2014-2018 5-year estimates.

The Housing Plan addresses the needs of female headed households, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 13: Rental Housing Assistance, Program 16: Mobile Home Rent Stabilization, Program 17: Affordable Housing at Risk of Conversion to Market Rate and Program 21: Affirmatively Furthering Fair Housing.

Farmworkers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in San Bernardino County; however, over the past several decades agriculture has diminished in importance in Upland and adjacent areas. Recent Census estimates for agricultural employment in Upland published by SCAG in its HCD pre-approved data set (**Figure H-20**) shows that there were only about 24 full-time year-round jobs in the farming/fishing/forestry occupations. According to the USDA Census on agriculture population there are 2,246 farmworkers residing in San Bernardino County. As a consequence of the small population and rapidly declining agricultural production, no statistical need for housing has been identified for farmworkers. Farmworker housing needs can be met with the City's programs for lower-income housing populations.

Program 20 is included in the Housing Plan to ensure compliance with the Employee Housing Act, and other programs intended to assist lower-income persons and households would also serve any agricultural workers who may live in Upland.

Figure H-20 Agricultural Employment – Upland

Farmworkers by Occupation:

Upland	Percent of total Upland workers:	SCAG Total	
26	0.07%	57,741	Total jobs: Farming, fishing, and forestry occupations
24	0.10%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Upland	Percent of total Upland workers:	SCAG Total	
110	0.30%	73,778	Total in agriculture, forestry, fishing, and hunting
134	0.53%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Homelessness

Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and other problems.

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report[2] there were 44 unsheltered and no sheltered homeless persons in Upland at the time of the survey.

Housing accommodations for homeless people include emergency shelters, navigation centers, transitional housing, and permanent supportive housing. The City helps to support the establishment and operation of these types of facilities by ensuring that City regulations are consistent with current law (see Program 20: Housing for People with Disabilities or other Special Needs). Facilities serving the homeless in Upland are briefly summarized below.

- **Foothill Family Shelter**. Foothill Family Shelter is the primary facility serving Upland's homeless. This facility provides emergency shelter, transitional housing, and permanent housing in one center for homeless individuals and families. It includes 75 emergency beds, 7 short-term apartments for homeless families with children, 12 transitional housing apartments, and 8 apartments for affordable permanent housing.
- **Pacific Lifeline Ministry**. Pacific Lifeline Ministry in Upland is a faith-based ministry that empowers women and children facing chronic homelessness to achieve personal and social stability. Pacific Lifeline provides 28 beds for women and their young children at a transitional shelter in Upland. As part of the

[2] https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf

transitional housing, Pacific Lifeline provides services that include case management, individual group and family therapy, tutoring and counseling services, clothes, food, and limited housing services.

- **Substance abuse**. Inland Valley Recovery Services provides a number of programs for the Upland community. The Women and Children Program/Staying Sober provides a support base for recovering parents to restore relationships with children. IVRS also offers residential treatment in a 75-bed treatment center in Upland.

- **Service agencies**. Inland Valley Hope Partners provides emergency assistance with food, utilities, and educational classes. Other groups, such as OUR Homeless, links local ministries to community service providers and other congregations implementing solutions to ending homelessness on the west end of San Bernardino County.

- **Housing Authority**. The County Housing Authority (HACSB) has jurisdiction over a number of housing voucher programs, including those for homeless people. The Upland Housing Authority entered into a memorandum of understanding (MOU) with the San Bernardino County Housing Authority (HACSB) to administer housing assistance contracts with landlords in the City of Upland for applicants/participants of HACSB special purpose homeless voucher programs (Housing Opportunities for Persons with AIDS, Shelter Plus Care, Veterans Affairs Supportive Housing).

Affordable Housing at Risk of Conversion

Affordable housing that has received public subsidies in return for long-term affordability covenants represents a significant component of the City of Upland's affordable housing inventory. Assisted lower-income rental units that could convert to market rate due to the expiration of covenants or prepayment of mortgage are considered to be "at-risk" of conversion. **Table H-8** summarizes publicly assisted affordable projects in Upland and identifies those that are at risk of conversion during the 2021-2031 period.

Table H-8 Publicly Assisted Lower Income Rental Units in Upland

	Project Characteristics					
Project	Target Group	Total Units	Affordable Units	Unit Size	Project Funding	Expiration Date of Covenants
Richland Apts.	Family	33	8 LI	2 BR	HOME	2022
Sycamore Terrace	Senior	100	100 VLI	1 BR	LIHTC, HUD	2069
Northwoods	Family	324	64 LI	2 BR	MRB	2024
Arbor Park	Family	260	104 LI	2 BR	MRB	2028
Sunset Ridge[1]	Family	108	16 VLI	1 & 2 BR	MRB, RDA	2037
Village Apts [1]	Family	72	20 VLI	1 & 2 BR	MRB, RDA	2037
Alpine Woods	Family	137	136 LI	1 & 2 BR	LIHTC	2053
Magnolia Colony[1]	Family	40	18 VL; 18 LI 36 Moderate	2 & 3 BR	HOME, RDA	2058
Coy D. Estes	Senior	130	110 LI 20 Moderate	1 & 2 BR	LIHTC, HUD, CalHFA	2051
Los Olivos	Family	97	97 VLI	2 BR	Public Housing	Permanent
9th Street Terrace	Family	24	24 VLI	1 & 2 BR	Section 8	Permanent
FFS	Family	20	13VL; 7 LI	2 BR	RDA	2058

Source: CHPC and City of Upland, 2021

VLI: Very low income
LI: Low income
HUD2: Dept. of Housing and Urban Development
HOME: Federal Home Investment Partnership Funds
MRB: Mortgage Revenue Bonds
LIHTC: Low Income Housing Tax Credit
RDA: Upland Redevelopment Agency
Section 8: Federal Housing Voucher program
[1]Projects owned by the City of Upland

At-Risk Status

Three developments with 176 lower-income units are at risk of converting to market rate during the 2021 to 2031 period.

Preservation and Replacement Alternatives

Options for preserving or replacing at-risk units are described below. The cost to preserve affordable multiple-family housing depends on market rents, availability of funding sources, and the administrative capacity of housing organizations.

Project Acquisition

The estimated market value of the 176 at-risk units is approximately $48 million. The actual property values will change over time based on market conditions, property conditions, and other factors.

Purchase of Affordability Covenants

As an alternative to project acquisition, the affordability of at-risk projects could be extended through the purchase of affordability covenants. Based on current market conditions, the estimated cost of purchasing affordability covenants ranges from $400,000 to $725,000 per unit, or a total cost of approximately $70.4 to $127.6 million.

Rental Subsidies

The third option for preserving affordable units is to provide rental assistance. Rent subsidies could be structured similar to the Section 8 program, where HUD pays the difference between what tenants can afford (defined as 30% of household income) and HUD's estimates of the fair market rent. The feasibility of this alternative is highly dependent upon the availability of reliable funding sources necessary to make rent subsidies and the willingness of property owners to participate in the program. The cost of subsidizing rents at 176 at-risk units is estimated to be $8.8 million per year.

Construction of Replacement Units

The construction of new low-income housing units is a costly means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Assuming an average construction cost of $310,000 per unit (including the cost of land), the total cost of developing 176 new low-income units is estimated to be approximately $54.6 million.

Qualified Entities

Entities having the capacity to acquire and/or manage affordable housing projects in Upland include the San Bernardino County Housing Authority, National CORE, Abode, A Community of Friends, Jamboree Housing Corporation and many others posted on HCD's *Public Lands for Affordable Housing Development* web page.[3]

[3] https://www.hcd.ca.gov/community-development/public-lands-for-affordable-housing-development.shtml

Funding Sources

Potential funding sources that may be used to preserve affordable housing include Low Income Housing Tax Credits (LIHTC), Federal CDBG and HOME funds, CalHOME and other State affordable housing programs, and the City's Housing Fund.

2021-2029 Housing Needs

California law requires local governments to facilitate and encourage the production of housing to accommodate population and employment growth. To assist in that effort, the Southern California Association of Governments (SCAG) prepares housing planning goals for each city as part of the RHNA pursuant to criteria established State law, including household growth, existing needs such as overpayment and overcrowding, proximity to transportation, replacement of housing units expected to be lost, and vacancy rates. The total housing need is distributed among income categories as shown in **Table H-9**. SCAG's detailed methodology used in preparing the RHNA is posted at https://scag.ca.gov/rhna.

Table H-9 Upland Regional Housing Needs Allocation, 2021–2029

Income Category	Definition	RHNA Allocation	
		Number of Units	Percentage
Extremely Low*	30% or less of MFI	792	14%
Very Low*	31–50% of MFI	792	14%
Low	51–80% of MFI	959	17%
Moderate	81–120% of MFI	1,013	18%
Above Moderate	above 120% of MFI	2,130	37%
Total		**5,686**	**100%**

Source: Southern California Association of Governments, 3/4/2021.
Note: Extremely-low-income units are estimated as half of the very-low-income need, pursuant to Government Code Sec. 65583(a)(1).

The City's strategy for accommodating future housing needs is discussed in Section 4.

3. CONSTRAINTS ANALYSIS

This chapter contains an analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing for persons of all income levels, including persons with disabilities.

Market Constraints

In recent years, communities have seen a decline in the number of new housing units built due to a variety of factors including limited supply of buildable land, labor shortages, the rising cost of materials, and the business strategies of developers and homebuilders. This section analyzes the impact of market factors on the development of new and affordable housing. Cities have little control over many of these factors.

Development Cost

Development cost is a major constraint that affects the feasibility of building housing. Land costs include the cost of raw land and site improvements (e.g., grading and installation of infrastructure). If an existing use is on the parcel, the developer must also factor in the cost of demolition and site cleanup. Other factors affecting land cost include the decline in availability of buildable sites without major site constraints such as environmental hazards and sensitive habitat areas.

Upland is a nearly built-out community. As the remaining supply of buildable vacant land is exhausted, development will shift to underutilized properties where higher-value uses will support the additional cost of redevelopment. Based on recent property sales, the typical cost of land in Upland is estimated to be approximately $14 to $16 per square foot for single-family property and $28 to $30 per square foot for multi-family property.

Housing construction constitutes a substantial portion of construction costs. The typical cost of new housing construction can range from $150 to $200 per square foot but can be much higher for luxury homes or developments on difficult sites such as slopes.

Access to Financing

Changes in construction lending practices for housing projects have had a significant impact on the financial feasibility of new construction. In past decades, housing developers could receive construction loans for 100% or more of a project's estimated future value. Following the housing market crash of the early 1990s, financial institutions tightened regulations for approving construction loans. After the boom period of the early to mid-2000s, this cycle repeated itself during the late 2000s. Loan underwriting has grown more conservative, with higher equity requirements and smaller "phases" of large development projects.

Upland is similar to most other California communities with regard to private sector homebuyer financing programs. For those homebuyers with good credit who can qualify, interest rates are currently at historic lows, which improves housing affordability. If grant funding allows, the City also assists homebuyers in financing home purchases through low-interest loans (see Program 12 in Section 5 - Housing Plan).

Development Fees

The City of Upland, like other California communities, charges fees to cover the cost of processing development applications and also charges development impact fees to finance the construction of adequate public facilities, water and sanitation treatment, and other infrastructure needed to support new residential developments. These fees are updated periodically and are based on the City's cost in processing applications, pursuant to the requirements of State law. Development impact fees are assessed through a pro-rata share system, based on the magnitude of the project's impact. **Table H-10** shows the typical fees charged for residential developments.

The City of Upland provides a fee schedule for development impact fees. Impact fees are updated each fiscal year and were last updated on October 16, 2023. Development impact fees add to the cost of residential development; however, they can be a cost-effective mechanism for financing the new infrastructure (e.g., water, sewer, roads) required to support new development. The fees allow for the consolidation of infrastructure projects when it is more cost-effective to do so and, by law, must be linked to the actual impact of the specific project.

Table H-10 Development Fees, City of Upland

Fee Category	Fee Amount
Planning Fees	
Site Plan: Project Review	$4,680
Design Review - Administrative Determination / Minor	$800
Design Review - Architectural Plans	$1,310
Administrative Use Permit - New Development	$8,580 (Deposit)
Administrative Use Permit - Complex	$3,630
Administrative Use Permit - Minor	$810
Conditional Use Permit	$4,860
Tentative Tract Map	$8,770 plus $25 per lot
Tentative Parcel Map	$7,180
Tentative Parcel Map - SB 9 Urban Lot Split	$1,420
General Plan amendment	$ 6,340
Specific plan	$10,230
Variance – General (First Request)	$4,830
Variance – Zone Change	$6,620
Building Permit Fees	$4,911– $23,297
CEQA Review	
Environmental Exemption	$870
Negative Declaration	$3,290
Environmental Impact Report	$10,000 (Initial Deposit)

Source: City of Upland, 2023

The City of Upland imposes a number of development impact fees, including for parks, sewer connection, drainage, police, water, and general government. Typically, and in the case of Upland, fees per unit for high-density residential are lower than fees per unit for low density residential.

Table H-11 Development Impact Fees, City of Upland

Development Impact Fees (per unit)[1]	Single Family	Multi-family
General government	$993	$853
Parks	$10,700	$9,182
Water	$3,768	$2,900

Police	$902	$774
Drainage	$2,856	$2,315
City Sewer Connection	$5,978	$918
Total Impact Fees	**$25,197**	**$16,942**

Notes:
1. Based on a total development cost of $750,000 for single-family and $500,000 for multi-family

Since some fees are based on project valuation and some are charged on per unit or per square foot basis, it is difficult to generalize the total fees which apply to residential projects. Therefore, Table H-12 provides a comparison of the applicable fees for a single family development (0 - 1,500 Sq. Ft.) and a multifamily development project (73,000 sq. ft. with 87 units). These assumptions were established as an average from several recent developments (see Table B6). Fees may represent a barrier to the construction of housing as they increase the minimum cost of development for a dwelling unit and may be passed onto the purchaser or renter. However, the City's fees are not excessive and do not constitute unreasonable constraints on the production of multifamily housing.

Table H-12 Fee Comparison for Single-Family and Multifamily Development

	Single Family (1,500 sq. ft. home in new residential area)	Multifamily (87-unit multi-family complex)
Total Square Footage	1,500	73,000 (average 840 sq. ft. per unit)
Construction Cost per Square Foot	$200	$150
Total Construction Costs	$300,000	$10,950,000 ($126,000 per unit)
Land Costs (vacant land)	$56,000 (3,500 sq. ft. lot)	$1,400,000 ($16,091 per unit)
Estimated Fees per unit:		
Building	$4,911	$297 per unit
Planning	$4,680 (Site Plan: Project review only)	$13,260 (Site Plan and Administrative use Permit)
Public Works (grading, public and private improvement)	$16,432	$188 per unit
Impact Fees	$25,197	$16,942 per unit
Total Fees/Unit	**$51,220**	**$30,687**
Fees as a % of Total Costs	**12.5%**	**17.8%**
Total Costs	$407,220	$15,019,769
Development Cost per Unit	**$407,220**	**$172,778**

Notes:
1. Based on an average square footage of approved single family and multifamily development projects.

Land Use Controls

This section describes the City's land use and development regulations that affect the location, density, and types of permitted residential land uses in Upland. This section also sets the foundation for identifying sites for housing in the land inventory.

General Plan Land Use

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within the

various areas of the city. Under State law, the general plan elements must be internally consistent, and zoning must be consistent with the general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element.

Upland's General Plan is the blueprint for the growth and development of the community. The General Plan was comprehensively updated in 2015 and provides six residential land use designations tailored to different locations in the city. To encourage additional housing opportunities in focused areas of the community, the General Plan Land Use Element also allows stand-alone high-density residential uses and mixed uses in two mixed-use designations—the Business/Residential Mixed-Use and Commercial/Residential Mixed-Use land use districts.

Table H-13 describes the primary General Plan land use designations allowing housing, the intensity and density of uses allowed, and primary residential uses.

Table H-13 Land Use Designations Allowing Housing

General Plan Designation	Permitted Density	Primary Residential Use Allowed
Single-Family Low	0–4 units per acre	Single-family detached units
Single-Family Medium	4–10 units per acre	Single-family detached units
Mobile Home	8–14 units per acre	Mobile home parks
Multi-Family Low	10–20 units per acre	Multi-family units (i.e., duplexes, triplexes, townhomes)
Multi-Family Medium	20–30 units per acre	Multi-family units (i.e., stacked flats, etc.)
Multi-Family High	30–40 units per acre	Multi-family attached units (i.e., stacked flats)
Business/Residential Mixed-Use	20 units max	Areas in which business and/or light industrial uses are compatible with multi-family or single-family residential
Commercial/Residential Mixed-Use	20 units max	Combination of retail, service commercial and medium-density multi-family residential

Source: City of Upland General Plan, 2021.

Specific Plans

The City of Upland has adopted several specific plans that offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth will occur in these Specific Plan areas. The Specific Plans with sites identified in Appendix B to accommodate new housing needs during the planning period are summarized in **Table H-14**.

Table H-14 Specific Plans Allowing Housing

Specific Plan	Purpose
Historic Downtown Upland	The Historic Downtown Upland Specific Plan promotes the development of housing, work places, shops, entertainment, schools, parks, and civic facilities within easy walking distance. The plan encourages multi-family, single-family, second dwellings, live/work, mixed-use, senior housing, etc.
Colonies at San Antonio	Establishes a clearly recognizable mixed-use community. The specific plan is developed with 1,050 residential units, 115 acres of commercial, and 71 acres of recreational/community uses. A key feature is a 23.5-acre retention basin surrounded by a greenbelt. Only one residential site remains in the specific plan.
The Enclave	Located within the "College Heights" redevelopment area, the Enclave Specific Plan consists of approximately 19.04 gross acres along Foothill Boulevard. The Specific Plan allows up to 350 single-family attached and/or detached homes within a master planned with multiple recreation opportunities.

These specific plan areas and focus areas are discussed in Chapter 4, Housing Resources in relation to strategies for addressing the City's regional housing needs.

Residential Uses by Zone

All cities are required to facilitate and encourage a range of housing types for all economic segments of the community, as well as housing to address the needs of seniors, families, those with disabilities, farmworkers, and the homeless. Zoning districts that allow residential uses are listed below and in **Table H-15**.

- RS – Residential Single-Family Low Zones
- RS-MH – Single-Family Mobile Home
- RM – Residential Multi-Family Zones (RM-10, RM-20, RM-30)
- C/R-MU – Commercial Residential Mixed-Use
- B/R-MU – Business Residential Mixed-Use
- C/O MU – Commercial Office Mixed-Use
- C/I MU – Commercial Industrial Mixed-Use

Table H-15 Permitted Uses in Zones Allowing Residential Uses

Type of Unit	Zones Allowing Residential Uses						
	RS Zones	RS-MH	RM10 RM20 RM30	C/R MU	B/R MU	C/O MU	C/I MU
Residential							
+ Single-Family Detached	P	P			P		
+ Single-Family Attached			P	P	P		
+ Multi-Family Residential			AUP*	CUP	AUP*		CUP
+ Mobile Home Park		P					
+ Live/Work				AUP	AUP	CUP	CUP
+ Accessory Dwelling Units	P		P		P		
Special Needs							
+ Assisted Living/Convalescent			CUP	CUP	CUP	CUP	
+ Residential Care (6 or fewer)	P	P	P				
+ Residential Care (7 or more)			CUP		CUP		
+ Senior Housing			P	AUP	P	CUP	CUP
+ Single-Room Occupancy				CUP		CUP	CUP
+ Emergency Shelter			CUP	CUP	CUP	CUP	CUP
+ Supportive and Transitional Housing (6 or fewer)	P	P	P	CUP	CUP		
+ Supportive and Transitional Housing (7 or more)			CUP	CUP	CUP		

Source: Upland Zoning Code, 2021
* CUP if the density is over 15 units/acre
P = permitted
AUP = administrative use permit
CUP = conditional use permit

Single-Family Housing

Single-family housing is permitted by-right in the single-family residential zones and also the Business/Residential Mixed-Use zone. The RS-MH is intended to protect areas for mobile homes and manufactured housing.

Accessory Dwelling Units

Accessory dwelling units (ADUs) offer affordable housing opportunities for lower-income households such as seniors, caregivers, household employees and college students. The City's ADU regulations (Municipal Code Chapter 17.37) were updated in 2021 to incorporate the current provisions of State law. ADUs are allowed by-right in all residential zones and in the B/R MU zone. To ensure that City regulations continue to encourage ADU production, Program 8 in the Housing Plan includes annual review of State ADU law and amendments to City regulations as necessary.

Mobile Home Parks

Mobile and manufactured homes provide affordable housing options for many Upland families. The city presently has approximately 865 mobile homes situated in 6 mobile home parks, one of which is age-restricted for seniors and the other five parks are not restricted. Upland's mobile homes are relatively inexpensive, and most parks are fully occupied. The City implements a rent stabilization program for mobile home parks, helping to maintain the affordability for residents.

Manufactured Housing

According to the National Manufactured Home Construction and Safety Act of 1974, a manufactured home built and certified after June 15, 1976, and constructed on a permanent foundation may be located in any residential zone where a conventional single-family detached unit is permitted subject to the same restrictions on density and to the same property development regulations, provided it has received approval of the Architectural Review Board and receives a Certificate of Compatibility. The City complies with this act and permits manufactured homes constructed on a permanent foundation in all residential zones where single-family homes are permitted.

Multi-Family Housing

Multiple-family development (apartments and condominiums) are currently permitted with an administrative use permit (AUP) or conditional use permit (CUP) in the RM multi-family residential zones and B/R mixed-use zone. Multi-family development is also conditionally permitted in the C/R MU and C/I MU zones as part of a mixed-use development that provides a minimum of 0.25 floor area ratio of nonresidential development. The minimum densities in the RM and MU zones are intended to facilitate higher-density multi-family residential. RM zones do not require a minimum parcel area or maximum lot coverage. To reduce potential constraints to multi-family development, Program 7 in the Housing Plan includes a Code amendment to eliminate the administrative use permit/conditional use permit requirement for multi-family housing in multi-family zones.

In the Downtown, multi-family residential uses are permitted by right in all districts, with the exception of the Pleasant View District, which is a single-family historic neighborhood. Given that Downtown is also the commercial heart of Upland, multi-family residential is only permitted on upper floors in Old Town and the Historic Core except within the 1st Avenue Overlay of the Old Town District, where multi-family is permitted on the ground floor. Each multi-family project requires minimum lot dimensions, setbacks, floor area, and outdoor living space, and maximum lot coverage, development intensities, and height.

Mixed-Use Residential and Live-Work

Mixed-use projects combine nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. The City has created four mixed-use zones to provide flexibility and facilitate mixed-use developments. In Downtown, mixed-use developments are permitted by-right in all districts with the exception of single-family residential-only districts. **Table H-16** summarizes allowable uses in the three mixed-use zones that allow residential use.

Table H-16 Permitted Uses in Mixed Use Zones

Zone	100% Residential?	Limitations
B/R Mixed Use	Yes	0.5 max. non-residential FAR
C/R Mixed Use	Yes (CUP)	1.0 max. non-residential FAR
C/I Mixed Use	Yes	0.25-1.0. non-residential FAR

Stand-alone residential developments are permitted in all three mixed-use zones. While the development standards in these zones allow 100% non-residential development, non-residential FAR limits create a significant financial incentive to include a residential component and fully utilize the allowable development for each site. Recent development trends within these zones in recent years have included a variety of residential projects, including a 6-unit apartment complex, a 203-unit apartment complex, a 78-unit Live-Work development, and a 37-unit residential condominium development. This development trend indicates that residential development is viable and actively sought after by developers within the mixed-use zones, as evident by the addition of 324 new housing units to the City's housing stock. Please see Appendix B for additional information regarding development trends in mixed-use zones.

A live-work unit is an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity. Live-work is permitted with an administrative use permit in the C/R MU and B/R MU zones and conditionally permitted in the C/O MU and C/I MU zones. In the Historic Downtown Specific Plan area, live-work units are permitted by-right in five of the nine districts provided the residential portion is on the upper floors.

Single Room Occupancy

Single Room Occupancy (SRO) units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit with a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are conditionally permitted in the C/R MU, C/O MU and C/I MU zones.

Senior Housing

Senior housing is permitted by-right in the RM zone and permitted through an administrative use permit in the C/R/MU and B/R MU zones. Senior housing is also conditionally permitted in the C/O MU and C/I MU zones. In Downtown, senior housing is permitted by-right in most districts. Senior housing developments are required to provide amenities, services, and facilities to ensure the comfort, health, and recreation of elderly persons, including health and transportation services. Eligible senior housing developments can receive a density bonus pursuant to State law. In addition, reduced parking standards may be granted.

Housing for Persons with Disabilities

Persons with disabilities often require special consideration to accommodate their housing needs. City standards and procedures for addressing these needs are described below.

Residential Care Facilities

In accordance with State law, residential care facilities that serve six or fewer persons are permitted by-right in all residential zones. Larger residential care facilities and assisted living/convalescent facilities are allowed by CUP in the RM, C/R MU and B/R MU zones. Program 20 includes an amendment to the Zoning Ordinance to ensure that small residential care facilities are allowed subject to the same standards as apply to residential uses of the same type in the same zone, including mixed-use zones, and to ensure that regulations do not pose an unreasonable constraint to large residential care facilities.

Emergency Shelters and Low Barrier Navigation Centers

"Emergency shelter" means housing with minimal supportive services for the homeless, with occupancy limited to six months or less by a homeless person. The Zoning Ordinance allows emergency shelters by-right in the Light Industrial and General Industrial zones and also in the RM and MU zones with approval of a CUP. Development standards for emergency shelters include the following:

- The applicant or operator shall submit a Management and Operation Plan for the emergency shelter for review and approval by the reviewing authority in consultation with the chief of police, as part of the application review process, prior to issuance of permits. The Operation Plan shall be based on Best Practices and include, but not be limited to:
    1. A security plan;
    2. List of services;
    3. Staff training;
    4. Client transport;
    5. Ratio of staff to clients;
    6. Client eligibility and intake and check out process;
    7. Hours of operation;
    8. Refuse collection;
    9. Separation of sleeping areas and restrooms by gender and for families;
    10. Bed bug prevention;
    11. Enforcement of rules and procedures for disruptive clients; and
    12. An outreach plan.

  The Operation Plan shall remain active throughout the life of the facility. The City may inspect the facility at any time for compliance with the facility's Operation Plan and other applicable laws and standards.
- Inability to Pay. No individual or household may be denied emergency shelter because of an inability to pay.
- Separation Criteria. An emergency shelter shall not be located within 300 feet of another emergency shelter, as measured from the closest property line. An emergency shelter shall be located within ½ mile of a transit stop. Emergency shelters shall be located at least 500 feet from any child care center or kindergarten through 12th grade curriculum school, as measured from the closest property line. An

exception to this separation requirement may be granted if significant physical features act as barriers from said sensitive uses.

- Abutting Residential. When abutting a residential use or residentially-zoned property, all areas for shelter activities and uses, including, but not limited to, waiting and intake, personal storage, facility storage, and recreation, shall be located indoors.
- Occupancy. The number of beds shall be limited to 30. Any emergency shelter requesting more than 30 beds shall require a Conditional Use Permit, and shall find that:
    1. A larger shelter facility will help meet the City's goals pertaining to emergency housing of the homeless;
    2. The circumstances of the subject property make the larger facility appropriate; and
    3. Design features will minimize impacts of the surrounding area.
- Parking. One (1) vehicle parking space shall be provided per five (5) beds. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need.
- Waiting and Intake Area. A client waiting and intake area shall be provided and contain a minimum of ten (10) square feet per bed provided at the facility. The client waiting and intake area shall be screened from the public right-of-way, and shall be sufficient in size to accommodate all persons waiting to enter the facility.
- On-Site Management. On-site management shall be provided during the hours that the emergency shelter is in operation and at least one hour prior to and one hour after operation hours.
- Support Services. Emergency shelters shall allocate sufficient areas on site, outside of any required landscape areas, to provide the following minimal support services:
    1. Food preparation and dining areas;
    2. Laundry facilities;
    3. Restrooms and showers;
    4. Areas to secure and store client belongings;
    5. Indoor and outdoor recreational facilities and/or open space; and
    6. A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. Referral services refers to the initial assessment of a homeless client to identify the areas in which assistance is needed, and connecting clients with appropriate off-site programs and services depending on their need.
- Length of Stay. The length of stay for each individual at any emergency shelter shall not exceed ninety (90) days within a twelve (12) month period, but extensions up to a total stay of six (6) months within a twelve (12) month period may be provided if no alternative housing is available; days of stay need not be consecutive.
- Lighting. Lighting shall be provided in all exterior areas, including pathways, parking areas, courtyards, rear yard areas, and spaces between structures, and shall be directed in a manner that does not cast light onto neighboring properties.
- Trash Enclosure and Loading Zone. Each facility shall have a trash enclosure and loading zone. The trash enclosure shall be completely enclosed with masonry walls not less than five (5) feet high with a solid-gated opening, and be large enough to accommodate a standard-sized trash bin adequate for use on the parcel. The trash enclosure shall be accessible to refuse collection vehicles.
- Security Plan. Security shall be provided during the hours that the emergency shelter is in operation. Security plans shall be submitted to City staff for review and approval prior to issuance of an occupancy permit. Security plans shall be resubmitted to City staff on an annual basis.

- Noise Abatement. For the purposes of noise abatement in residential zoning districts, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 10:00 p.m., and no client shall arrive to the emergency shelter after 10:00 p.m.
- Applicable Laws. The facility shall comply with all other laws, rules and regulations that apply, including Building and Fire codes. In addition, the facility is to be consistent with the Cable Airport Land Use Compatibility Plan policies and standards, particularly as it relates to protecting sensitive uses from airport related noise levels.

The Industrial Zone is a suitable location for emergency shelter facilities. The City has approximately 300 parcels zoned industrial. Approximately 25 parcels (38 acres) are significantly underutilized, and 8 parcels (23 acres) are vacant. The industrial zones are located along several public transportation routes and near the Montclair Transportation Center for convenient access. Parcels are also near commercial/professional office areas where homeless persons can access supportive services. These parcels are therefore suitable for emergency shelters.

The amount of land needed to accommodate emergency shelters depends on the number of individuals and families to be housed and the product built. Based upon the most recent homeless count of 44 unsheltered people in Upland and an emergency shelter size of 150 square feet per person, less than one acre would be sufficient to accommodate a shelter. With the potential 23 acres of industrially zoned vacant land and 38 acres of underutilized industrial land that could be adaptively reused for emergency shelters, the City has more than ample sites to accommodate the City's projected need for emergency shelters.

To ensure compliance with State law, Program 20 is included to review current development standards for emergency shelters and process a Code amendment to ensure that permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

AB 139 (2019) revised State law regarding parking standards for emergency shelters. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, Program 16 includes a Zoning Code amendment to revise parking requirements for emergency shelters consistent with current law.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
(2) Accommodation of residents' pets
(3) The storage of possessions
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Chapter V includes Program 1d to address this requirement.

Transitional and Supportive Housing

California Government Code §65582(j) defines *transitional housing* as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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. *Target population* means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. "Supportive services" include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

Program 20 in the Housing Plan includes a commitment to review current City regulations regarding transitional and supportive housing and amend regulations as necessary consistent with current law.

Agricultural Employee Housing

Under the Employee Housing Act (Health and Safety Code, § 17000 et seq.) employee housing for six or fewer employees must be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Program 20 is included in the Housing Plan to ensure that City regulations are consistent with these requirements.

Definition of "Family"

The Zoning Code defines *Family* as "one or more persons living together as a single housekeeping unit in a dwelling unit." There are no constraints on unrelated persons or number of persons in the definition.

Single Housekeeping Unit is defined as the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities (e.g., meals, chores, household maintenance, expenses, etc.) and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather

than the landlord or property manager. This definition may cause a constraint on those living together under separate leases.

The City will remove the definition of single housekeeping unit as a part of Program 20 so that the definition of family is inclusive and compliant with all fair housing laws.

Reasonable Accommodation

State and federal fair housing law require cities to make reasonable accommodations to address the special needs of persons with disabilities when applying standards of the Municipal Code and other land use regulations to ensure equal opportunity to use and enjoy a dwelling. State and federal guidelines recommend establishing a process of reasonable accommodation to grant changes in land use, building practices, or permitting processes to allow a disabled person equal access to housing. The process should not be discretionary or achieved through a variance. Program 20 is included in the Housing Plan to establish written procedures for processing requests for reasonable accommodation.

Inclusionary Requirements

There are no inclusionary requirements in the City.

Short-term Rental Requirements

Municipal Code Chapter 17.23.1 establishes regulations for short-term rental of a dwelling unit (i.e., 30 consecutive days or less) including requirements for an administrative use permit, business license and transient occupancy registration certificate. Short-term rentals are conditionally permitted in all residential zones with the exception of RS-MH (Single Family Mobile Home).

Growth Controls

No growth controls have been adopted in Upland.

Residential Development Standards

Residential development standards are designed to promote a sustainable livable environment, with adequate space for recreation, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families. These standards are carefully devised to result in quality housing, while not placing an undue burden on residential developers to building housing in the community.

Table H-17 lists residential development standards for housing in Upland. These standards become increasingly flexible depending on the proximity to employment areas, transportation corridors, or Downtown. As shown below, more rural areas (RS zones) have the largest minimum lot sizes and lowest lot coverage standards—reflective of historical land use patterns and topography. RM zones have less restrictive lot coverage and greater building heights and density to facilitate multi-family housing. The Downtown has the smallest minimum lot sizes, greatest density, and allow the tallest buildings.

Table H-17 Residential Development Standards

Zoning District	Density (du/ac)	Maximum Building Height	Setbacks			Lot Coverage Regulations	
			Front	Side	Rear	Lot Coverage	Minimum Lot Size
RS	1 du/lot	35'	20-40'	5–10'	20'	35–50%	4,000-20,000 SF
RS-MH	8–14	16'	25'	5'	5'	60%	10 acres
RM-10	5-10	40'	20'	5'	15'	--	--
RM-20	10-20	40'	20'	5'	15'	--	--
RM-30	15-30	40'	20'	5'	15'	--	--
C/R MU	15-20	40'	5'	5–10'	10'	--	20,000 SF
B/R MU	10–20	40'	5'	5'	10'	45% for single-family	4,000 SF
C/O MU	10–20	40'	5'	5'	10'	--	20,000 SF
C/I MU	15–20	40'	5'	5'	10'	--	20,000 SF
HDU SP	0–55	30'–55'	0-25'	0-25'	0-20'	35%–100%	-
Enclave SP	12-20	45'	8-10'	3-10'	-	-	-

Source: Upland Zoning Code, 2021
Notes:
Residential development standards may different slightly in the respective specific plan areas.
Under certain circumstances (e.g., corner lot, adjacent to major highway) setbacks may be increased.

Unit Size Requirements

Upland's development standards require a minimum floor area ranging from 1,000 to 2,000 square feet for single-family homes in RS zones. Given the wide range of RS Zones (due to topography and lot sizes), the minimum floor area increases progressively with the minimum lot size. For multiple-family residential uses, the Zoning Code requires a minimum of 600 square feet for studio and one-bedroom apartments, and an additional 200 square feet for two or more bedrooms. Senior units are allowed up to a 20% reduction in minimum unit sizes.

Open Space Requirements

Given the higher densities in multiple-family housing, such projects must include a minimum of 100 square feet of private open space per unit and on average 250 square feet of common open space per residential unit. These minimum open space requirements are not considered a constraint to the development of housing; they are intended to provide a desired level of privacy and recreational opportunities for residents of multiple-family housing.

Density Standards and Density Bonus

Upland's Zoning Code provides significant flexibility in the density of residential products—reflective of the topography, location, and type of development. Multiple-family housing projects are allowed at 10 to 55 dwelling units per acre depending on location. For instance, corridor housing is typically permitted at up to 20 units per acre, stand-alone residential in a multiple-family district at up to 30 units per acre, and up to 55 units per acre in the Downtown Specific Plan. As discussed later, these density standards have been successful in facilitating ownership and rental housing at a variety of densities and affordability levels.

As required by State law (Government Code Sec. 65915 et seq.) Chapter 17.17 of the Municipal Code establishes standards and procedures for granting a density bonus or other incentives when a development provides affordable or senior housing. State density bonus law has been amended since the current City ordinance was

adopted, and Program 15 in the Housing Plan includes a provision to update the City's density bonus regulations consistent with State law.

Height Limitations

The Zoning Code allows for a range in maximum building heights tailored to different neighborhoods and housing types. For instance, lower-density residential zones with single-family homes generally allow structures of one to two stories. Multiple-family residential zones allow structures of 40 feet and accommodate three or more stories. In the Historic Downtown, where higher residential densities are desired, the Historic Downtown Upland Specific Plan allows up to 55 feet in certain areas to accommodate higher residential densities and commercial intensities. These height allowances are comparable to other communities in the Inland Empire.

Parking Standards

Adequate parking is an important component of well-designed residential development, contributing to the value of a project, the safety of residents, its appearance, and the livability of the project. Upland's residential parking regulations are intended to promote efficient land use, reduce street congestion and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to secure financing for a new residential project.

Upland's residential parking requirements offer reduced standards for smaller units and in areas near high-quality transit. **Table H-18** provides a summary of parking requirements.

Table H-18 Residential Parking Standards

Types of Residential Development	Parking Requirements
Conventional Housing	
Single-Family	2 spaces within a garage
Manufactured Housing	Same as single-family units, except can be in a carport
Accessory Dwelling Units	1 space in addition to that required for a single-family unit (Unless parking is waived in accordance with State law
Duplex	2 per unit
Multiple-Family	Studio and 1-bedroom units: 1 for each unit in a garage 2-bedroom: 2 for each unit in a garage 3 or more bedrooms: 2.5 for each unit, including 2 in garage Guest parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units
Mobile Home Parks	2 for each mobile home (tandem parking allowed in an attached carport); plus 1 guest space for every 5 mobile homes [senior mobile-home parks are allowed parking concessions per Chapter 17.17 (Density Bonus Program)]
Senior Housing	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units
Boarding houses	1 per two beds

Types of Residential Development	Parking Requirements
Special Needs	
Elderly & Long-term Care	1 space for each 3 beds the facility is licensed to provide
Assisted Living	1 space for each 3 beds the facility is licensed to provide
Residential Care Facilities[1]	--Small (6 or fewer) - 2 within a garage --Large (7 or more) - 2 within a garage; plus 1 per 300 sq. ft. of office and other non-residential areas 2 spaces, plus 1 per employee onsite at any given time 2 spaces, plus 1 per employee onsite at any given time
Emergency Shelters	1 per 300 square feet of habitable floor area, or sufficient to serve the parking demand determined in a parking study
Supportive & Transitional Housing – small (6 or fewer in a dwelling unit)	2 per dwelling
Supportive & Transitional Housing – large (7 or more in a dwelling unit)	1 per 3 beds plus 1 per 300 sq. ft. of office and other non-residential areas
Single-Room Occupancy	1 space per unit plus 1 guest space for every 3 units

Source: City of Upland Zoning Code, 2021
Notes:
1. See Program 20 to modify parking requirements for small residential care facilities consistent with State law

The Upland Zoning Code sets forth flexible standards for multiple-family residential parking that vary by the location and proposed residential use (**Table H-19**). Whereas all areas of the community have the same parking space requirement for studio units, the number of required parking spaces increases gradually for one- and two-bedroom units.

Table H-19 Multiple-Family Parking Standards

Housing Characteristics	Location of Development		
	Mixed Use Districts	Historic Downtown	Outside Downtown
Type of Development Allowed	Mixed Use Projects	Residential and Mixed Uses	Residential Only
Unit Size			
Studio	1	1	1
1-bedroom	1	1	1
2-bedroom	1.5	2	2
Garage Required	None	Required	Required

Note: Guest parking is also required, which ranges between ¼ space per unit to ½ space per unit and may be uncovered.
Source: City of Upland, 2021

Recent multiple-family projects demonstrate that parking requirements have not been a significant constraint to housing production. Modifications to parking requirements are allowed in the following circumstances:

- **Density bonus projects**–reductions in parking spaces for projects that meet density bonus requirements
- **Senior housing projects**–a 50% reduction in required spaces with covered garages
- **Transit oriented districts**– a 20% reduction in parking space requirements for projects within ¼ mile of a transit station
- **Shared parking**–eligible projects can receive reductions in parking for qualifying mixed-use developments
- **Downtown Specific Plan**. This area allows developers to propose studio or one-bedroom units with only 1.0 parking space per unit and less floor area. This is also allowed for senior units.

- **Minor Variation**. The City Development Services Director has the authority to grant a minor adjustment over the counter (defined as 10% variation) to virtually every physical development standard.

Although apartments outside the Downtown and mixed-use corridors are feasible and built at current parking and garage requirement standards, there are situations where flexibility in garage requirements may be appropriate. Therefore, the Housing Incentives Program includes a statement to amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1-bedroom units in projects outside the Downtown and corridors provided the project qualifies for a density bonus or is deed-restricted as affordable.

In summary, the City's residential development standards, either individually or cumulatively, have not deterred either the production of condominiums or apartments. Adequate provisions are also in place to allow modifications to the residential development standards based on the location, affordability, and type of residential project. Because of these factors, the City's Zoning Code residential development requirements are not a significant constraint to the development of housing. However, to minimize constraints on housing cost, an amendment to multi-family development standards will be processed to eliminate garage parking requirements (Program 8).

Building Codes and Enforcement

The City has adopted the current (2019) Building Codes (Title 15 of the Municipal Code) with minor modifications to address local conditions. Because of the local topography and fire hazards, all newly constructed buildings of any occupancy group when the gross floor area is equal to or exceeds 5,000 square feet are required to have automatic fire sprinklers.

The City's Building Division provides reasonable controls for construction and occupancy of buildings and structures throughout the city through the enforcement of all building-related ordinances. This division serves and protects the public with plan checking services, the issuance of permits, the keeping of building-related records, and building inspections. The division further provides information to its customers through records research, provision of informational handouts, and development consultation through all phases of a project from concept to completion.

In addition to building codes mentioned above, the City has also adopted a variety of property maintenance codes for the protection of property values and the general welfare of the community. These are in the Public Peace and Welfare Code, which addresses graffiti and unnecessary noise; the Health and Safety Code, which addresses public nuisances as well as other occupancy requirements; and the Uniform Code for the Abatement of Dangerous Buildings.

The City's Code Enforcement Division is tasked with the responsibility of protecting property values and eliminating blight through the use of the City's Municipal Code.

Offsite and Infrastructure Requirements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, local governments have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. In fact, one of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on developers.

In order to ensure public health and safety, the City also requires developers to provide onsite and offsite improvements necessary to serve proposed residential projects. Requirements for on- and offsite improvements vary depending on the existing improvements, as well as the size and nature of the proposed development, but the requirements are standard and do not exceed the City's authority under State law.

In areas where existing infrastructure is not adequate, the City requires the following improvements:

- **Drainage:** Including curbs and gutters, storm drains, and culverts in accordance with acceptable standards. These requirements are standard among urban communities in California.
- **Sidewalks and trees:** Including sidewalks—of a width and quality suitable for the local neighborhood use—and parkway trees. Dimensions generally 12 feet on either side of the road, which includes 5 feet of sidewalks.
- **Streets:** Pavement of a width and quality suitable for local traffic. Specifications include 60' right-of-way for residential streets and 66' right-of-way for collectors. All other streets are already in place. Streets within PUDs and specific plans are typically narrower than the requirements for public streets.
- **Water and sewer:** Adequate domestic water supply, including the relocation or replacement of water mains, irrigation lines and appurtenances and appropriate sanitary sewer facilities and connections for each lot.

Energy Conservation

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB 375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable.

The City of Upland encourages resource conservation as follows.

- **Building codes**. The California Green Building Code (CALGreen) is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use, improve indoor air quality, divert construction waste from landfills, and inspect energy systems for nonresidential buildings.

- **Neighborhood design.** Neighborhood design and site planning can reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use. The Zoning Code and Historic Downtown Specific Plan both promote sustainable development patterns to promote energy conservation.

- **Green standards**. The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and

Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and issues certifications based on the points achieved for sustainable practices. The Kohl's at the Colonies and the Wells Fargo building are recent projects that received LEED Silver certification.

- **Retrofits of residential buildings.** Older residential buildings built before energy conservation standards provide the greatest opportunity to make a measurable difference in energy usage. To that end, the City's Housing Improvement Program provides residential rehabilitation loans that can be used to purchase more energy-efficient upgrades to windows, insulation, and other home items. Moreover, local utility companies also offer a wide range of incentive programs to trade in energy-inefficient appliances and receive a rebate to purchase energy-efficient models.

Permitting Process

The City of Upland has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Upland Municipal Code establishes standard procedures for processing applications for the development, maintenance, and improvement of housing. These processes are described in the following section.

Requests to Develop at Lower Densities

The decision on what residential densities to build to are largely market-driven as private developers strive to produce the most marketable housing. The General Plan establishes minimum densities for each of the multi-family and mixed-use residential categories and development in Upland generally falls at 75% of the maximum allowable density or above. In addition, City staff and decisionmakers, increasingly aware of the need to increase housing choice within the City, encourage applicants to propose development near the upper limits of the allowable density range.

Permit Requirements by Residential Project Type

Chapters 17.43 and 17.44 of the Zoning Ordinance establish development review procedures that balance the need for efficient and timely processing, while also recognizing that the final product should reflect quality workmanship and design.

Once a development application is deemed complete, the case planner reviews the project for conformance with applicable development codes, land use regulations, architectural drawings, site design, landscaping plan, design standards, and other requirements. The City provides an application and checklist that can be used to ensure that all relevant requirements and materials are submitted to the City. This ensures a timely submittal so that the project can proceed to the next step. Project review generally requires approximately one month to complete, assuming a well-prepared application.

Permit requirements are briefly described below and in **Table H-20**.

- **Single-family residential.** Single-family dwellings are reviewed through plan check by the Development Services Director or designee. Total time to process permits for new single-family dwellings is typically 30 to 60 days. This assumes that the project is proposed in a zone that allows the use by-right and that the project meets the minimum development and site standards in the municipal code. No specific findings or public hearing is required.

- **Multiple-family residential**. Multi-family projects have three levels of review, depending on the zone in which the project is located and the associated permit required (i.e., P, AUP, CUP). Projects permitted by-right or an administrative use permit are reviewed by the Development Services Director or designee. For AUPs, the director may solicit technical expertise and/or convene staff from affected departments in the review of projects. If an AUP or CUP is required, the findings for approval are as described below. Total time to process AUP permits is typically 30 to 90 days. For multi-family projects requiring a CUP, the Development Services Director or his/her designee performs the initial screening and makes a recommendation to the Planning Commission for final action on the application. Required findings for approval are as described below. Total time to process a CUP for a new project is typically 3 to 6 months.

Although the current AUP and CUP requirements for multi-family development do not appear to have been an unreasonable constraint to development in the past, Program 8 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments, thereby minimizing permit processing time and improving development certainty.

Table H-20 Permit Process and Time Frame for Housing Projects

Criteria	Application Review		
	Single-family	Multi-family (AUP)	Multi-family (CUP)
Application Completeness	1 month	1 month	1 month
Project Review Committee	1 month to review project design	1 month to review project design	1 month to review project design
Decision-maker Regarding Project	Development Services Director	Development Services Director	Planning Commission
Planning Commission Public Hearing	N/A unless project appealed	N/A unless project appealed	3 months
City Council Public Hearing	N/A	None unless appealed	None unless appealed
Environmental Review and Clearance	In accordance with CEQA requirements		
Plan Check	60 days	60 days	60 days
Total Time from Start to Building Permit	30–60 days	4–6 months	4-6 months (up to 9 with EIR)

Source: City of Upland, 2021

Environmental Review

Environmental clearance is required by the California Environmental Quality Act (CEQA). CEQA is quite prescriptive regarding the most appropriate form of clearance and the timelines for noticing, circulation, and public review. The vast majority of projects will qualify as infill and are exempt from CEQA, or the projects can be cleared through a Negative Declaration or Mitigated Negative Declaration. The time frames for this step vary widely and can typically take about 90 days. This step is often taken concurrent with permit processing. However, if an EIR is required, it may add six months or more to the project schedule.

Public Review

Projects that are permitted by-right or through an AUP are not required to be noticed to the public or subject to a public hearing. Projects over 15 du/ac currently require a CUP due to the possibility for unintended impacts on surrounding homes and neighborhoods require a public hearing before a decision can made. Hearings must be scheduled within 45 days of the filing of the application. Notices are mailed to affected local agencies and landowners within 300 feet of the proposed project so that the public can attend or submit comments on the proposed project. The entire process takes approximately three months unless an appeal is filed, which would add approximately 3.5 months.

Once prior stages are complete, the application for residential development moves forward to the building permit stage. The time from entitlement approval to submittal of a building permit application can vary widely depending on the type and size of the project and other issues beyond the City's control, such as project financing or real estate market factors. The process is relatively straightforward and requires filing an application, paying required fees, and commencing work. Overall, the time frame for obtaining permission to build residential projects in Upland is relatively short and therefore not considered an undue constraint for the vast majority of developers proposing projects in Upland. However, in order to minimize permit processing time and improve development certainty Program 8 is included in the Housing Plan to eliminate use permit requirements for multi-family development. **Table H-20** summarizes current time frames for project review in Upland.

Residential Design Standards and Guidelines

Section 17.04.050 of the Zoning Ordinance establishes residential design standards and guidelines for single- and multi-family developments, which provide an added level of definition for the intended character within single and multi-family developments and establish minimum criteria for achieving a high-quality design expression in site and building design while allowing reasonable flexibility in the implementation of developments in the residential zones. As part of development review plan process the City provides design feedback to applicants administratively and uses the Residential Design Guidelines as guidance during the review process. The design review process is described in detail below. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review and there is no design review board or review committee. Coupled City staff receive comments from multiple departments and work with applicant to address all comments comprehensively.

Some of the more pertinent requirements are:

- **Neighborhood context.** Single- and multi-family developments shall be compatible and coordinated with adjacent properties in terms of height, massing, setback, and design character. New development shall contribute to the visual quality and cohesiveness of its setting.
- **Site design**. Single-family developments shall vary the front yard setbacks from unit to unit to avoid long repetitious development patterns. Garages shall also be set back to not dominate the front façade of the residence. For multi-family developments, buildings shall be located as close as possible to the front setback line. Where buildings are set back, enhanced landscaping shall be provided within the setback.
- **Building design**. Single-family homes shall avoid large, box-like structures by employing techniques such as recessed porches, bay windows, dormers, varying planes or setbacks, and varying roof forms. The design should minimize views of garages. For multi-family projects, building massing shall be varied through techniques such as recessed porches, bay windows, dormers, varying planes or setbacks, and varying roof forms. Large masses shall be broken down to give individuality to units to be legible as individual residences or small groups of units.
- **Architectural Style**. Building design should not be limited to any particular style, be compatible with surrounding residential development, and multi-family residential should have varied design elements.
- **Private and Outdoor living space.** In multi-family projects, private open space shall be at the same level as and immediately accessible from within the unit. Outdoor living space for the shared use of

residents should include lawns, courtyards, community gardens, roof gardens, pools, and play areas. Shared spaces should be accessible to all residents, provide seating areas, be lighted, relatively flat and usable, and designed to encourage social activity. When included, such public space should be provided where high levels of pedestrian and/or community activity can be expected.

Design Review Process

The design review process is the same for ministerial and non-ministerial projects, excepting a public hearing requirement for non-ministerial projects. The set of design review standards are the same for ministerial and non-ministerial review. A review of recent projects found that no projects have been denied on the basis of the design review guidelines. Furthermore Program 8 is included to eliminate use permit requirements for conforming multi-family developments as well as adopt a set of purely objective development standards. This will further expedite the permitting process.

Residential construction involving individual single-family homes on an existing lot, mobile homes, and two units are approved at a staff level (ministerial review). Multiple family projects with three-units or more are approved by staff with an administrative use permit, except multiple family projects that are for-sale, such as townhomes and condominiums, which require a Tentative Tract Map and must be approved by the Planning Commission. These projects require a non-ministerial level review.

All projects are evaluated relative to zoning and building code standards and receive approvals within two to four weeks of application. The City's plan check policy is to complete first submittal plan checks within 30 business days and resubmittal plan checks within 10 business days.

The City offers a "Preliminary Review" service where plans may be submitted for review and comment by all relevant City departments prior to formal application. This provides the customer with a quick due diligence process to obtain City comments and requirements. Alternatively, City staff will meet with customers and developers at their request if they want to individually speak with representatives from Planning, Building & Safety, Public Works, and Engineering to receive guidance and obtain standards for development.

The design review process below is applicable for non-ministerial projects. Residential construction involving tracts and larger multi-family projects utilize the following processing schedule.

For projects not requiring legislative actions the entitlement process can take as little as 100 calendar days (approximately) if a CEQA Initial Study is not required under the California Environmental Quality Act. Steps are:

(1) Submission of complete application,

(2) Development Review (Technical Review Committee) (40 days),

(3) Planning Commission (45 days).

During this formal application phase, the applicant submits eight (8) sets of plans, appropriate application forms and all required fees. Completeness review by Planning staff and committee review by the Technical Review Committee occurs within the first 40 days following a complete application submittal. The applicant then provides additional information and prepares plan revisions (if needed) based on the Technical Review Committee comments/corrections. Conditions of approval are prepared, and any final issues are addressed

before the project moves on to Planning Commission review. A public hearing before the Planning Commission is only required if the project includes a Tentative Tract Map.

The Planning Commission's review or public hearing, proposed projects must be included on an agenda in advance. Staff prepares and presents reports on each project. The applicant and members of the public have the opportunity to comment. As for multi-family development (3 or more attached units), the Zoning Ordinance allows projects of 15 du/ac or less to be approved by the Development Services Director with an administrative use permit. In this case, there is not a requirement for a public hearing, including for non-ministerial projects. The Development Services Director on a case-by-case basis may choose to refer any administrative use permit application to the Planning Commission for review and approval. The multi-family projects that are generally referred are those that require a CEQA Initial Study. For multiple family projects that are for-sale, such as townhomes or condominiums, a Tentative Tract Map is required and must be approved by the Planning Commission.

If the project is subject to CEQA, then an Initial Study must be prepared by the City's environmental consultant(s) and typically requires an additional 90 to 120 days including a 20-day public comment period on the environmental document (e.g., a Mitigated Negative Declaration). Consideration of the project's environmental document is part of a public hearing on the entire project and has not been a factor in inhibiting affordable housing in the past.

For non-ministerial projects (General Plan Amendment, Zone Change, Development Agreement, etc.) processing takes approximately 120 calendar days, plus any CEQA environmental review processing requirements. The steps are the same as above plus No. 4 City Council (40 days).

- Once the entitlements are granted developers prepare the final engineering and complete the final map (as well as finalized home designs), which is the same process as other communities.

- During the same time as the above final map process, the developer and his engineer and architect prepare the development plans for plan check review submittal. The plan check review timelines are mentioned in the first paragraph above.

- Note: With implementation of SB 330 provisions through at least January 1, 2025, the evaluation and approval of multifamily residential dwelling units now occur simultaneous with the individual project's DPR and/or AUP entitlement process.

The development review process is not different for residential projects included as part of a mixed-use project.

The City of Upland's permit processing times are in line and/or faster than other communities in the area. Upland's development review process does not represent a constraint that is significant, although additional staff resources would enable staff to process projects more quickly. Since 2016, the City has retained contract staff to supplement City staff to maintain efficient entitlement processing, and also makes use of contractors for planning entitlements and building & Safety plan check. Regulations to include additional environmental assessment, requirements of SB 18 and/or AB 52, and water quality management plan requirements (all federal, state, and regional requirements), etc. have added to the processing time and cost of development in all cities, not just in Upland. These additional requirements are not generally reflected in the timelines above because this information and requirements are required at time of application submittal and determination of completeness.

Developers may face delays in obtaining building permits after entitlements due to the need to create more detailed plan sets after entitlement approval. Plans for land use entitlement are often conceptual. After entitlement approval applicants will prepare detailed construction plan sets for building permit review. Those plans on average take one or more months to prepare and submit for plan check review. Most discretionary applications are generally ready to proceed to plan check within a short period of time upon Planning Commission and/or City Council review. However, the City accepts plan checks "at risk" and some developers take advantage of this option to expedite the permitting process. This process allows the developer to submit their project for plan check review prior to entitlement approval. The plan check is "at risk" as the project may be modified prior to entitlement, but the ability to initiate the plan check process early can result in developers obtaining building permits shortly after the conclusion of the entitlement and/or an appeal period.

Detailed plan sets for building permit issuance is universal across the State and Upland's implementation of the California Building Code does not result in a burden or constraint beyond that experienced in other jurisdictions. Because the City allows for conceptual plans during the entitlement process developers can reserve funds and limit risk by initiating detailed construction plans after entitlement approval. Developers who do not wish to wait and are accepting of risk are permitted to submit detailed plans at-risk to reduce time between approval and permit. Ultimately, the amount of time between approval and permit application is at the discretion of the developer and does not constitute a constraint or hinderance on meeting the RHNA.

A review of recent projects found that no projects have been denied on the basis of the design review guidelines. Furthermore Program 8 is included to eliminate use permit requirements for conforming multi-family developments as well as adopt a set of purely objective development standards. This will further expedite the permitting process.

In 2014, the City streamlined its design review process by repealing provisions requiring separate review by a Design Review Board. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review as well. Coupled with user-friendly design guidelines, projects can be approved in a timely manner. Note that the set of design guidelines are the same for ministerial and non-ministerial review. A review of recent projects found that no projects have been denied on the basis of the design review guidelines. The design review process for both ministerial and non-ministerial process does not add time to the permitting process, as documented in the timelines above. The City works with applicants throughout the permitting process to ensure that design guidelines do not serve as a constraint to the development process, both in cost and time. Therefore, design review is not considered a potential constraint to residential development.

In order to minimize potential constraints, Program 8 includes a commitment to establish objective development and design standards for qualifying residential projects as well as remove the use permit requirements for conforming multi-family developments. This program will serve to expedite the permitting process for multi-family developments.

Development Plan Review

Development Plan review is required for all new construction prior to issuance of a building permit. The Development Services Director or designee is the approving authority on all development plan review applications unless the Director refers the application to the Planning Commission. No public hearing is required for Director approval.

Required findings for approval are as follows:

1. The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.

2. The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.

3. The proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.

4. The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.

Use Permit/Administrative Use Permit

Historically, the Upland Development Code required developers of multiple-family projects to secure a conditional use permit prior to project approval. In 2015 the Development Code was reconfigured to provide more clear guidance for developers, City staff, policy makers, and residents. The Code now only requires an administrative use permit for projects with a density of 15 du/ac or less. The purpose is to provide an appropriate review of land uses and their associated operational characteristics in a particular zoning district, whose effects on a site and surroundings cannot be determined before being proposed for a specific site.

An application for an administrative use permit shall be filed and reviewed in compliance with Chapter 17.42 of the Code. The application shall include the information and materials specified in the Development Services Department handout for an administrative use permit application, together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the required findings.

The Development Services Director or designee shall approve, conditionally approve, or deny administrative use permit applications upon the recommendations of technical staff. However, in certain cases, the Development Services Director or designee may choose to refer any administrative use permit application to the Planning Commission for review and final decision. Unlike most discretionary approvals, no public notice and hearing is required for an administrative use permit application.

The decision-making authority may approve an application for an administrative use permit only if the proposed project complies with applicable standards in the zoning code, other City ordinances, the General Plan, and any other applicable community or specific plans, and as supported by all of the following findings:

- The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.
- The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.
- The proposed use will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of the proposed use.

The administrative use permit is not considered to be a constraint. Indeed, prior to the update, the City conditionally permitted six apartment and condominium projects, providing nearly a thousand affordable housing units. The AUP is intended to streamline the development review process and avoid unnecessary and additional reviews of projects that meet all the applicable standards in the City's general plan and municipal codes. However, to further reduce potential constraints and improve development certainty, Program 8 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments.

Environmental and Infrastructure Constraints

This section analyzes potential environmental conditions and infrastructure availability that could limit housing development during the 2021-2029 planning period.

Environmental Hazards

Potential environmental issues that could constrain development include wildland fire hazards, flood hazard zones and geological conditions.

- **Wildland Fire Hazards**. A small portion of the city is located within the Very High Fire Hazard Severity Zone as designated by Cal Fire (**Figure H-21**). These areas are along the City's western edge and northeast area and do not contain a substantial portion of the City's potential sites for future housing. Housing developments that may be located within fire hazard zones must comply with certain regulations designed to mitigate risk from wildland fires, which could increase development costs, although these requirements would not prevent the City from accommodating its share of regional housing needs. There are four sites that have a capacity of 216 moderate income units that fall within the Very High Fire Hazard Severity Zones as well as three pending projects, therefore, the location of the RHNA sites within the Fire Hazard Severity Zone would not preclude or impact the development of these sites.
- **Flood Hazard Zones**. Upland is located on the southerly side of the San Gabriel Mountains and small areas of the city are within washes that include designated flood hazard zones. None of the sites identified to accommodate the City's housing needs for the planning period are with these flood hazard areas.
- **Geological Conditions**. A mapped Alquist-Priolo fault zone crosses the northern portion of the city. In such areas, housing developments must comply with certain regulations designed to mitigate risk from earthquakes and other geological hazards, which could increase development costs, although these requirements would not prevent the City from accommodating its share of regional housing needs.

Water Availability

The 2015 General Plan Update EIR analyzed water needs for the entire City. That analysis concluded that water supply is projected to be sufficient to accommodate housing needs through 2035.

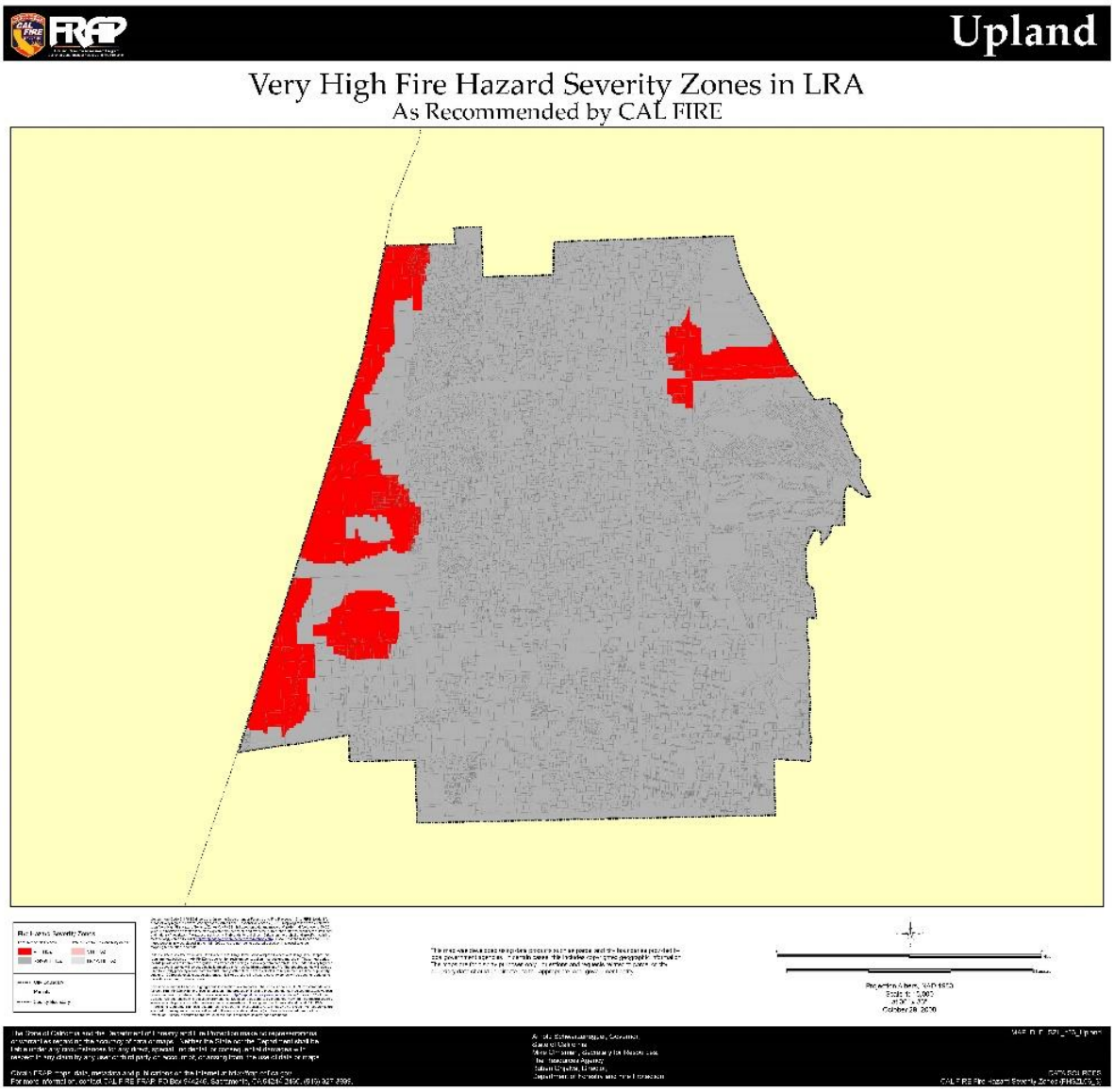
Sewer Availability

The capacity of sewer lines and treatment facilities is projected to be sufficient to accommodate the City's housing needs through 2029.

Dry Utilities

Dry utilities such as electric, telephone, cable and internet are provided by private companies and are expanded to meet demand as development occurs and are not a significant constraint to housing development during the 2021-2029 planning period.

Figure H-21 Very High Fire Hazard Severity Zone - Upland



4. HOUSING RESOURCES

This chapter describes the land, financial, and administrative resources available to assist Upland in addressing its housing needs.

Land to Accommodate New Housing Needs

To facilitate new housing production and address the community's housing needs, cities must ensure that sufficient land with appropriate zoning is available to accommodate the amount of additional housing need as determined through the Regional Housing Needs Assessment (RHNA). The City's land use plans and development regulations are discussed in Section 3 – Constraints. A detailed analysis of how the RHNA allocation for the 2021-2029 planning period can be accommodated is provided in Appendix B, including a parcel-specific inventory of potential housing sites.

Financial and Administrative Resources

Upland has access to local, state, and federal financial administrative resources to fund the construction, improvement, and maintenance of housing or the administration of programs. Some of the primary funding sources and organizations are described below.

Financial Resources

Financial resources to provide housing assistance are summarized below.

- **Community development block grants.** CDBG is the largest federal housing-related program for affordable housing. Cities with populations of over 50,000 receive CDBG funds directly from HUD, while smaller cities usually use County-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for eligible activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. Upland receives $675,000 annually in CDBG funds.

- **State and Federal HOME.** HOME is a formula-based grant that must be spent for the acquisition, construction, and rehabilitation of affordable rental and home ownership. HOME requires local governments to provide matching funds, though the matching ratio depends on the specific uses to which HOME funds are to be put. Upland does not qualify for entitlement HOME funds but rather applies to the State HCD for them. In addition, the City also periodically applies to the state for CalHome funds to support its affordable housing programs. The City uses State HOME and CalHome program income funds to support its First Time Homebuyers and HOME Improvement Programs. Before Upland can apply for additional HOME dollars, staff must expend the $1.25 million of program income the City has on hand. CalHome funds for these programs are no longer available from the State. However, the City has $550,000 of reuse funds available for the same programs.

- **Rental housing choice vouchers (formerly Section 8).** The federal housing choice voucher program is rental assistance provided to lower income households that allows a household to afford to rent a unit. The voucher amount equals the difference between what a household can afford to pay (up to 30% of monthly

income) and the fair market rent. The vouchers are typically granted to individuals who can use the voucher at any apartment project where the property owner accepts the voucher. Although this long-standing federal assistance program is not expected to increase in size, it remains an important affordable housing program. The housing choice voucher program in Upland is administered by the Housing Authority of San Bernardino County, which receives approximately $6.2 million annually to administer the housing voucher program.

- **Tax exempt multi-family revenue bonds**. The construction, acquisition, and rehabilitation of multi-family rental housing developments can be funded by tax exempt bonds which provide a lower interest rate than is available through conventional financing. Projects financed through these bonds are required to set aside 20% of the units for occupancy by very-low-income households or 40% of the units to be set aside for households at 60% of the area median income. Tax exempt bonds for multi-family housing may also be issued to refinance existing tax-exempt debts, which are referred to as a refunding bond issue. The City has several bond-funded affordable housing projects in the community.

- **Housing fund**. Upland owns three multiple-family housing projects funded through mortgage revenue bonds and former redevelopment funds. Due to the low cost of bond refinancing completed in 2007, these apartment projects provide net positive revenues after all operating and long-term expenses on the apartment projects are paid. These projects include Sunset Ridge, Village Apartments, and Magnolia Colony, which provide approximately $2.4 million net annually. The funding is used to support monitoring, implementation and preservation of existing affordable housing units. Although these projects provide a sizable amount for operating the City's housing programs, the long-term viability of this source is uncertain.

- **Enforceable obligations**. The City of Upland historically set aside $1.26 million in redevelopment tax increment financing to provide funding for the Coy D. Estes senior project. Upon dissolution of the Redevelopment Agency, the City petitioned that these funds should be deemed to be an enforceable obligation. The Department of Finance concurred, and the RDA tax increment funds were granted for this project. It is important to note that these are one-time funds and cannot be used for purposes other than the Coy D. Estes project. Upon the use of funds, the City will not have additional redevelopment tax increment funds that can be used to fund the development of new affordable housing.

Administrative Resources

The following agencies and organizations assist the City of Upland in implementing a variety of housing programs and activities.

- **Upland Development Services**. The Development Services Department facilitates the orderly physical and economic development of the City. Following closure of RDA, the department assumed their responsibilities. The Development Services Department administers advance planning, current planning, building permitting, and building inspection programs in compliance with local, state, and federal requirements. The Building Division provides reasonable controls for construction, occupancy, and maintenance of buildings and structures throughout the community. The department also implements programs that promote economic and housing development projects, emphasizing those that produce jobs, build infrastructure, expand the City's tax base, and/or provide housing.

- **Nonprofit Housing Developers**. The City of Upland works with nonprofit partners to assist in administering programs or furthering housing goals. The City has partnered with Upland Community Housing to develop 72 affordable assisted living units for the elderly in Downtown and to develop the 131-

unit Coy D. Estes Senior Apartments project. The City works with the Foothill Family Shelter to provide emergency shelter, transitional housing, and services to homeless residents. The City also assisted the shelter with the acquisition and rehabilitation of 44 units of permanent affordable housing in the Magnolia Colony project. Nonprofit affordable housing developers are a key asset for any community.

- **San Bernardino County Housing Authority.** The San Bernardino County Housing Authority is responsible for management of a public housing development of 97 units and administration of the City's rental assistance program (Section 8 Housing Choice Vouchers). This program encompasses more than 619 housing choice vouchers at an annual value of $6.2 million. The housing authority also manages the Public Housing Modernization Program. Coupled with the City's publicly assisted multiple-family projects, these two efforts are the largest providers of affordable housing for residents. Given the demise of redevelopment, many cities are considering options for enhancing cooperation with housing authorities for implementing or managing affordable housing programs for residents.

5. HOUSING PLAN

This chapter describes the goals, policies, programs and objectives to address the City's housing needs for the 2021-2029 planning period. The Plan addresses the issues of new housing production, rehabilitation, conservation, and assistance for current and future Upland residents.

Goals and Policies

The three goals around which the Housing Plan is organized are:

- **Goal 1: Upland's Neighborhoods.** Strong and healthy neighborhoods with well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.
- **Goal 2: Upland's Housing Supply.** A diverse supply of housing that is designed, built, and located in a manner that is consistent with the City's land use, zoning, circulation, and open space goals.
- **Goal 3: Housing Assistance.** Opportunities for lower- and moderate- income residents and households with special needs to rent, purchase, or maintain adequate housing in the community.

Issue #1: Housing and Neighborhood Quality

Upland residents are drawn to the community for its quality housing and the unique character of neighborhoods. Upland offers a blend of neighborhoods, ranging from traditional to more urban living experiences. Whether it is the hillside ambience of northern Upland, traditional neighborhoods of central Upland, or a more historic neighborhood setting in the Historic Downtown area, each neighborhood offers a unique lifestyle for residents. Strengthening and creating quality neighborhoods while preserving and promoting community character are essential priorities for the community. The following goal and policies further the livability of Upland's neighborhoods.

Goal HE-1	Strong and healthy neighborhoods with well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.

Policy HE-1.1 **Housing Quality.** Promote the repair, improvement, and rehabilitation of single-family housing, multiple-family housing, and mobile homes to enhance the quality of life and improve and maintain property values.

Policy HE-1.2 **Historic Character.** Support the maintenance and preservation of the City's historic districts, historic homes, buffers, and other neighborhood features of local significance that lend identity to the community.

Policy HE-1.3 **Neighborhood Improvement**. Encourage maintenance, and upgrading of neighborhoods through property maintenance codes, graffiti abatement, high quality infill housing, and replacement of deteriorated infrastructure.

Policy HE-1.4 **Neighborhood Amenities.** Maintain a variety of distinctive amenities in Upland (landscape, trees, urban design, parks, etc.) that provide and enhance the beauty, identity, and form of the City's districts and residential neighborhoods.

Policy HE-1.5 **Neighborhood Preservation**. Maintain lower-density residential designations in established low-density residential areas, unless conversion to another use is encouraged by the General Plan land use plan and policies.

Issue #2: Housing Opportunities

Upland is committed to addressing the housing needs of its residents and meeting its State-mandated responsibilities. Addressing these needs requires a multifaceted strategy. Housing needs and preferences differ for families, young and working-age adults, college students, seniors, and other groups. Therefore, the City's housing strategy includes facilitating a wide range of quality housing products—including single-family homes, townhomes, apartments, and mixed-use residential developments where appropriate.

The City is strategically accommodating growth to address several objectives. These include preserving residential neighborhoods, supporting economic development, and managing traffic and safety concerns. Adopted specific plans propose residential and mixed-use developments while incentives are in place to revitalize corridors and other neighborhood areas of Upland. The following goal and policies further these objectives.

Goal HE-2 A diverse supply of housing that is designed, built, and located in a manner that is consistent with land use, zoning, circulation, and open space goals of the City.

Policy HE-2.1 **Housing Growth**. Direct new housing growth into strategic locations that strengthen the City's economy, maximize existing and planned infrastructure, and foster the use and development of transit and multimodal transportation. These areas include Historic Downtown, Foothill Boulevard, Southeast Quadrant, and College Heights.

Policy HE-2.2 **Housing Diversity:** Provide high-quality housing in a range of types, densities, and unit sizes that meet the housing needs of residents of all income levels and household types. This includes single- and multiple-family housing, senior developments, mixed-use projects, and transit-oriented developments.

Policy HE-2.3 **Housing Design**. Require adherence to design standards with respect to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable design practices that adhere to standards set in general plan and design guidelines.

Policy HE-2.4: **Housing Incentives**. Facilitate the development of a mix of prices, types, and affordability of housing products through the implementation of flexible standards, efficient permitting process, and other assistance.

Policy HE-2.5: **Natural Environment**. In meeting housing needs, preserve important natural features of Upland's environment, including hillsides and viewsheds, historic resources, habitat, landscaped amenities, and other distinctive features.

Issue #3: Housing Assistance

Upland residents exhibit a diversity of housing needs. Some Upland residents wish to purchase a new home, while others may wish to downsize to housing that is age-appropriate, such as senior housing. Younger residents may be seeking their first independent apartment. Within its resource limitations, Upland seeks to improve the

ability of residents to secure and maintain adequate housing. The following goal and policies serve as a guide in providing housing assistance.

Goal HE-3 Opportunities for lower- and moderate-income residents and households with special needs to rent, purchase, or maintain adequate housing in the community.

Policy HE-3.1 **Rental Assistance.** Continue to support the San Bernardino County Housing Authority's efforts to provide rental assistance for individuals and families earning lower incomes and the modernization and maintenance of existing affordable housing.

Policy HE-3.2 **Homebuyer Assistance.** Support and increase opportunities for residents and Upland employees to achieve homeownership through the provision of financial or regulatory assistance where feasible.

Policy HE-3.3 **Special Needs.** Address the special housing needs of seniors, families with children, disabled people, homeless people, and others with special needs through proactive strategies aimed at housing production and assistance.

Policy HE-3.4 **Collaborative Partners.** Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

Policy HE-3.5 **Affordable Housing Preservation.** Support the maintenance, rehabilitation, and continued long-term preservation of publicly subsidized rental housing affordable to lower-income and special needs households.

Policy HE-3.6 **Mobile Homes.** Preserve the long-term affordability, condition, quality, and viability of mobile home parks in the community through rent stabilization and proactive maintenance and repair of units.

Policy HE-3.7 **Fair Housing.** Promote equal and fair housing opportunities for residents from all walks of life to allow for adequate choice to purchase or rent a home or live in a neighborhood that is best suited to their individual needs.

Housing Programs

Programs for Housing and Neighborhood Quality

Program 1. Code Enforcement

The Code Enforcement program is intended to ensure compliance with municipal codes to maintain the value and safety of property and structures. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, yard sales, graffiti, stormwater drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City's code enforcement officers work with residents and the business community to remedy code violations in a timely manner. The code enforcement program also includes graffiti removal. This program is essential to maintaining and improving the safety, livability, and value of properties in the City of Upland.

Objective(s):

- Continue to implement code enforcement activities throughout the planning period to ensure full compliance with City ordinances. Inspect up to 4,300 units annually.
- Develop abatement process by October 2024 for buildings where the property owner does not remedy substandard housing conditions; utilize the Administrative Citations Ordinance to obtain code compliance.
- Refer property owners to assistance programs (e.g., Program 2)

Responsible Agency: City Housing Division
Funding Source(s): CDBG Funds; General Funds
Time Frame: Ongoing

Program 2. HOME Improvement

The HOME Improvement Program provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. Loans are deferred at 0% or 3% interest and are due upon sale or transfer of property, 30 years or no longer occupied as a primary residence, whichever is less. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.

Objective(s):

- Provide up to 4 HIP loans annually to qualified low- and moderate-income (1 VL, 3 Low) homeowners earning less than 80% of CMFI.

- Annual outreach to developers

Responsible Agency: City Housing Division
Funding Source(s): CalHome; HOME; Housing Rent Revenues
Time Frame: Ongoing; annual promotion in the City newsletter
Geographic Target: At least 50% of assistance to households south of Foothill Boulevard.

Program 3. Emergency Repairs for Homeowners

The Emergency Repairs Program for Upland Homeowners Program provides a grant of up to $10,000 for emergency repairs. The grant is eligible for very-low-income homeowners of single-family homes, condominiums, and mobile homes. The grant can be increased to $12,000 for homeowners wishing to provide a dollar-for-dollar match above the $4,000 emergency grant limit. Qualifying home repairs include structural, mechanical, plumbing, electrical, and code violations, as well as weather-proofing, installation of low-flow toilets and smoke detectors, HVAC repairs, and accessibility improvements. This program works in tandem with the code enforcement program where income qualified homeowners who have housing units with code violations can be referred to seek grants to make necessary repairs. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.

Objective(s):

- Provide grants to up to 25 (VL) qualified homeowners annually to address emergency repairs; disseminate information to property owners; and seek additional funding for the program to ensure its long-term viability. Geographic target of 50% of assistance south of Foothill Boulevard.

- Annual outreach to developers

Responsible Agency: City Housing Division
Funding Source(s): CDBG Funds; Housing Rent Revenues
Time Frame: Ongoing and Annual Basis
Geographic Target: At least 50% of assistance to households south of Foothill Boulevard.

Program 4. Rental Acquisition and Rehabilitation

The Rental Acquisition and Rehabilitation Program (RARP) is designed to assist lower income tenants (whose combined family income does not exceed 80% of the County median income) by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties. The program offers zero interest deferred loans of up to $30,000 per dwelling unit for rehabilitation expenses. Eligible improvements include structural, roofing, insulation, plumbing, electrical, lead paint abatement, accessibility improvements, foundation work, habitability, health and safety, etc. Code violations take precedent. The minimum affordability covenant may be 5, 10, 15 and up to 55 years depending on the project, the loan amount, and the funding source used for the rehabilitation loan. The City will reach out to existing RARP participants annually to extend loans and affordability provisions to the extent funding is available.

Objective(s):

- Continue to provide RARP grants to up to 4 units annually to address properties with substantial rehabilitation or maintenance needs. Geographic target of 50% of assistance south of Foothill Boulevard.

- Work to pursue and purchase properties defaulting on local taxes to remove substandard housing.

Responsible Agency: City Housing Division
Funding Source(s): Home Funds; Housing Rent Revenues
Time Frame: Ongoing and Annual Basis
Geographic Target: At least 50% of assistance to households south of Foothill Boulevard.

Program 5. Multi-Family Rental Rehabilitation Program

The Multi-Family Rental Rehabilitation Program (MFRRP) is designed to assist low to moderate income (LMI) tenants (i.e., tenant's whose combined family income does not exceed 80% of the County median adjusted by family size, as promulgated by the U. S. Department of Housing and Urban Development [HUD]) by providing Upland landlords of multi-family apartments (8-units or less) with grants to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. Energy improvements will include energy star rated dual-pane vinyl windows, attic insulation, cool roofs, HVAC improvements, LED lighting, low-flow toilets and water fixtures. The amount available for rehabilitation financed under this Program will be $25,000 and will be dependent on a 50% match contribution from the property owner. As such, for every one-dollar ($1.00) of grant funds provided by the City, the property owner will be required to make a fifty-cent ($0.50) match used towards making other living condition improvements to the units.

Objective(s):

- Provide up to 5 grants annually to qualified multiple family rental properties.
- Increase affordable housing stock by requiring affordable covenants to be recorded on each property receiving the grant.

Responsible Agency: City Housing Division
Funding Source(s): Housing Fund balance, and Housing rental revenues
Geographic Target: At least 65% of funds to areas south of Foothill Boulevard
Time Frame: Ongoing and Annual Basis

Programs to Improve Housing Opportunities

Program 6. Adequate Sites to Accommodate Regional Housing Needs

The sites analysis presented in Appendix B indicates that relatively little vacant land suitable for residential development remains in Upland; therefore, most future residential development – especially higher-density housing to facilitate affordable housing – will occur on properties that have previously been used for non-residential purposes but are now underutilized and ripe for residential redevelopment.

The Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period assigned Upland a new housing need of 5,686 units, of which 2,543 (45%) are in the lower-income categories. To address the current shortfall in capacity for potential housing development the City will process zoning amendments to fully accommodate the City's remaining housing need. Rezoned sites will comply with the requirements of Government Code §65583.2(h) and (i).

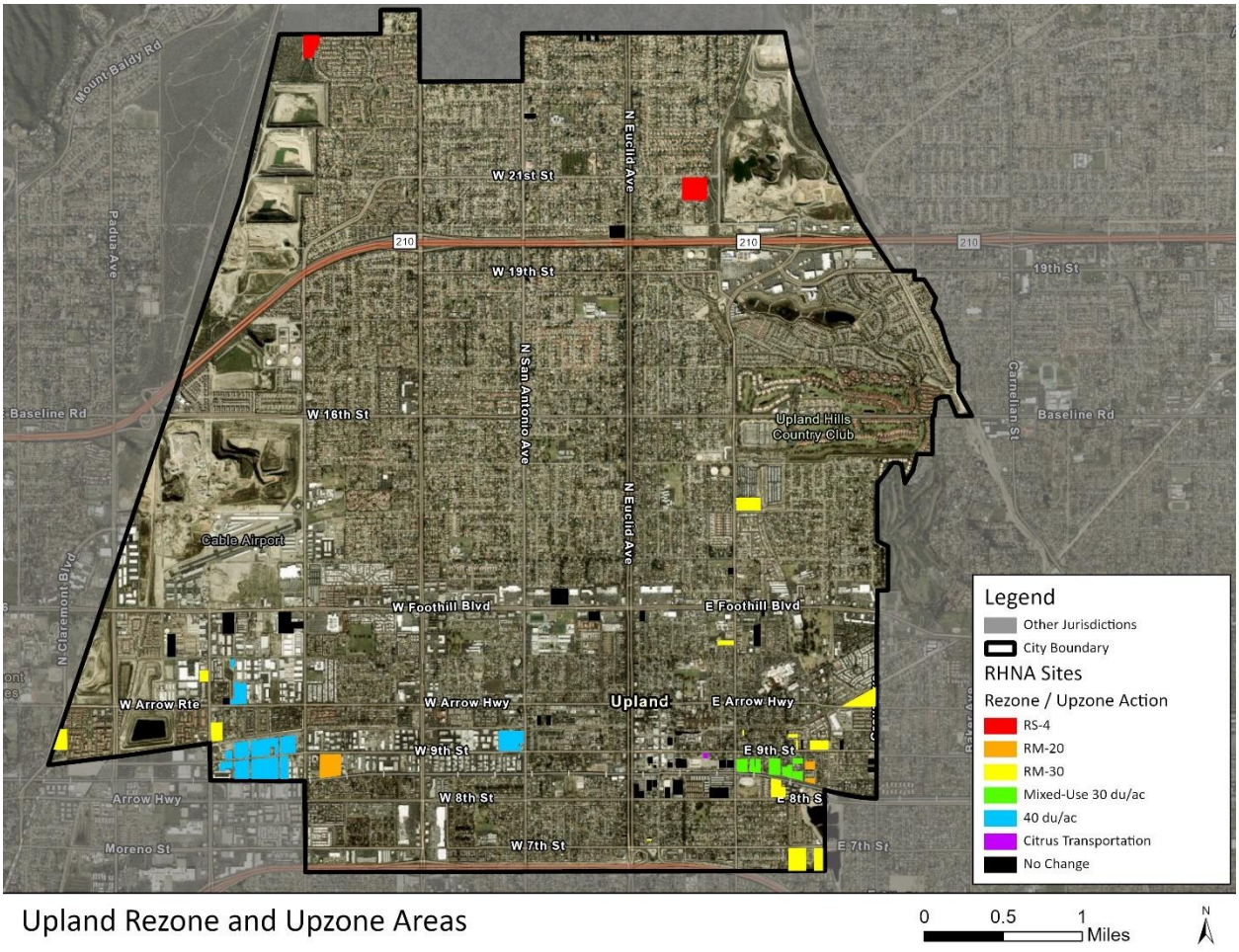
• Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
• Accommodate a minimum of 16 units per site;
• Require a minimum density of 20 units per acre; and
• At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    o Allow 100 percent residential use, and
    o Require residential use occupy 50 percent of the total floor area of a mixed-use project.

The rezone program will consist of the following, as shown in Figure H-22:

- Rezone or upzone 132 parcels totaling 63.8 acres to allow residential uses from 20 to 40 du/acre (including parcels to be in the Transit Overlay Zone) (projected for 544 very low, 376 low, 414 moderate, and 385 above moderate, totaling 1,719 units).
- Rezone one 0.48 acre-parcel to the Citrus Transportation District, allowing up to 55 du/acre (projected for 11 moderate and 10 above moderate units, totaling 21 units).
- Rezone or upzone 42 parcels totaling 12.21 acres to allow mixed-use residential up to 30 du/acre (projected for 46 very low, 30 low, 64 moderate, and 49 above moderate units, totaling 189 units).

- Rezone or upzone 8 parcels totaling 10.66 acres to RM-20 (projected for 163 very low, 109 low, 18 moderate, and 16 above moderate units, totaling 306 units).
- Rezone or upzone 60 parcels totaling 41.14 acres to RM-30, allowing residential densities from 20-30 du/acre (projected for 487 very low, 327 low, 131 moderate, and 116 above moderate, totaling 1,061 units).
- Rezone two parcels totaling 15.5 acres to RS-4, allowing densities up to 10 units per acre (projected for 85 moderate and 84 above moderate units, totaling 169 units).

Figure H-22 Rezone and Upzone Areas



To address AFFH goals (see Appendix C) and improve access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are allowed. (see also Program 23)

Reused Sites: The adequate sites rezoning program will include a provision that on any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a

housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Sec. 65583.2(c),

Replacement Policy: Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code Sec. 65583.2(g)(3). RHNA sites with existing residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3).

To facilitate housing development, zoning regulations, development standards and fees will continue to be posted on the City website and updated annually, and the City will establish written procedures for streamlined review consistent with Government Code Section 65913.4 (SB 35) by December 2024.

The City will continue to facilitate development and monitor approvals of all pending projects that are used to meet the RHNA. Currently, City staff coordinates with applicants, supports and assists with funding applications, and expedites approvals of projects as possible. The City will continue to provide technical assistance to ensure that projects counted towards the RHNA are built during the planning period. The City will monitor the status of these projects, including units and income levels.

The City will conduct a mid-cycle review of units built and capacity to meet the RHNA in 2026. If the entitled projects are not anticipated to be completed during the 6th Cycle at this time, the City will identify additional sites and/or programs, such as upzoning or rezoning of additional parcels, to adequately meet the RHNA. The City will identify sites or initiate any necessary programs within six months of the identified net loss.

City-Owned Sites:

There are 18 City-owned parcels in the sites inventory with a projected capacity 96 lower and moderate income units. They are all public parking lots. The City will declare these sites surplus with the intent to develop housing. The sites will be developed in compliance with the Surplus Land Act. The City will issue a request for proposal after the development of a downtown parking garage. The City will outreach with developers by Q3 2025 for the development of the site. To ensure the development of the sites, the City will monitor developer interest and status of the development of the parking garage as well as incentivize the development of the sites, once they are declared surplus. Actions to develop the sites may include, but are not limited to priority processing, flexibility in development standards, and financial assistance as possible.

The parking structure design will be approved in the first quarter of 2025. Construction will be completed toward the end of 2026. Development of the 18 parcels in the RHNA inventory will follow.

Objectives:

- Process amendments to the General Plan and zoning regulations to make adequate sites available to accommodate the City's RHNA allocation for the 2021-2029 planning period. The following outlines the rezone program:
- Rezone or upzone 132 parcels totaling 63.8 acres to allow residential uses from 20 to 40 du/acre (including parcels to be in the Transit Overlay Zone) (projected for 544 very low, 376 low, 414 moderate, and 385 above moderate, totaling 1,719 units).

- Rezone one 0.48 acre-parcel to the Citrus Transportation District, allowing up to 55 du/acre (projected for 11 moderate and 10 above moderate units, totaling 21 units).

- Rezone or upzone 42 parcels totaling 12.21 acres to allow mixed-use residential up to 30 du/acre (projected for 46 very low, 30 low, 64 moderate, and 49 above moderate units, totaling 189 units)
- Rezone or upzone 8 parcels totaling 10.66 acres to RM-20 (projected for 163 very low, 109 low, 18 moderate, and 16 above moderate units, totaling 306 units).
- Rezone or upzone 60 parcels totaling 41.14 acres to RM-30, allowing residential densities from 20-30 du/acre (projected for 487 very low, 327 low, 131 moderate, and 116 above moderate, totaling 1,061 units).
- Rezone two parcels totaling 15.5 acres to RS-4, allowing densities up to 10 units per acre (projected for 85 moderate and 84 above moderate units, totaling 169 units).
- Seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are currently allowed and will be allowed through rezoning.
- Post zoning, development standards and fees on the City website annually throughout the planning period
- Establish procedures for streamlined permit review by October 2024
- Monitor progress annually through Annual Progress Reports
- No net loss of units below the RHNA.
- Development of 96 units on 18 city-owned parking lots within the planning period.

Responsible Agency: City Planning Division
Funding Source(s): State grants; General Fund
Time Frame(s): General Plan and zoning amendments by Q2 2025 begin zoning process in May 2024, CEQA process 2024, hearings in early 2025; annual progress reports and website updates. Mid-cycle review by Q2 2026. Completion of 96 units on 18 city-owned parking lots by end of planning period, reach out to developers by Q3 2025.

Program 7. Specific Plans

Upland has developed specific plans to guide development of key areas in the community according to smart growth principles. These include the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same program components as conventional development, but assembled in a more integrated fashion. These contain housing, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance. The intent is to design complete neighborhoods that are coherent, visually attractive, and integrated. Specific plans with remaining development capacity include the Enclave, Villa Serena and Sycamore Hills.

The Historic Downtown Upland Specific Plan was adopted in 2012. This specific plan covers the City's historic core and contains a transit station, civic center, parks, schools, housing, and commercial uses. The specific plan denotes nine districts, each with a defined purpose and mix of land uses. To facilitate the production of multiple-family housing, especially affordable housing, the Plan allows for more than 1,000 new housing units, with multiple-family and mixed uses allowed by-right at densities of up to 55 units per acre. The City is working with developers to build affordable senior housing, townhomes, and mixed-use projects. The City will outreach annually to developers, including affordable housing developers, to advertise and discuss opportunities for housing development in the City, including in specific plan areas. This could be done through a roundtable,

virtual meetings, or other outreach efforts. The City will continue to manage the implementation of this plan, which includes strategies and priorities to increase housing opportunities within the district.

Objective(s):

- Continue to implement specific plans throughout the planning period to facilitate the development of high-quality infill residential development in Upland.
- Process amendments needed to encourage the production of housing for all income levels, in particular for lower- and moderate-income households concurrent with zoning amendments described in Program 6.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame(s): Ongoing implementation of plan. Track developments as applications are received. Outreach to developers annually.

Program 8. Reduce Potential Constraints to Housing Development

Housing cost is affected by the time required for review and approval as well as the perception of development approval certainty. While the development review process in Upland is not considered to create unreasonable constraints to new housing, the City will process an amendment to the Zoning Ordinance to eliminate use permit (AUP or CUP) requirements on residential development and establish objective development and design standards for projects that are eligible for ministerial review. In addition, the garage requirement will be eliminated for multi-family development.

Objective(s):

- Reduce the time and cost of development
- Process a Code amendment by December 2024.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame(s): Code amendment by December 2024

Program 9. Accessory Dwelling Units

The Upland Municipal Code allows accessory dwelling units (ADUs) in all residential zones. ADUs provide additional income for the homeowner, while also providing affordable housing opportunities for family members, students, caretakers, seniors, and other individuals seeking housing in Upland. The City has seen significant increase of ADU development in recent years, and is currently averaging 45 ADUs per year.

In 2021 the City received approval for a State SB 2 grant to prepare an ADU Assessment, Workbook and Website. Encouraging the development of ADUs is one of several ways to increase housing production in the City. This activity will include conducting an assessment that will be looking at ADU capacity within the City, preparation of pre-approved ADU plans to reduce the cost to property owners. This activity will provide sample floor plans, useful videos, a list of local regulations, and a cost calculator to assist homeowners in developing ADUs for low-income households. These tools will encourage and assist in developing ADUs in Upland.

Additionally, the City participated in an ADU Education Workshop in December 2023 held by Chaffey Federal Credit Union. This workshop provided information on financing options for ADUs including Home Equity Line of Credit and Reverse Mortgages Line of Credit as well as answered questions on the process of building

an ADU in Upland. As a part of outreach to encourage ADUs, the City will actively continue participation in education events with local credit unions and other partners working to develop ADUs in the area. The City will participate in at least one such outreach, workshop or ADU educational event annually.

To ensure that City regulations remain consistent with State laws, the City will review ADU regulations each year and process Code amendments as necessary to incorporate any changes. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program such as adopting fee waivers, seek state grant funding to incentivize ADU production to reimburse pre-development costs, additional promotion of ADU opportunities through outreach such as surveys and workshops, or will identify additional sites within six months of the identified shortfall.

Objective(s):

- Encourage ADU production through preparation of an ADU assessment, workbook and website with pre-approved plans. The efforts are intended to help encourage ADU construction and affordability.
- Review State ADU law annually and process amendments to local regulations as necessary to ensure conformance with current law.
- Track the number of ADUs produced annually by type and residential covenants issued during the planning period. The City will review ADU production annually and if permits fall short of projections, additional incentives and strategies will be identified to further encourage ADU construction within six months.
- Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland.
- Continue outreach with local credit unions and ADU partners, with participation in at least one outreach event annually.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Geographic Target: At least 50% of affordable ADUs north of Foothill Boulevard
Time Frame: Code amendment by December 2024 and as necessary thereafter on an annual basis. Review of ADU production annually and additional incentives adopted within six months of any identified shortfall.

Program 10. Water Priority System

The City Public Works Department, San Antonio Water Company, West End Consolidated Water Company, and MWD provide water to Upland residents. The Inland Empire Utilities Agency (IEUA) provides sewer services. Senate Bill 1087 (2005) requires all local governments to transmit a copy of the Housing Element to water and sewer service providers that serve their community. It also requires water and sewer providers to have a policy that gives priority for service allocations to proposed projects with housing units affordable to lower-income households if a shortfall in supply occurs. Because the City is a majority owner in two water utilities (except for MWD), the City will actively encourage these entities to draft and adopt a water priority system. The City will also notify IEUA of their responsibility under state law upon adoption of the Housing Element.

Objective(s):

- Notify water and sewer providers of requirements for a water and sewer priority system by December 2022.

Responsible Agency: Public Works Department
Funding Source(s): General Funds
Time Frame: December 2022 and Ongoing

Program 11. Neighborhood Improvements

Having adequate public facilities is essential for a complete community. These services provide a high quality of life for residents and workforce, improve property values, and increase City revenues that are available to fund and expand City services. This includes the improvement and maintenance of libraries, sewer system, school services, drainage and water system, police and fire, parks and recreational facilities, private recreation facilities required for new residential development, and other services. The City prepares a capital improvement program on an annual basis to identify and prioritize the improvements needed. Certain services are tied more directly to specific plan areas, others to private developments, and others to the entire community. The City of Upland will review neighborhood improvement needs on an annual basis and continue to make such infrastructure and service improvements that further the vision of the City Council through the annual budget process.

Objective(s):

- Continue monitoring, planning, and programming for public improvements that serve the community on an annual basis.

Responsible Agency: City Planning Division, Public Works
Funding Source(s): General Funds, Measure I, CDBG
Time Frame: Annual review and budgeting

Programs for Housing Assistance

Program 12. Homeownership Assistance

The Housing Division provides low-interest FTHB loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or do not have the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing, full payment of the first mortgage, or 30 years. As of 2021, the maximum assistance is 30% of the purchase price and the home price cannot exceed $669,750. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.

Objective(s):

- Continue to provide up to 2 FTHB loans annually to qualified low-income homebuyers and advertise program availability.
- Annually evaluate the City's funding capacity and as needed, pursue additional HOME/CalHOME funds from HCD.

Responsible Agency: City Housing Division
Funding Source(s): HOME, CalHOME, and Housing rental revenues
Time Frame: Ongoing and Annual Basis

Program 13. Rental Housing Assistance

The Housing Authority of San Bernardino County is responsible for implementing the Section 8 rental assistance program. Under this program, the Housing Authority extends rental subsidies to very-low-income households who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability but also overcrowding, by allowing families that "double up" to afford their own unit. The San Bernardino County Housing Authority is also responsible for managing public housing in Upland, the public housing modernization program, and partnering with the City on various affordable housing programs and outreach.

Objective(s):

- Continue to participate in the federal housing choice voucher program and family self-sufficiency program.

Responsible Agency: San Bernardino County Housing Authority
Funding Source(s): HUD housing choice vouchers
Time Frame: Ongoing

Program 14. Acquisition of Existing Units for Affordable Housing

The Housing Division oversees the management of 255 City-owned dwelling units which are generally contained within three apartment complexes: Magnolia Colony, Sunset Ridge and The Village. A majority of the 255 units are designated for up to Low-Income households. Magnolia Colony was constructed in 1960 and consists of thirty-seven (37) fourplexes on individual lots. The City owns eighteen (18) of the fourplexes which were purchased in the early 2000's with Low- and Moderate-Income Housing Funds (LMIHF) and are restricted to up to Low-Income households. Seven (7) of the fourplexes are owned by a private non-profit which provides transitional housing and eleven (11) are individually owned by private parties and are market rate properties. This program entails the City to proactively acquire the remaining eleven (11) fourplexes to add to the City's affordable housing portfolio. The City is currently in escrow on one of the eleven (11) fourplexes.

Objective(s):

- Pursue the acquisition of the remaining eleven (11) privately-owned fourplexes in Magnolia Colony and covenant for affordable housing up to the Low-Income level. Acquire at least one fourplex every two years.
- Annually evaluate the City's Housing Fund for funding capacity and pursue additional grant opportunities to augment the financial capacity to purchase the remaining eleven (11) fourplexes at Magnolia Colony.

Responsible Agency: City Housing Division
Funding Source(s): Housing Fund balance, Housing rental revenues, and Affordable Housing Grants
Geographic Target: Existing fourplexes in Magnolia Colony, Sunset Ridge, and The Village
Time Frame: Ongoing and Annual Basis, as fourplexes are available for purchase

Program 15. Housing Incentives

Upland implements a toolkit of incentives to facilitate the construction of affordable and market rate housing. These include a density bonus ordinance, a minor modification and variance process, lot consolidation efforts, etc. Lot consolidation is encouraged when developers initially approach the City with preliminary applications and will be facilitated through expedited processing and fee waivers when affordable units are provided. The density bonus ordinance (Municipal Code Chapter 17.17) allows the development of additional units and the provision of regulatory/financial incentives for projects providing affordable units. Both the minor modification and variance processes facilitate infill development. Financial assistance may also be provided subject to availability.

The current lot consolidation process consists of completing the Lot Merger application. The application is a simple, ministerial process and consists of submitting four sets of plans, two copies of the legal description of the lots, two copies of the title report, and a notarized letter from the lender and property owner, if applicable.

The City will provide a number of incentives for the consolidation of small lots including:

- Expedite processing of lot consolidation so that it is completed within 30 days.
- Provide fee waivers for lot consolidation projects that have affordable units or housing for special needs households.
- Proactive outreach to developers and applicants regarding opportunities for lot consolidation. The City will outreach to developers on an annual basis regarding opportunities for development in the City.
- Assisting developers in identification of parcels with lot consolidation potential.
- Provide technical assistance with the lot consolidation process.
- Continue to utilize a ministerial process for lot mergers.

Objective(s):

- Update the Density Bonus Ordinance by October 2025
- Continue to permit and encourage density bonuses, lot consolidations, and other means to build market-rate and affordable housing. Advertise the availability of incentives at the planning public counter and through the development review process.
- Facilitation of development on small lots.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame: Code amendment by October 2022; Ongoing; Outreach to developers annually.

Program 16. Mobile Home Rent Stabilization

The City's Mobile Home Rent Ordinance is intended to protect occupants of from unreasonable rent increases while still recognizing the need for park owners to receive a reasonable return on investment and increase rents at a rate sufficient for covering the costs of repairs, maintenance, insurance, upkeep, and amenities. Under the Mobile Home Rent Ordinance, the annual rent increase is indexed to the consumer price index. The Ordinance covers six mobile home parks: Mountain View Estates, Oasis Mobile Estates, Upland Cascade, Upland Eldorado, Upland Meadows Mobile Estates, and Upland View Terrace. The City had been looking to update the Rent Review ordinance , but due to pending court cases regarding the constitutionality of Rent Stabilization

laws, the process was placed on hold pending the outcome from the courts. Staff has been given the go ahead to begin implementing the existing ordinance and review the ordinance for any updates to current State laws.

Objective(s):

- Continue to enforce the Mobile Home Rent Ordinance to preserve mobile home affordability throughout the planning period consistent with State law.

Responsible Agency: City Housing Division
Funding Sources: General funds
Geographic Target: Mobile Home Parks
Time Frame: Ordinance review and updates by Q2 2026; Ongoing

Program 17. Affordable Housing at Risk of Conversion to Market Rate

The City periodically monitors its affordable housing projects to determine properties at risk of conversion. A total of 176 lower-income rental units are at risk of conversion by 2031. In 2022 and each year thereafter City staff will contact property owners to discuss options for extending affordability covenants for units at risk of conversion and will also notify qualified entities if a project is proposed for conversion. Notification will incorporate State preservation notice law (Government Code section 65863,10, 65863.11, and 65863.13) to inform the property owners of their responsibilities to tenants beginning three years before the property's potential conversion to market-rate.

Objective(s):

- Monitor publicly assisted low-income rental units at risk of conversion; support efforts to preserve the units through grants, tax credits, bonds, and transfer of ownership to entities willing to keep the units affordable.
- Inform tenants and property owners of their rights and responsibilities to provide adequate notice and other procedures if an affordable project is proposed for conversion to market rate housing.

Responsible Agency: City Housing Division
Funding Source(s): General Fund, Housing Rent Revenue Fund
Time Frame: Annual review and outreach

Program 18. Homeless Services and Facilities

The City of Upland seeks to proactively address the needs of the homeless population by encouraging production of emergency shelters, transitional housing, supportive housing, and single-room-occupancy units. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Gov. Code, § 65583(a)(5)). In 2018 AB 2162 amended State law to require that supportive housing also be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Regulations and management standards for emergency shelters must be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A). Key development standards that would be revised include separation/distance requirements, parking requirements, waiting and intake area requirements, and operational requirements. AB 139 (2019) modified the allowable parking standards for emergency shelters. AB 101 (2019) added the requirement that *low barrier navigation centers* meeting specified

standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The City will review current development standards for these facilities and process a Code amendment to ensure that regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers are consistent with State law.

Objective(s):

- Amend City regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers consistent with State law.

Responsible Agency: Development Services Department,
Funding Sources: General Fund, Housing Rent Revenue Fund
Time Frame: Code amendment by December 2025

Program 19. Administrative Capacity

The dissolution of redevelopment agencies and loss of funding has required many cities to look for ways to activate the nonprofit sector and seek to collaborate and leverage resources to address community needs. The City has many active nonprofit organizations to address local needs. As the City continues to realign resources, augmenting its administrative capacity is a key concern. The City will leverage available resources through annual outreach and coordination with local non-profit organizations to maximize the benefits to lower-income households and persons with special needs.

Objective(s):

Utilize faith-based organizations, other non-profits, San Bernardino County Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The City will develop and implement a Homeless Services Plan that addresses:

- Community Outreach, Engagement, and Education Initiatives
- Treatment and Permanent Supportive Housing Initiatives
- Housing First/Rapid Re-housing Initiatives
- Chronic Homelessness
- Enforcement

Responsible Agency: Police Department
Funding Sources: General Fund, PLHA, CDBG and Housing Fund
Time Frame: Annual outreach and coordination with local non-profit organizations

Program 20. Housing for People with Disabilities or other Special Needs

The City of Upland encourages the provision of housing to serve the needs of persons with disabilities or other special needs, including residential care facilities, senior housing, transitional housing and supportive housing, and employee housing. The City will monitor changes to State law and process amendments to the Municipal Code annually as necessary to ensure that City regulations are consistent with State requirements. The City of Upland also has many organizations that serve persons with disabilities, including those with developmental disabilities. This includes OPARC Center, Easter Seals Development Center, Salem Christian Homes, and other organizations.

Objective(s):

- Monitor changes in State law and process amendments annually to the Municipal Code as necessary to ensure that City regulations are consistent with State requirements. Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG.
- Create reasonable accommodation process and procedure by December 2025 to allow flexibility in land use, building, and development standards to accommodate people with disabilities.
- Amend use standards and parking regulations for small residential care facilities by December 2025 to be the same as for other residential uses of the same type in the same zone consistent with State law.
- Review and amend regulations and parking standards for large (7+) residential care facilities by December 2023 to replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving 7 or more persons in all residential zones.
- Remove the definition of "single housekeeping unit".
- Amend regulations for employee housing consistent with the Employee Housing Act by December 2023.
- Assist in the development of housing for persons with special needs, including 792 extremely-low-income households, throughout the planning period through priority processing, granting fee waivers or deferrals, modified development standards, concessions and incentives for housing developments that include units affordable to extremely-low-income households; assisting and supporting funding applications; and annual outreach and coordination with affordable housing developers.

Responsible Agency: City Housing Division; Development Services Department
Funding Sources: General fund
Time Frame: Code amendments by December 2025; Annual monitoring, outreach and coordination

Program 21. Affirmatively Furthering Fair Housing

Upland implements programs to promote fair housing opportunities for all persons, regardless of protected status. As an entitlement jurisdiction, Upland prepares an Analysis of Impediments to Fair Housing Choice (AI) to periodically identify constraints or obstacles to fair housing opportunity. The City also contracts with the Inland Fair Housing and Mediation Board (IHFMB) to provide fair housing services that affirmatively further fair housing. Services include landlord and tenant education, community outreach and advocacy, and enforcement of fair housing laws. IFHMB also implements the policies and recommendations, where applicable, articulated in Upland's AI.

Objective(s):

- Promote fair housing practices through contract with IFHMB. Comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to improve fair housing as contained therein.
- Monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning.

- To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see also Program 7)
- Encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

Responsible Agency: City and Inland Fair Housing and Mediation Board
Funding Sources: CDBG Funds
Time Frame: Ongoing and Annual Basis

Program 22. Housing Outreach and Information

The City shall provide information about housing assistance, fair housing, housing resources, and housing programs through a wide variety of outreach methods.

Objective(s):

- Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns. **Provide information to 100 households annually.**
- The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes.
- The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.

Responsible Agency: City and Inland Fair Housing and Mediation Board
Funding Sources: General fund
Time Frame: Ongoing and Annual Basis. Two workshops per year. Matched pair testing once in the planning period.

Program 23. Housing Mobility

The City will strive to increase opportunities and promote housing mobility, specifically, the City will strive to improve housing mobility and options north of Foothill Boulevard. To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 150 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period.

The City will create and implement an ADU Bonus Program. The City amend its zoning ordinance to allow one additional ADU, beyond state law, on lots in the RS-10, RS-15, and RS-20 zones with a single family home that are larger than 15,000 square feet. The program will allow additional one additional ADU on eligible single-

family lots given that the bonus ADUs are deed restricted as affordable to lower-income households for a certain, shortened period of time (ex. 10 years). The program is applicable to an estimated 1,940 lots.

Objective(s):

- **ADU Bonus Program:** Increase affordable housing opportunity north of Foothill Boulevard through allowing more than one ADU per lot on eligible single-family parcels. Goal of at least 50% of ADUs developed in north Upland. Creation of 20 bonus, affordable ADUs annually once program is in place.
- Encourage multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see Programs 5 and 6). Use of Specific Plans can incentivize higher density housing in these areas.
- Develop of ADUs (Program 9). Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland
- Rezone to allow additional housing opportunities throughout the City, including an assumed 273 lower-income units north of Foothill (Program 6)
- Increase Housing Choice Voucher use in north Upland

As part of these efforts, the City will conduct a mid-cycle evaluation in 2026 to review the effectiveness of the above strategies and consider additional programs as necessary, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB 9 such as adaptive reuse, acquiring and adding affordability to existing structures, and upzoning.

Responsible Agency:	City Housing Division; Development Services Department
Funding Sources:	General fund, CDBG Funds
Time Frame:	Ongoing and Annual Basis. Creation of Bonus ADU program by Q1 2025. Promotion of ADU program in 2025 and beyond. Mid-cycle review in 2026.
Geographic Target:	Comparatively higher income and resource areas of the City, including the RCAA area in northern Upland.

Program 24. Place-Based Improvements in South Upland

Develop and continue programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in south Upland, communities south of Foothill Boulevard, and low-resource areas of the City as well as annually work with the City Council to prioritize other funding sources in these areas. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Objective(s):

- Business Attraction Assistance Program (BAAP). This program provides up to $75,000 via a forgivable loan to sales tax producing businesses in locate in Downtown Upland in exchange for creating full time equivalent jobs for low to moderate income persons. Since its inception, the program has provided 15 business loans, ranging from $25,000 to $75,000.
- Historic Downtown Revitalization Program (Commercial Rehabilitation Program, CRP). This program provides a grant to businesses located in downtown Upland of up to $30,000 for eligible façade improvements and an additional $15,000 for mitigation of asbestos or lead-based paint hazards. The

City has provided 15 grants through this program. Eligible improvements include ADA entry improvements, exterior lighting, doors and windows, façade reconfiguration, and signage.

- Capital Improvements in south Upland. The City will continue to complete Capital Improvement Projects in south Upland. Recent and ongoing projects south of Foothill include
    - ARPA Alley Rehabilitation Phase I ($465,490, 50% of project south of Foothill)
    - Civic Center Paving and ADA Improvements ($247,626)Pavement maintenance on Euclid Ave ($436,749, 60% of project south of Foothill)
    - Street and Alley Program from 2018-2020, ($732,414)
    - Complete rehabilitation (street, sidewalk, curb, gutter, ADA, pedestrian improvements, water and sewer infrastructure) of Arrow Highway ($11,490,592).
- Multiple Family Rental Rehabilitation Program (Program 5) provides targeted funding to improve affordable existing affordable housing stock, including a target of 50% of funding going to properties south of Foothill.
- The City will continue to seek grant funding for improving and encouraging redevelopment in south Upland.

Responsible Agency:	City Housing Division; Development Services Department
Funding Sources:	General fund, CDBG Funds, CIP, Housing Fund balance, Housing rental revenues
Time Frame:	BAAP and CRP are ongoing. CIP projects per CIP schedule. Seek grant funding annually or as available.
Geographic Target:	Southern Upland, and areas with comparatively lower income and resources.

Quantified Objectives

Subject to availability of funding, **Table H-21** summarizes the City's quantified objectives for the 2021-2029 planning period.

Table H-21 Housing Element Quantified Objectives

Housing Program Area	Households Assisted by Income Level				
	Ext. Low	Very Low	Low	Moderate	Above Mod
New Construction[1]	792	792	959	1,013	2,130
Housing Rehabilitation[2]	50	100	89	-	N/A
Housing Preservation[3]	-	-	176	-	N/A
Rental Assistance[4]	416	165	29	N/A	N/A
Homebuyer Assistance[5]	-	-	10	-	N/A
Mobile Home Rent Stabilization[6]	806				N/A
Code Enforcement Case Resolution[7]	20,000				N/A

Source: City of Upland, 2021.

Note: Quantified objectives dependent on continued funding.

[1] Housing construction goals refer to the provision of sites to address the 2021–2029 RHNA allocation.

[2] Housing rehabilitation goals include the Housing Improvement, Emergency Repairs for Homeowners, and Rental Acquisition and Rehabilitation programs.

[3] Housing preservation goals refer to the preservation of publicly subsidized units at risk of conversion to market rate.

[4] Rental assistance goals refers to the annual number of housing choice vouchers issued by the San Bernardino County Housing Authority.

[5] Homeownership goals refer to the City's homeownership assistance program.

[6] Mobile home rent stabilization goals refer to all units under the program, regardless of income level.

[7] Code enforcement refers to units inspected citywide and in focus areas.

Appendix A Evaluation of the Prior Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the previous Housing Element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period.

Table A1 summarizes the City's accomplishments in implementing the programs for the previous planning period. In addition, a cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness) is described below.

The City of Upland implemented various programs as part of its previous cycle of the Housing Element in an effort to maintain its existing housing stock, conserve and improve existing affordable housing, increase housing production, provide assistance to households in need, create equal opportunity to housing, and comply with State law and code amendments.

A number of the City's programs addressed the housing needs of special needs populations during the previous cycle. Special needs populations include seniors, large families, single-parent households, people who are homeless, and people with disabilities. The City addressed the housing needs of special populations through the following programs:

- The Emergency Repair Program (ERP) - provides a grant for emergency repairs to single-family homes, condominiums, and mobile homes of very-low-income families. The grant is available to income eligible homeowners who live within Upland's city limits. Funding for this program is provided by Community Development Block Grant (CDBG) and/or local City funds and grants up to $ 15,000 are available for emergency repairs and/or code violations corrections on a first come, first served basis subject to type of emergency and annual appropriation caps.
- First Time Home Buyer Program – The Housing Division of the Development Services Department provides low-interest loans for First Time Home Buyers (FTHB) through HOME and Cal HOME funds. When funds are available, this program helps individuals and families to purchase a home if they are unable to qualify and/or raise the necessary down payment without financial assistance. This program is designed to help persons who would not otherwise achieve the American Dream of owning their own home. Loan are structured as a second mortgage at 3% simple interest- with all payments deferred until the first occurrence of sale, refinancing, or full payment of the first mortgage.
- The Home Improvement Program is funded by HOME and CalHOME funds and provides 30-year deferred, zero or 3% interest loan up to $90,000 for qualifying repairs. This program targets lower-income homeowners who cannot secure conventional funding for repairs.
- Affordable Housing – There are currently 10 affordable rental housing complexes in the City that offer a total of 732 affordable units at the following sites: Coy D. Estes Senior Housing, Los Olivos Housing Authority of the County of San Bernardino, The Village Apartments, Sunset Ridge Apartments, Magnolia Colony Apartments, Northwoods Apartments, Arbor Park Apartments, Alpine Woods, Mountain Springs Apartments and Ninth Street Terrace Apartments.

- Families and Individuals in Need of Emergency Shelter / Homelessness – The City of Upland is actively engaged in supporting residents experiencing homelessness by providing direct Outreach Services through the U-HOPE program implemented by the Upland Police Department. Homelessness occurs for a variety of reasons and requires different resources and services for each homeless individual, serving the needs of this population is complex. The City aims to provide a system that coordinates and focuses resources to those most in need and least able to advocate for themselves. People experiencing homelessness in Upland can be connected to Emergency Shelters, Substance Abuse Programs, and the County Coordinated Entry System (2-1-1). Available services include clothing, food, childcare, health care, government resources, transportation, local libraries and afterschool programs, donation information and volunteer information. Service locations include the following:

Abundant Living Family Church
Hours: Tuesday & Thursday, 4 p.m.-7 p.m. Saturday 10 a.m.-1 p.m.
9269 Uticia Ave. #125 Rancho Cucamonga, CA 91730
(909) 987-7110

Citylink—Food Bank Only
Hours: Tuesday and Thursdays 2: p.m. - 6 p.m.
16779 Spring St. Fontana, CA
(909) 803-1059

Foothill Family Shelter
Hours: Tuesday-Friday, 9:00a.m.-5 p.m.
1501 W. 9th Street, Ste D Upland, CA 91786
(909) 920-0453

St. Joseph's Church—Food Bank His Hands Ministry (Upland only)
Hours: Monday-Thursday, 9 a.m.-11 a.m. Saturday 7:00 a.m. - 2 p.m.
937 N. Campus Ave. Upland, CA 91786
(909) 981-8110

Salvation Army
Hours: Monday-Friday, 9 a.m.-10:30 a.m.
412 S. Euclid Ave., #408 Ontario, CA 91762
Food Bank (909) 986-6748 Shelter (909) 888-4880

GAP—Food Bank
Thursdays only 4 p.m. - 6 p.m.
8768 Helms Ave Rancho Cucamonga, CA 91730
(909) 945-1020

Para Los Niños
Family Services Hours: Tuesday-Friday, 9 a.m.-1 p.m.
1205 N. Baker Ave
Ontario, CA 91764
(213) 413-1466

Inland Valley Hope Partners
Hours: Monday-Thursday, 8:00 a.m.-6 p.m.
1753 Park Avenue.
Ontario, CA 91762
(909) 622-3806

Table A1. Program Accomplishments, 2013–2021 Housing Element

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
Code Enforcement	Ensure compliance with municipal codes and maintain value and safety of property and structures.	Ongoing	The City has continued to provide code enforcement services. This program is successful and should be continued. Modify to include clear objectives on number of inspected units per year and timeframe for the abatement process.	Program 1
Home Improvement	Provide Home Improvement loans to qualified low and moderate income homeowners earning less than the 80% Area median Income.	Ongoing	Due to the decrease of the State after rehabilitation value limits to $285,000 and the long-awaited approval to increase said value limits, staff has struggled to provide assistance to any potential qualified applicants. This program should be continued. Modify to include clear objectives on number of HIP loans provided per year.	Program 2
Emergency Repair Program	Provide grants to qualified homeowners to address emergency repairs.	Ongoing	This program continued to provide grants to qualified homeowners to address emergency repairs. During 2014-2020 92 households were assisted through the Emergency Repair Program. This program helps to avoid deterioration and should be continued. Modify to include clear objectives on number of grants provided for homeowners per year.	Program 3
Rental Acquisition and Rehabilitation	Continue to provide grants to address properties with substantial rehabilitation or maintenance needs.	Ongoing	No units were assisted during 2014-2020 due to dissolution of the Redevelopment Agency. This program helps to avoid deterioration and should be continued if funding is available. Modify to include clear objectives on number of RARP grants provided per year.	Program 4
Historic Preservation	Continue to support the preservation of historic properties through a variety of planning, zoning, rehabilitation, and other incentives.	Discontinued	The Historic Home Rehabilitation Program has been defunded, however, if there is an opportunity to preserve a Historic Home for affordability purposes, the city will assist in that activity.	N/A
Five Star Rental Recognition	The objective is to continue this program and disseminate information to landlords to encourage their participation in the Five Star Rental Recognition Program.	Discontinued	This program was discontinued in 2016.	N/A
Specific Plans	Continue to implement remaining specific plans to facilitate the development of high quality infill residential development in Upland.	Ongoing	The City continued to implement the remaining specific plans in order to facilitate the development of high quality infill residential development in Upland. This program is an important strategy for effective land use planning and should be continued. Modify to include clear objectives to process specific plan amendments to encourage the production of housing for all income levels, in particular for lower- and	Program 7

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
			moderate-income households concurrent with zoning amendments described in Program 6.	
Historic Downtown Specific Plan	Continue to implement the Historic Downtown Specific Plan to facilitate the development of high quality infill residential development in Upland.	Ongoing	The City continued to implement the Downtown specific plan. This program is an important strategy for effective land use planning and should be continued. Modify to include clear objectives to facilitate the production of multi-family housing at 55 units per acre in the Historic Downtown Specific Plan.	Program 7
Secondary Units	The City will continue to support the production of second units and guest quarters that meet the requirements in the municipal code.	Ongoing	The City continued to support the production of accessory units and in 2021 the ADU Ordinance was updated consistent with State law. This program is an important component of the City's overall housing strategy and should be continued. Modify to include clear objectives on number of ADUs developed per year.	Program 9
Green Valley Initiative	Participate in the Green Valley Initiative's regional meetings and outreach efforts to promote a healthy economic and environmental future. Continue implementation of the City's other green initiatives, including waste management, water conservation and use, and CalGreen programs.	Ongoing	The City continued to participate in this collaborative effort. As of 2021 the City participates in 4 open PACE programs. This program supports energy conservation and should be continued.	N/A
Water Priority System	Encourage water and sewer providers to have a water and sewer priority system in place in compliance with state housing law.	Ongoing	The City actively participated in the establishment of a water and sewer priority system. This program supports infrastructure for new housing and should be continued. Modify to include clear objectives on program time frame.	Program 10
Neighborhood Improvements	Continue monitoring, planning, and programming for public improvements that serve the community.	Ongoing	The City continued to make such infrastructure and service improvements to further the vision of the City Council. This program supports infrastructure for new housing and should be continued.	Program 11
Homeownership Assistance	Continue to provide up to 2 FTHB loans annually to qualified low income homeowners and advertise program availability. Annually evaluate the City's funding capacity and as needed pursue additional HOME / CAL HOME funds.	Ongoing	During 2014-2020 there were 2 FTHB loans granted. This program supports home ownership for low-income households and should be continued. Modify to include clear objectives on number of FTHB loans provided per year as well as a commitment to evaluate the City's funding capacity annually.	Program 12
Rental Housing Assistance	Continue to participate in the federal	Ongoing	According to the Housing Authority of the County of San	Program 12

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	housing choice voucher program and family self-sufficiency program allocating.		Bernardino, the Upland Housing Authority served vouchers to 619 families. This program supports rental housing affordability and should be continued. Modify to include clear objectives on the time frame and continuance of program.	
Housing Incentives	Continue to permit and encourage density bonuses, lot consolidations, and other means to build market rate and affordable housing. Amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1-bedroom units in projects outside the downtown and mixed use corridors provided the project qualifies for a density bonus or is deed restricted as affordable. Advertise the availability of incentives at the planning public counter and through the development review process.	Ongoing	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities (7 or fewer) by right in all residential zones. New provisions were also provided for Supportive and Transitional Housing, Emergency Shelters, Child Care/Day Care, SROs, and efficiency units. This program supports production of new housing, including affordable units, and should be continued. Modify to include clear objectives on the time frame for the Density Bonus code amendments to be completed.	Program 15
Mobile Home Rent Stabilization	Continue to enforce the Mobile Home Rent Ordinance; complete review and revisions to the Rent Ordinance after the courts complete proceedings on the legality of rent stabilization	Ongoing	The City was advised to place a hold on proposed revisions to the existing ordinance pending litigation challenging the constitutionality of Rent Stabilization law until the outcome of court proceedings Modify to include a clear timeline.	Program 16
Housing at Risk of Conversion	Monitor publicly assisted multiple units at risk of conversion; support efforts to preserve the units through grants, tax credits, bonds, and transfer of ownership to entities willing to keep the units affordable. Inform tenants and property owners of their rights and responsibilities to provide adequate notice and other procedures if an affordable project is proposed for conversion to market rate housing.	Ongoing	The City continued to monitor affordable housing projects to determine properties at risk for conversion. This program is an important strategy for preserving existing affordable housing and should be continued. Modify to include clear objectives on commitments regarding the annual monitoring and outreach of affordable housing projects.	Program 17
Low Income Housing Assistance	Offer expedited permit processing, contact developers annually about potential sites, and support applications of developers to build affordable	Ongoing	This program is duplicative and should be combined with other programs that have similar purposes.	Program 15

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	housing that targets extremely low income households in Upland. Assist in the development of housing for lower-income households by outreaching to affordable housing developers, exploring available funding options, and supporting grant applications for housing.			
Homeless Services	Define shelters, transitional housing, and permanent supportive housing consistent with state law, permit shelters with a ministerial permit in the Industrial zone; and establish objective standards as allowed by state law. In all zones allowing residential uses, permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Ongoing	The City continued to provide funding support to agencies that serve the homeless and at- risk homeless through the CDBG Program process and the City's Housing Fund. In 2013, a Homeless Shelter Stakeholders Group was formed to assist the implementation of this goal. The Development Code Update was adopted in the summer of 2015. In December 2019, the City hired a Homeless Coordinator to conduct and assist with homeless prevention activities. During CY2020, the City applied for and received a new affordable housing grant from the State that will provide funding to the Homeless Prevention Program for the next 3 years. Also, during CY2020, the City applied and received CARES CV1 and CV3 to provide additional funds to assist homeless prevention activity. This program is an important strategy for addressing the special needs of the homeless and should be continued. Modify to include clear objectives and time frame to amend City regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers consistent with State law.	Program 18
Administrative Capacity	Utilize the Service Council to coordinate the City, faith-based organizations, other non-profits, Upland Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The Service Council will develop and implement a Homeless Services Plan that addresses: -Community Outreach, Engagement, and Education Initiatives -Treatment and Permanent Supportive	Ongoing	The City has continued to work with the various organizations in San Bernardino County to create a Homeless Service Plan. The stakeholders team is comprised of individuals and organizations that have a desire to help the community and seek a positive change in the city, specifically, as it relates to those affected by homelessness. The team meets monthly in order to maintain an active effort to address the homeless issues. In December 2019, the City hired a Homeless Coordinator to assist with all homeless activities. During CY2020, the City applied for the Permanent Local Housing Allocation to assist the Homeless Coordinator with additional	Program 19

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	Housing Initiatives -Housing First/Rapid Re-housing initiatives - Chronic Homelessness -Enforcement		funds for the City's Homeless Prevention Program. Also, during CY2020, the City applied and received CARES CV1 and CV3 to provide additional funds to assist homeless prevention activity. This program is an important strategy for leveraging housing resources and should be continued. Modify to include clear objectives of the Homeless Services Plan and the City's outreach and coordination responsibilities.	
Housing for People with Disabilities	Amend the Zoning Code to define and allow residential care facilities serving six or fewer residents as a by-right use in all residential zones; remove or amend the definition of a family in the Zoning Code. Permit larger facilities with a CUP in two additional mixed-use zones. Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG. Create reasonable accommodation process and procedure as part of the Zoning Code Update to a low flexibility in land use, building, and development standards to accommodate people with disabilities.	2015	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities by right in all residential zones (for those serving 6 or fewer residents), Supportive and Transitional Housing, Second Dwelling Units, Emergency Housing and Single Room Occupancy (SRO) in Mixed Use Zones and Efficiency Units. This program is an important strategy for addressing the special housing of persons with disabilities and should be continued. Modify to include clear objectives and time frame of the code amendments as well as the City's commitment to annually monitor State law, conduct outreach, and coordination with affordable housing developers.	Program 20
Fair Housing	Promote fair housing practices through contract with IFHMB. Comply with all state and federal fair housing requirements when implementing housing programs or delivering housing-related services. Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to	Ongoing	The City continues to promote fair housing practices and provide educational information to the public. This program is an important strategy for affirmatively furthering fair housing and should be continued. Modify to include clear objectives.	Program 21

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	improve fair housing as contained therein. Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns.			

Appendix B Sites Inventory

This appendix contains a parcel-specific inventory of potential sites that are suitable for housing development during the 2021-2029 planning period. Table B2 lists approved projects expected to be built during the planning period while Table B3 lists vacant sites zoned for residential development.

Housing Allocation

California General Plan law requires that a community plan for an adequate number of sites to allow for and facilitate production of its share of the regional housing need. Each jurisdiction must identify "adequate sites" to determine whether that jurisdiction has sufficient land to accommodate its share of regional housing needs for each income level. As defined under California Government Code Section 655839(c)(1), adequate sites are those with appropriate zoning and development standards, and with services and facilities to encourage and provide for the development of a variety of housing for all income levels. As shown in the table below, the RHNA for the 2021-2029 (6th Cycle) planning period is 5,686 units. Broken down by income level, the allocation is 1,584 very low-, 959 low-, 1,013 moderate-, and 2,130 above-moderate units.

Table B1. RHNA Allocation

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,584	959	1,013	2,130	5,686

No Net Loss Buffer

Recent changes to State law, including Senate Bill 166, require cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density or at a different income than projected in the Housing Element, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning it must identify and rezone for new sites that can accommodate the remaining need. For these reasons, the City is including an additional buffer of 15 percent above the unmet RHNA in each category. Table B-2 below identifies the total target capacity based on the RHNA plus 15 percent of any unmet RHNA. As shown, the pipeline projects (Row B) and projected ADUs (Row C) are subtracted from the RHNA (Row A) to determine the unmet RHNA (Row D). The unmet RHNA is then multiplied by 15 percent (Row E). Row F sums the RHNA (Row A) and the 15 percent of the unmet RHNA (Row E) to show the total target sites capacity.

Table B2. Target Sites Capacity (15% No Net Loss Buffer of Unmet RHNA)

	Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
A	RHNA	1,584	959	1,013	2,130	5,686

	Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
B	Completed, Approved, and Proposed Projects	240	19	-	1,331	1,590
C	ADUs	82	125	125	28	360
D	Unmet RHNA (A-B-C)	1,262	815	888	771	3,736
E	Target Buffer (15% of Unmet RHNA)	190	123	134	116	563
F	Unmet RHNA + Target Buffer (D+E)	1,452	940	1,022	885	4,299

To facilitate new housing production and address the community's housing needs, cities must ensure that sufficient land with appropriate zoning is available to accommodate the amount of additional housing need as determined through the Regional Housing Needs Assessment (RHNA). The City's land use plans and development regulations are discussed in Section 3 – Constraints. This section describes how the RHNA allocation for the 2021-2029 planning period will be accommodated, as summarized in Table B3 below. The City is relying on a combination of completed, approved, and proposed projects, ADUs, vacant, and non-vacant sites to meet the RHNA.

Table B3. Ability to Meet the RHNA

	Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
A	**RHNA Assessment**	1,584	959	1,013	2,130	5,686
B	Completed, Approved, and Proposed Projects	240	19	-	1,331	1,590
C	ADUs	82	125	125	28	360
D	Unmet RHNA *(A - B - C)*	1,262	815	888	771	3,736
E	Vacant Opportunity Site Capacity	199	133	135	133	600
F	Non-Vacant Opportunity Site Capacity	1,312	858	935	822	3,927
G	Opportunity Site Capacity *(E + F)*	1,511	991	1,070	955	4,527
H	**Total Capacity** *(B + C + G)*	1,833	1,135	1,195	2,314	6,477
J	Surplus of units beyond RHNA + buffer	59	53	48	68	228

Realistic Capacity

State law requires that a jurisdiction project realistic estimates for housing capacity on its RHNA sites. The realistic capacity of sites may be calculated using recent project history, a minimum density, or other methods. As a majority of growth is expected to take the form of multifamily housing, recently constructed multifamily projects were reviewed to understand and establish historical trends for multifamily housing development in the City. The realistic capacity calculation also takes into account recent inquiries and permits for uses in zones that allow mixed-use or stand-alone commercial uses.

Upland is a mature community with only a small amount of vacant land suitable for housing development. Potential sites for housing development include sites zoned exclusively for residential use as well as sites where zoning allows either residential or non-residential development. The realistic potential for housing on residentially-zoned sites has been estimated based on densities of recently approved multi-family and condo projects. Project densities on sites allowing only residential use have ranged from 61% to 108% of the allowable maximum.

Potential Development on Sites Zones for Non-Residential or Mixed Use. In recent years several projects have been developed with a residential component despite non-residential also being allowed in the zoning district. One example is a 78-unit live-work project located at the corner of Central Avenue and 11th Street. Each unit is 3 stories with the upper two stories used as living space while the first story includes parking and a work area. At the time it was approved, this project was located in the Highway Commercial zone; however, the property has since been rezoned to Commercial Industrial Mixed Use (C/I-MU) consistent with the new General Plan. This zoning district is intended to accommodate a variety of industrial, regional retail, and support commercial activities to satisfy a range of shopping needs for residents and maximize the potential for job generation. This zone is situated at an important gateway to the City at the west end of Foothill Boulevard and along portions of Central and Benson avenues. Development in this zone is intended to include pedestrian-friendly sidewalks and landscaping to facilitate the transformation of this area into an attractive, welcoming gateway into Upland. This zone supports residential uses in the form of live/work developments. The maximum permitted non-residential FAR is 1.0, which facilitates residential development.

Another example of a successful residential project within the Commercial Residential Mixed-Use Zone (C/R-MU) is GFR Homes, a 37-unit townhome style condominium development. The C/R-MU Zone is intended to support the development of compact, walkable, and pedestrian-oriented districts with a combination of retail, local-serving commercial and medium-density multi-family developments. The preference for land uses consists of integrated, vertical mixed uses that facilitate an active street front by bringing buildings and building entrances to the street edge and providing pedestrian-friendly sidewalks, trees, landscaping and public plazas. The maximum permitted non-residential FAR is 1.0 with a maximum permitted residential density of 20 dwelling units per net acre, exclusive of City and state density bonuses. This zone provides opportunities for a mix of medium- to large-scale integrated mixed-use developments while ensuring a sensitive scaled transition to adjacent buildings and uses.

A recent 6-unit apartment development on San Antonio Avenue is located within the Business Residential Mixed-Use Zone (B/R-MU). This zoning district is intended for areas in which business and/or light industrial uses are compatible with residential or live/work units. The B/R-MU Zone provides an environment where residents can enjoy the convenience of living and working in close proximity. The intended development pattern consists of horizontal mixed uses that provide adequate buffering and transitions between residential and non-residential land uses. This zone supports residential units adjacent to non-residential uses such as: light

manufacturing, assembly and offices. The maximum permitted non-residential FAR is 0.5 with a maximum permitted residential density of 20 dwelling units per acre. This zone provides opportunities for preservation of small- to medium-scale development and an authentic mix of building typologies and uses. The site was developed with 6 units (15 units/acre) with the retention of an existing single-family home.

In 2018 the Planning Commission approved a 203-unit apartment complex on a 4.5-acre site (46.9 dwelling units per acre) within the Colonies Specific Plan, Planning Area 4, which is a Mixed-Use Zone. The purpose of the mixed-use designation is to encourage development of higher-density housing with neighborhood commercial and restaurant uses.

Table B4 summarizes densities of recent residential developments in zones allowing commercial or mixed-use. For housing developments on sites where non-residential and mixed uses are allowed, densities of approved projects have ranged from 67% to 93% of the allowable maximum.

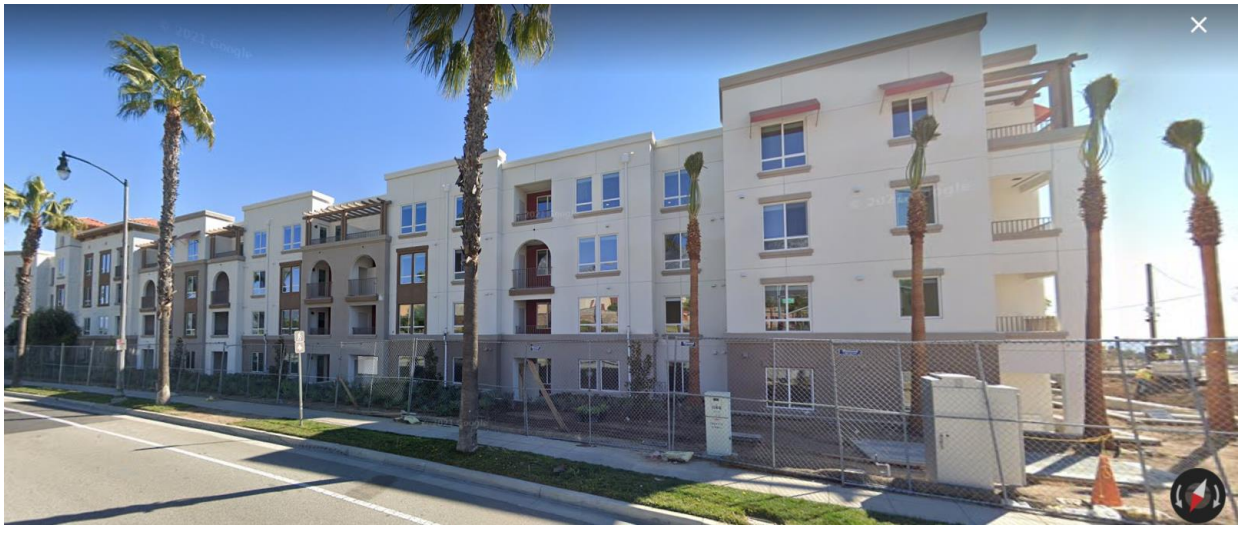
Table B4. Residential Developments in Mixed Use and Non-Residential Zones

Project	Project Type	Zoning District	Non-residential uses allowed?	Allowable Density (du/ac)	Project Density (% of max)	# of units
6 Unit Apartments (San Antonio)	Apartments	B/R-MU	Yes	20	15 (75%)	6
Alta Apartments	Apartments	PA-4 of Colonies SP	Yes	62	46.9 (76%)	203
11th & Central Mixed Use	Live-Work	C/I-MU	Yes	20	17.5 (88%)	78
Mt. Fuji (GFR)	Condominiums	C/R-MU	Yes	20	14.4 (72%)	37

Source: City of Upland, 9/2022

Other approved projects and property owner inquiries indicate strong interest high-density multi-family residential development in Upland. Examples include the following:

- This 4-story condominium development was approved at a density of 45 units/acre in The Colonies Planning Area 4. The zoning for this site is Specific Plan/Mixed Use, which allowed mixed-use or commercial development.



- Immediately adjacent to the 4-story condominium development in The Colonies Planning Area 4 is this approved 7-story apartment project at a density of 47 units/acre. The zoning for this site is Specific Plan/Mixed Use, which allowed mixed-use or commercial development.

- A 4-story 111-unit apartment project was approved at a density of 48 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site was created through the consolidation of 9 separate parcels totaling 2.3 acres. The project density is 88% of the maximum 55 units/acre allowed in this district. Zoning allowed commercial use on this site.

- A 32-unit attached townhome development within four 3-story buildings was approved at a density of 32 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site involves the consolidation of 6 separate parcels totaling approximately 1 acre.

- The City has received 2 applications for affordable and permanent supportive housing developments at a density of approximately 70 units/acre in the Historic Downtown Upland Specific Plan.

- Preliminary discussions regarding a 4-story 141-unit apartment project at a density of 55 units/acre (100% of maximum) in the Historic Downtown Upland Specific Plan. The property is currently occupied with older commercial buildings.

- Preliminary discussions regarding a 199-unit expansion of a senior apartment project at a density of 32 units/acre.

Based on these development trends, the realistic capacity of sites zoned for residential use only (i.e., where non-residential or mixed uses are not allowed) was conservatively estimated as 80% of the allowable density, while the capacity of sites permitting non-residential use was estimated at only 50% of the allowable density.

A parcel-specific list of vacant sites with potential for housing development is provided in Table B10. Potential new housing units on vacant sites are assigned to income categories based on allowable density and parcel size. Sites allowing a density of less than 15 units/acre are assigned to the above-moderate income category, while sites allowing a density of 15 to 29 units/acre are assigned to either the moderate or above-moderate income category. Sites that are at least ½ acre in size and where a density of 30+ units/acre is allowed may be assigned to any income category based on the "default density" specified in State law. Small sites less than ½ acre are assigned to either the moderate or above-moderate category.

Potential Development on Underutilized Sites

As with most of the older cities of Southern California where little vacant land remains, a significant portion of new residential development in Upland is expected to occur on underutilized non-vacant properties where additional housing units can be built or the existing uses can be replaced with higher-value development. In 2015, the City updated its General Plan and Municipal Code to incorporate mixed-use zones that allow additional opportunity for residential development in commercial areas. The purposes of the Mixed-Use zones are to:

1. Foster developments that provide a mix of related land uses close to one another, either within a single building, on the same parcel, or on adjacent parcels, in order to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live;

2. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;

3. Establish design standards that improve the visual quality of development and create unified, distinctive, and attractive mixed-use corridors and centers;

4. Provide appropriate buffers and transition standards between commercial, industrial and residential uses to preserve non-residential and mixed-use feasibility and residential quality; and

5. Provide incentives for mixed-use (horizontal and vertical) development along main corridors and nodes to promote varied uses within a pedestrian-oriented environment.

To estimate the realistic capacity of development on non-vacant sites the City evaluated recent development trends including project applications and interest from local developers (Table B8). Although the zoning on several of these sites also allows non-residential uses, all of these projects are 100% residential at densities ranging up to 55 units/acre.

Size

No sites larger than 10 acres are included in the inventory of lower-income sites.

Sites Smaller than 0.5 acres. Pursuant to Government Code 65583.2(c) sites smaller than 0.5 acre are assigned to the moderate- or above-moderate categories, with the exception of two groups of contiguous parcels. For both groups of parcels, the total acreage of each group of sites is over 0.5 acres, and they are functionally developable as one parcel.

For parcel group one, all of the parcels have the same owner, are currently vacant, and are contiguous in a normal, rectangular shape. Parcel group two is much larger and contains 13 parcels in a contiguous, rectangular block. Two parcels are larger than 0.5 acres, nine parcels are each 0.4 acres, and two parcels are 0.2 acres. Of the thirteen parcels, seven have a singular owner (3.33 acres). Two parcels are owned by a singular owner (0.81 acres), and the other four parcels have separate owners. The group of 13 parcels could be developed as a singular or multiple projects, and the size of the parcels will not preclude their development.

To assist in lot consolidation, the City is included Program 15, which includes expedited process, fee waivers for lot consolidation projects for affordable or special needs households, proactive outreach regarding lot consolidation opportunities, and technical assistance with lot consolidation.

Table B5. Small Sites

ID	APNs	Total Acreage	# of Owners	# of Parcels	Assumed Capacity
1	104660105, 104660112, 104660113, 104660114, 104660101, 104660102, 104660103, 104660104, 104660106, 104660107, 104660115	1.63	One	11	60
2	104633313, 104633308, 104633307, 104633306, 104633309, 104633305, 104633310, 104633304, 104633301, 104633311, 104633303, 104633312, 104633302	5.35	Six	13	133

Additionally, the City has seen a trend of interest in residential development on small lots that are consolidated. There have been multiple, recent projects where a singular owner purchased multiple, contiguous parcels for the purpose of developing multifamily residential uses. This includes both vacant and non-vacant lots and lots with one and multiple owners. This also includes both market rate and affordable housing. Recent inquiries and applications include the following:

- An application for the development of 19 multi-family units, including 2 affordable units, on 0.64 total acres, and the consolidation of 3 lots with two separate owners.
- Consolidation of four lots, including one lot smaller than 0.5 acres, for development of residential units on 5.86 total acres
- Interest on consolidating twelve parcels totaling 1.96 acres for the development of approximately 61 units.
- Five separate owners of nine contiguous properties totaling 3 acres are seeking to sell the land to a single developer for multi-family residential development.
- Consolidation of four, non-vacant lots all smaller than 0.5 acres into one for the development of 84 multi-family units, including 12 affordable units. Uses on these lots include a contractor office and storage and are similar to the uses in parcel cluster 3. The parcels total 1.37 acres. These small sites were formerly on the RHNA sites inventory list and are now a pending project.

The RHNA sites inventory also includes 18 City-owned parcels in the RHNA inventory, totaling 2.94 acres. The lots are all smaller than 0.5 acres; however, they are in clusters that can be consolidated and all owned by the City. The City is planning on declaring the parcels surplus with the intent of developing affordable housing on them during the planning period. Parcels that are adjacent to each other are already functioning as one use.

Each lot has several parcels that can be consolidated and considered as one site for the purposes of the RHNA and thus are appropriate for lower-income housing. There is a total of 96 units (44 lower, 52 moderate) projected on the parking lots for the purposes of meeting the RHNA. Each parking lot is larger than 0.5 acres after consolidation with the exception of Lots E and F. All lots are entirely contiguous. Program 6 details the timeline and goals for the development of the City-owned parking lots.

- Parking Lot A: A 0.6-acre site consisting of three parcels total
- Parking Lot B: A 0.52-acre site consisting of two parcels
- Parking Lot C: A 0.56-acre site consisting of three parcels
- Parking Lot D: A 0.75-acre site consisting of nine parcels
- Parking Lot E: A 0.33-acre site consisting of two parcels.
- Parking Lot F: A 0.17-acre parcel that is diagonal from Lot C, and may be consolidated with Lot C for the purposes of development.

Environmental Hazards and Availability of Infrastructure

As part of the sites analysis process the City reviewed environmental hazards and the availability of infrastructure to determine whether these issues could prevent the City from achieving the assigned housing need.

Environmental Hazards

None of the potential housing sites identified for the Regional Housing Needs Allocation are known to have environmental constraints that would preclude the development of housing. As reflected in each of the individual specific plan EIRs, none of the sites is on a fault, in an Alquist-Priolo zone, or in a 100-year flood plain. None of the sites is located on prime farmland or currently used for agricultural purposes. Several sites may be located on ground suitable for mining, but the sites are no longer used for active mining. Seismic and fire hazards require various mitigation features in residential construction to protect public safety, and are incorporated into the building code. These code requirements add to the cost of housing but are necessary to protect public safety. There are four sites that have a capacity of 216 moderate income units that fall within the Very High Fire Hazard Severity Zones as well as three pending projects, therefore, the location of the RHNA sites within the Fire Hazard Severity Zone would not preclude or impact the development of these sites.

Water Availability

The 2015 General Plan Update EIR projects water needs for the whole City (including development in the four specific plan areas with the housing inventory sites). In 2030, the City will need 23,141 acre-feet per year of water, according to the 2020 Upland Urban Water Management Plan. The dry-year scenario projects a supply of 24,662 AFY in 2030 and 25,689 AFY in 2035. Based on that analysis, the City is expected to have enough water to serve projected housing needs during the planning period.

Sewer Availability

The 2015 General Plan Update EIR analyzed the capacity of sewer lines and treatment facilities based on residential and non-residential build-out estimates would only require additional sewerage flow of 1.32 mgd over existing conditions or an annual increase of approximately 0.066 mgd per year over 20 years. The EIR concluded that no significant impact to sewer facilities associate with General Plan build-out is anticipated, as demands on the local sewer system can be mitigated. The EIR indicated a need to upgrade certain local lateral sewer lines on a case-by-case basis, but no costly force mains, main trunk lines, or similar infrastructure are necessary. Upgrades to laterals are financed through the payment of sewer impact fees, which is common for any new apartment project.

Dry Utilities

Dry utilities such as electric, telephone, cable and internet are provided by private companies and are expanded to meet demand as development occurs. No known limitations on these services would preclude development of the sites listed in the inventory (Appendix B) during the 2021-2029 planning period.

Ability to Meet the RHNA

Approved Projects

Per the HCD Sites Inventory Guidebook, the City may credit sites that have been proposed, approved, or given a certificate of occupancy since the beginning of the RHNA projection period.[4] The City is including 1,590 units towards the RHNA, 240 very low income units, 19 low income units, and 1,331 above moderate income units. New housing units approved and expected to be completed during the RHNA period are credited toward the City's new housing need based on the estimated income category of these units as shown in Table B6. The City works closely with applicants, owners, and developers to monitor progress and updates on pending projects. In October 2023, staff contacted each applicant to discuss progress and ensure that each project would be completed during the planning period; all projects are anticipated to be completed during the planning period. A status update for each project is provided in Table B6.

All units are anticipated to be completed in the planning period. The City will monitor the actual units constructed and income/affordability when the projects are developed. If the projects are not developed or are developed with fewer RHNA units than anticipated, the City will identify additional RHNA sites needed to make up the loss (see Program 6)

There are 259 lower-income units counted towards the RHNA. The units are listed below. All units will all be deed restricted to maintain their affordability.

- Twelve lower income units in an 84-unit proposed project utilizing state density bonus law. The project developer is utilizing a density bonus to achieve the desired density of 60 du/ac, and to overcome some development standards. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for 55 years.

[4] HCD Sites Inventory Guidebook https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

- Four very-low income units in a 24-units project. The project developer is utilizing a density bonus to achieve the desired density of 25 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Five very-low income units as a part of a 32-unit project. Five very-low income, for sale, units as a part of a 32-unit project. The project site was owned by the City of Upland and was declared surplus property in 2022. The property was subsequently sold to a developer with the requirement that 15% of the project units (5 total) be affordable.

- Ninety-three very low income units on SANBAG owned property. The project developer is utilizing a density bonus to achieve the desired density of 82 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Eighty-one very low income units developed on SANBAG owned property. The project developer is utilizing a density bonus to achieve the desired density of 69 du/acre. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Sixty-two very low income units as a part of a 251-unit project. The project developer is utilizing a density bonus to achieve the desired density of 43 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Two low income units as a part of a 19-unit density bonus project. The project developer is utilizing a density bonus to achieve the desired density of 23 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

Table B6. Approved Projects

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units	Status
ATI Packing House Apts	Apartments	Historic Downtown Upland SP (Citrus Trans. District)	Yes	Vacant	55	51.4 (93%)			111	111	Currently project is in building plan check, Development Services Staff waiting on resubmittal.
Sage At 9th Phase 2	Townhomes	RM-20	No	Vacant	20	16.4 (82%)			26	26	Project Completed 1.29.24
Sage At 9th Phase 1	Townhomes	RM-20	No	Vacant	20	15.2 (76%)			28	28	Completed September 2021.
Enclave SP	76 Townhomes 116 SFR	Enclave Specific Plan	No	Vacant	20	12.2 (61%)			192	192	Completion anticipated in 4th quarter, 2023.
Mesa Court Apts	Apartments	RM-30	No	Vacant	30	21.6 (72%)			54	54	This project is currently in Plan Check, with some permits approved, including numerous building permits, parcel map and grading plans as of 2022. Applicant intends to start construction in late 2024 or early 2025. Email Received from applicant with anticipated timeline.
7th Street Apts (KIVA)	Apartments	RM-20	No	Vacant	20	20.1 (108%)			64	64	1st quarter, 2025. Project Currently in Plan Check. Applicant currently preparing resubmittal plans and working to complete a site clean-up plan with DTSE. Applicant intends to start construction 1st quarter 2025. Applicant provided email with timeline.
San Antonio Apts (Mario Sosa)	Apartments	B-R/MU	Yes	Non-Vacant	20	13.3 (67%)			6	6	Completed August 2022.
Sycamore Hills PA3	83 Townhomes 93 SFR	Park View Specific Plan (Planning Area 3)	No	Vacant (Under Construction)	13.4	10.6 (79%)			176	176	All units completed by February 2022.
Crestwood Homes	SFD	RS-20	No	Vacant	0-4	N/A			4	4	Completed December to November 2021.
Individual SFD	SFR+ADU+JADU	Various	No			N/A			3	3	Plans Under Review. Staff expects to issue permits towards the end of 2023, early 2024.
Individual SFD	SFR+ADU	Various	No			N/A			2	2	Plans in plan check. Staff expects applicants to pull permits in 1st Q 2024.
Villa Serena	SFR	Villa Serena SP	No	Vacant		10.6			65	65	Entitlements are expected to be approved 4th Quarter of 2024, with construction starting shortly after. Many of the plans have been reviewed and are ready for approval, including the grading plans, utility plans, and construction is expected to begin within 6 months after entitlement approval. Applicant timeline received.

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units	Status
Colonies PA4	Condo	Colonies SP (PA 4-Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)			60	60	Applicant contacted Development Services Director. Application anticipates construction starting in 2025, and completion in 2026 or 2027.
Alta Apts	Apartments	Colonies SP (PA 4-Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)			106	106	Completed August 2021.
A Street Apts	Apartments	RM-20	No	Vacant	20	20.0 (100%)			4	4	4th quarter, 2024. Permits are nearly ready for Issuance. Plans have been reviewed, and Building staff is waiting for minor corrections.
Colonies - Watt	Townhome	Colonies SP	No	Vacant	24	15.7 (65%)			12	12	Completed Aug-Sep 2021.
Individual SFD	SFD	Various	Yes	Vacant	0-4	N/A			2	2	Completed. July 2022.
11th Ave Apts	Apartments	RM-20	No	Vacant	20	14.6 (73%)				6	Under Construction. Anticipated completion July 2024.
Lennar Remainder Units	SFR	Upland Crossing	No	Non-vacant	12-20	15				12	Completed August 2021.
Individual SFD	SFR	RS-7.5	No	Non-Vacant	4 – 10				1	1	Completed April 2023
SBCTA Property	MFR	Citrus Transportation	Yes	Non-Vacant	55	69 (127%)	93			93	3rd quarter, 2025. staff is currently reviewing entitlements, which are expected to be approved by the end of 2023, or 1st quarter 2024. Applicant anticipates starting construction in Q1 2025, and completion in Q3 2026. applicant provided email for timeline.
SBCTA Property 2	MFR	Citrus Transportation	Yes	Non-Vacant	55	70 (127%)	81			81	3rd quarter, 2025. staff is currently reviewing entitlements, which are expected to be approved by the end of 2023, or 1st quarter 2024. Applicant anticipates starting construction in Q1 2025, and completion in Q3 2026. applicant provided email for timeline.
104659108 104659109 104659110 104659111 104659112 104659113	Townhomes	Old Town1st Street Overlay	Yes	Non-Vacant	55	32 (58%)	5		27	32	The Planning Commission approved entitlements on October 25, 2023, Applicant intends to start construction in June 2024, and complete the project within 18 months, completing the project in Q4 2025.
104634102	Apartments	RM-20	No	Non-Vacant	20	24 (141%)	4		20	24	3rd Quarter, 2025.

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units	Status
104643325	Townhomes	Multi-Family Senior Housing	No	Vacant	25	17 (66%)			8	8	1st Quarter, 2026. Staff is in discussions to sell the property to Crestwood Communities for the development of 8 units. The PSA is currently being prepared.
100718101 104632143 100718102 100718103 100718104	Apartments	PB	Yes	Vacant	40*	42	62		189	251	2nd Quarter, 2027. Staff will be making Zone changes in 2025 as required by the Housing Element which will allow for this project. The applicant is expected to submit for entitlements in 2024, with approval in 2025. This results in a reasonable construction time of 1.5 to 2 years.
104648114	SFR	LI	Yes	Non-Vacant	15	13 (87%)				64	4th quarter, 2024. Staff has issued permits for the project and construction has begun as of October 2023. Applicant anticipates completing the project within 1 to 1.5 years
100746121 100746122 100746112	MFR	B/R-MU	Yes	Non-vacant	40**	29 (72%)	2		17	19	Staff has received an application on 10/25/23 for the development of 19 multi-family units, and the consolidation of 3 lots.
100743106 100743110 100743109 100743108	MFR, Affordable Housing	B/R-MU	Yes	Non-vacant	40**	61 (153%)	12		72	84	Single property owner has merged all four lots, and has provided preliminary plans for an 84-unit project including approximately 12 affordable units. Application received 11/20/23.
						Totals	**257**	**-**	**1,333**	**1,590**	

Source: City of Upland, 12/18/2023

* City to create new RM-40 Residential Multi-Family High zone on this site and others.

**B/R-MU parcels in this area will be subject to a high density transit overlay, allowing densities up to 40 du/acre

Accessory Dwelling Units

Under State law, two accessory dwelling units (ADUs) – one ADU and one "junior ADU" – may be permitted on most single-family residential lots. ADUs represent a significant source of new affordable housing that can be created within the fabric of existing residential neighborhoods.

In December 2020, SCAG published a study of ADU affordability in Southern California[5] and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. SCAG determined that the following affordability assumptions are appropriate for San Bernardino County:

Table B7. ADU Income Distribution

Very Low	Low	Moderate	Above Moderate
23%	35%	35%	8%

Source: SCAG 2020

ADU permits have steadily increased during the 2018-2021 period in Upland as follows:

- 2018: none
- 2019: 14 units
- 2020: 41 units
- 2021: 71 units
- 2022: 95 units
- 2023 (through December): 48 units

This 6-year trend shows that interest in ADU construction has increased significantly as homeowners have become familiar with the new regulations and the options provided for ADUs. Based on this trend and SCAG's analysis, it is assumed that an average of 45 ADUs per year (total of 360 during the 8-year planning period) will be produced in the income categories shown in Table B7 above.

Vacant Sites

As part of the sites inventory analysis, vacant residential land was identified throughout the City. A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements […] or structures on a property that are permanent and add significantly to the value of the property."

The estimated capacity of vacant sites is based on the densities allowed in the City's General Plan and zoning regulations and have been adjusted to account for development that may be proposed at lower than the maximum allowable densities based on market conditions. As noted above, the potential yield is assumed to be 80% of the allowable density for residential zones and 50% of the maximum density for mixed-use zones. These assumed densities are intended to portray the typical density of residential development, accounting for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure, and public facilities.

The City is including 600 total units on vacant sites, 199 very low, 133 low, 135 moderate, and 133 above moderate income units.

[5] https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Non-Vacant Sites

Pursuant to Government Code Sec. 65583.2(g)(2) when a city is relying on non-vacant sites to accommodate 50% or more of its lower-income housing need, the methodology used to determine additional development potential shall demonstrate that the existing use does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period. The City is relying on non-vacant sites to meet 1,745 of the 2,543 lower-income RHNA units (68%).

The current capacity for additional housing based on current zoning is insufficient to accommodate the RHNA allocation in all income categories. As required by Government Code Sec. 65583(c)(1) candidate sites have been identified for either "upzoning" (i.e., increasing the allowable density of residential uses) or "rezoning" (i.e., changing the zoning designation from a non-residential designation to a residential or mixed-use designation).

The additional potential capacity of these sites is estimated at 80% of allowable density for sites proposed for residential zoning and 50% of allowable density for sites proposed for mixed-use zoning.

The following analysis of non-vacant sites compares the sites directly to recent development trends in the City, illustrating that, based on substantial evidence, the existing uses of the sites do not impede additional residential development on these sites.

Non-Vacant Trend Sites

To understand development trends and aid in the non-vacant site selection process, recently developed sites, pipeline projects, and sites with developer/property owner interest in residential development were reviewed. Ten recent projects were reviewed. Table B8 provides a summary of these sites, including their zoning, year built, previous use, floor area ratio, and land-improvement ratio. These ten non-vacant trend sites concretely demonstrate that there is a market for housing in Upland, illustrate the market trends and site characteristics of recent residential projects in Upland, and provide examples upon which to compare the non-vacant sites in the RHNA inventory.

A review of these non-vacant trend sites shows a set of characteristics that the sites have in common. Understanding the commonalities between recently developed sites helps establish a set of characteristics that can be used to establish thresholds for the non-vacant sites in the inventory. The recently developed sites share the following characteristics:

- A building age over 40 years old.
- A wide range of LIRs, from 0.34 to 50.
- Similar non-vacant uses among projects. Most of the trend sites included similar residential, and light industrial uses. Uses include parking lots, residential, both single and multi-family, and commercial buildings. Light industrial uses include boat repair, industrial buildings, warehouses, contractor storage, and lumberyards.

Table B8. Development Trends on Underutilized Sites

#	Project/Address (APN)	Project Type	No. of Units	Density	Zoning	Previous Use				Current Status
						Year Built	FAR	LIR	Description	
1	401 A Street (0146-582-13 to 20)	Apartments	111	48.3	Citrus Transportation District, Historic Downtown Upland SP	1960s	0.00	N/A	Parking Lot	Approved Entitlement
2	708 Mesa Court (1046-102-13)	Apartments	60	15.8	RM-30	1961-1963	0.23	0.51	Apartments (6 units demolished)	Approved Construction Plans
3	1332, 1336, and 1344 E. 9th Street (1046-501-07, 08, 09)	Townhomes	26	16.4	RM-20	1940 -1978	0.25	1.59	Three SFRs, Boat Repair Facility	Completed
4	1252 .E 7th Street (1047-181-02)	Apartments	66	20.8	RM-20	1969	0.15	50	Industrial Building	Approved Entitlement
5	1400 E. Arrow Rte (1046-481-14)	Condominiums	64	13.1	Proposed Zone Change from Light Industrial to SP	1956	0.11	0.34	Lumber Yard	Applications under review
6	167 S. Sultana Avenue (1046-604-03 to 08)	Apartments	141	54.9	Citrus Transportation District, Historic Downtown Upland SP	1947-1957	0.32	31.5	2 Industrial Warehouses and Residential (Fourplex, Duplex, and two SFRs)	Preliminary Review
7	105 N. 1st Street	Apartments with 5 Low Income Units	32	29.3	Old Town District (1st Avenue Overlay), Historic Downtown Upland SP	1908	0.05	City-owned	Commercial Building	Approved Entitlement
8	SANBAG Affordable Housing	Affordable Housing	174	69	Citrus Transportation District, Historic Downtown Upland SP	1948-1959	N/A	N/A	Former lumber and hardware store and former smudge pot factory; industrial buildings removed between 2012-2014 and 2018-2020.	Under Review
9	104634102/ 649 W. Vernon Drive	Apartments	24	50	RM-20	1940s	0.04	0.54	Single family residential and related structures	Under Review
10	1910 Huntington Drive	Apartments, Affordable Housing	84	1.37	B/R-MU	1940s	0.06	0.99	Industrial structure and storage yard	Under Review

Non-Vacant Site Selection Criteria

The City's assumptions regarding the income categories and realistic capacity for underutilized sites are the same as for vacant sites described above. Most of these underutilized properties are in the Downtown or the Focus Areas identified in the General Plan Land Use Element and discussed previously in Section 3 - Constraints. As land and housing values have increased and the supply of buildable vacant land has been nearly exhausted, redevelopment of these areas has become financially feasible.

Based on the trends of redevelopment of non-vacant sites in Upland outlined above, a set of criteria was used for evaluating the redevelopment potential of sites and selecting RHNA sites. Criteria include building age, LIR, and a similar type of non-vacant use. Note that not every trend site meets all characteristics identified, but that all sites included are appropriate for redevelopment. All sites have similar uses to recent projects that were developed in the City, and can be directly compared to these trends.

In addition to the trends identified from the ten non-vacant site examples, other considerations were made in selecting the RHNA sites, as follows:

- Residential development interest expressed by property owners or developers.
- Site conditions indicating a property is suitable for development or redevelopment during the planning period, such as vacant buildings, for sale/for lease signs, low land-to-improvement (LIR) value ratio, buildings more than 40 years old, signs of deferred maintenance or deterioration, or low site utilization (i.e., current building floor area compared to market potential).
- Proximity to public transportation, employment and educational opportunities, and urban services such as shopping, medical facilities and parks. The City considered if a site was within ½ mile of a high quality transit stop.
- No incompatible uses or adverse development conditions such as high noise levels, heavy truck traffic, sensitive biological habitat, flood hazards or wildland fire hazards .
- The City has reviewed the properties and is not aware of any leases on underutilized sites that would prevent housing development during the planning period.

The following section provides further detail on each of the non-vacant sites identified in the inventory. The non-vacant sites were selected based on their existing uses, capacity for residential redevelopment, and their high potential for short-term redevelopment. The non-vacant sites are described in geographic clusters; however, all of the clusters have the same set of similar uses, single family residential, light industrial including automotive, storage, and contractor uses, and limited office uses. Each of the clusters of sites have at least four of the five characteristics on aggregate that suggest suitability and favorable conditions for redevelopment within the planning period.

An evaluation of each of the 291 non-vacant sites is provided in Table B9. Each site is evaluated against the five criteria listed below. All 291 of the sites meet a majority, at least three of the five, criteria. 270 sites meet at least four of the five criteria. 110 of the sites meet all five of the five criteria. The table shows the value for each of the criteria and if the site meets the threshold the cell has been filled in green.

The criteria used to illustrate the strong redevelopment potential for the non-vacant sites are as follows:

A. **Significantly Underdeveloped.** (LIR > 0.44). Land-improvement ratios were calculated and considered in site selection. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land. For the identified clusters of sites, the average LIR is greater than 0.44. This threshold is based on a review of the ten trend sites. The trends sites had a wide range LIRs from 0.34 to 50. Four of the ten sites had LIRs under 1. Of the 291 non-vacant sites, 243 of them have an LIR greater than 0.44.

B. **Building Age.** The majority of structures are older than 40 years. This threshold was determined by reviewing the ten trend sites. All of the trend sites had structures that were at least 40 years old.

C. **Similar Types of Non-Vacant Uses.** The non-vacant sites existing uses are similar to those in the identified trend sites. Trend sites had a wide variety of residential, industrial, and commercial uses. Some sites included a mix of uses on a single site. Four of the ten sites included residential uses included single and multi-family uses. Six of the ten trends sites included an industrial use, such as lumber yards, boat repair facilities, a smudge pot factory, and industrial yards. Two sites had commercial uses, including a hardware store. One former use was a parking lot. Sites in the inventory were reviewed for their existing use. A similar use to trend sites includes residential (single or 2-3 units), industrial uses (storage yards, automotive or boating facilities), commercial, and parking lots. In Table B9, the currently use of the parcel is shown. The general category is given and more specific use follows. If a site has a use of "Other" is it not considered to be similar to the trend sites; there are only two sites that have this use. One is the National Guard Center that the federal government has noticed will be disposed (described in detail below). The other is landscaping, and has no buildings. If it is a similar use to the trend sites, it is shown in green. Of the 291 sites, 289 of the sites have similar uses to the trend sites. Many of the trend sites are redevelopment in areas that are identified in the sites inventory (as seen in the geographic clusters outlined below) and as such, have similar uses.

D. **Adjacent to Services**. Sites were reviewed for their location within one mile of services such as daycares, grocery stores, medical centers, and schools. If a site is within one mile of any of these services, it is shown as green in Table B9. All of the non-vacant sites are within one mile of at least two of the listed services (daycares, stores, medical centers, schools).

E. **Within ½ Mile of High Quality Transit.** The analysis identifies whether a site is within ½ mile of a Metrolink Station. There are two Metrolink Stations that are either in or within ½ mile of Upland. The Montclair Transcenter (Metrolink station) is just to the southwest of the City. Two of the clusters, the Western Cluster and Mixed-Use Cluster, have sites that are within ½ mile of the Montclair Transcenter. The Upland Metrolink station is located in the Historic Downtown Specific Plan Area. Sites in the Historic Downtown Specific Plan and East of Downtown clusters have sites that are within ½ mile of the Metrolink Station. A total of 148 of the sites are located within ½ mile of either of the Metrolink Stations.

SITE CLUSTER	A (LIR)	B (Age)	C (Use)	D (Services)	E (Transit)
Western Cluster	✓	✓	✓	✓	✓*
Mix-Use Cluster	✓	✓	✓	✓	✓
San Antonio and 9th	✓	✓	✓	✓	
Historic Downtown Specific Plan	✓	✓	✓	✓	✓
East of Downtown	✓	✓	✓	✓	✓*

SITE CLUSTER	A (LIR)	B (Age)	C (Use)	D (Services)	E (Transit)
Other: Single Family	✓	✓	✓	✓	
Other: Light Industrial and Commercial	✓	✓	✓	✓	✓*

*Some but not all of the parcels are within ½ mile of a Metrolink Station.

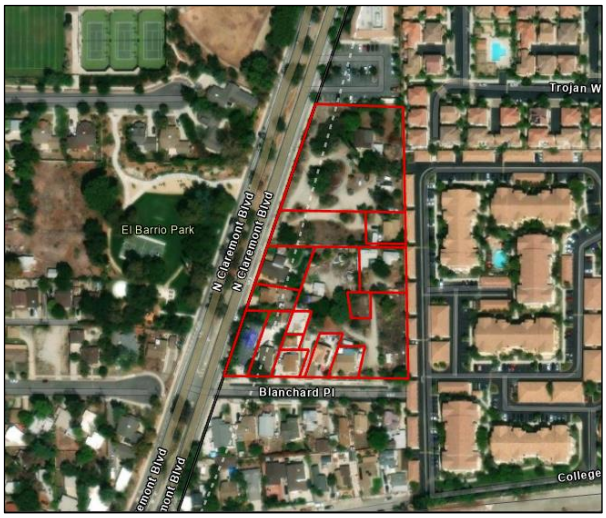
Interest in Development on RHNA Sites

In addition to the similarities to recent projects as noted above, the City has received interest in developing on a number of sites included in the RHNA inventory. This further demonstrates the feasibility of the sites in the RHNA inventory. This includes the following:

- Staff has received an application on 10/25/23 for the development of 19 multi-family units on 0.64 acres, and the consolidation of 3 vacant lots previously include in the sites inventory.
- Staff has met with one potential developer who has made an offer on a RHNA site that is for sale, and is aiming to purchase three adjacent RHNA sites to consolidate the lots for a multi-family residential project. Three parcels are vacant and the fourth is currently used for commercial fueling.
- Staff have met with owners of two adjacent sites regarding the development of senior housing on two sites totaling 5.6 acres. The site is currently a plant nursery. The owners have expressed support for 40 du/ac on the site to staff in meetings and at public hearings.
- Interest on consolidating twelve parcels totaling 1.96 acres for the development of approximately 61 units.
- Five separate owners of nine contiguous properties totaling 3 acres are seeking to sell the land to a single developer for multi-family residential development. Staff has received support for increased density on the parcels. The land currently has industrial uses including a termite company, contractor's yard, and automotive uses.
- Consolidation of four, non-vacant lots all smaller than 0.5 acres into one for the development of 84 multi-family units, including 12 affordable units. Uses on these lots include a contractor office and storage and are similar to the uses in parcel cluster 3. The parcels total 1.37 acres and were previously included in the RHNA inventory.
- Request from a property owner to include their 2.86 acre site in the inventory and rezone to allow high density so that multi-family housing can be developed on the site.

Non-Vacant Site Descriptions

Western Cluster



The western cluster consists of 15 contiguous parcels, 13 of which are non-vacant. The City is upzoning the 3.64 acre cluster of parcels to have a maximum density of 30 units per acre. The cluster has a projected realistic capacity for 89 total units, including 11 on the vacant parcels. The non-vacant parcels are single-family parcels. The capacity is a mixture of income levels including 43 lower-income units, 25 moderate units, and 21 above moderate units. The sites could be developed together or individually. The single-family homes were built prior to 1938. Upzoning this aging single-family housing stock provide increased opportunity for housing adjacent to the College Campus that could be utilized by faculty and staff. The cluster is adjacent to El Barrio Park and are approximately ½ mile from the Claremont McKenna College Campus. The land improvement ratio for the non-vacant parcels averages 0.46, indicating the land is considerably underdeveloped. The non-vacant uses of single-family homes are similar to the follow recent projects:

- A project currently in plan check that demolished six existing units to develop 60 units.
- Developed 26 townhomes on a site that included three single family residences and a boat repair facility.

Developed 141 apartments on a site that included a fourplex, duplex, and two single family residences.

Mixed-Use Cluster

The mixed-use cluster incudes 101 total parcels, 9 of which are vacant and 92 of which are non-vacant. The capacity for the vacant sites is 29 lower, 30 moderate, and 27 above moderate income units. The assumed realistic capacity for the non-vacant sites is 552 lower income, 331 moderate, and 312 above moderate units. The mixed-use cluster includes 93 parcels (36.6 acres) zoned B/R-MU, which will be upzoned to allow at least 40 du/acre and 8 parcels zoned C/R-MU (3.3 acres north of Huntington Drive) which will be upzoned to allow up to 30 du/acre. This area consists of many small parcels with the potential for consolidation and potential to create larger scale development. Although many of the recent development projects include consolidation of multiple parcels and existing uses, the City is including Program 15 to encourage and facilitate the consolidation of lots and development of residential and mixed-uses on these consolidated, smaller parcels.

There are residential uses on 57 of the parcels, including 56 single family homes and one parcel with three unit residential, which have an average LIR of 0.77. The other 39 parcels consist of a mix of light industrial and office uses and have an average LIR of 2.0. These LIR demonstrate a significant underdevelopment and strong incentive and opportunity for redevelopment.

Light industrial uses consist of three parcels with auto-oriented uses, seven parcels with contractor offices, 22 parcels with storage uses, one garage, three industrial buildings, and three offices. The existing uses are generally low intensity with significant opportunity for redevelopment of higher intensity uses. The City has received interest and inquiries in developing high density residential uses on a number of these sites. Additionally, the cluster is approximately 0.5 miles from the Montclair Transcenter and Metrolink station providing access to transportation. The majority of the buildings were constructed between 1948 and 1985.

This area of the City was annexed in the early 2000s. There are a number of existing, non-conforming uses including junkyards and contractor storage yards. This area will be subject to the new transit overlay district which will continue to allow mixed uses and encourage redevelopment of the area. The City has received two recent applications for the development of housing in this area, that are noted in crosshatch on the aerial above. The two projects care:

- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.

- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

The uses and potential in the mixed-use cluster are similar to recent projects in the City, including:

- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Developed 141 apartments on a site that included a fourplex, duplex, and two single family residences as well as two industrial warehouses.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- A developer inquiry for 29 units on a site that contains a commercial building

San Antonio and 9th

The San Antonio and 9th cluster consists of 25 parcels in the B/R-MU zone, comprising 8.98 acres. They will be upzoned to allow density up to 40 du/acre. Two of the parcels are vacant and have an assumed realistic capacity of 13 lower income units each. The 23 non-vacant parcels have a capacity for 145 lower, 56 moderate and 59 above moderate units. Uses in this cluster are a mix of light industrial and residential and include six contractor offices and related office uses, 14 single family residential units, and three storage yards. The average LIR in the cluster is a strong 0.74.

The City has seen interest in residential development in this area, and there is a recently completed project that developed 6 units on the corner of N. San Antonio and 9th, not included in the RHNA. Redevelopment of the area could be pursued individually on each lot or on a larger scale basis. Seven of these parcels have the same owner. The buildings are older, and were constructed largely between 1949 and 1985. It is within one mile of Upland High School and Baldy Dog Park.

The uses and potential in the mixed-use cluster are similar to recent projects in the City, including:

- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- A developer inquiry for 29 units on a site that contains a commercial building
- A project currently in plan check that demolished six existing units to develop 60 units.
- Developed 26 townhomes on a site that included three single family residences and a boat repair facility.
- Developed 141 apartments on a site that included a fourplex, duplex, and two single family residences.
- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.
- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

Historic Downtown Specific Plan

The cluster of sites in the Historic Downtown Specific Plan zone consists of 64 total parcels (18.9 acres), 14 of which are vacant and 50 of which are non-vacant. The projected realistic capacity for the 16 vacant parcels is 53 lower, 16 moderate, and 13 above moderate income units for a total of 89 units. The realistic capacity for the 50 non-vacant parcels is 303 lower, 180 moderate and 118 above moderate income units, for a total of 601 units. These parcels will not be rezoned or upzoned, with the exception of one parcel that will be rezoned to the Citrus Transportation District.

The 50 non-vacant parcels have a variety of existing uses, including 15 with existing residential. There are 17 parcels with warehouse, automotive, commercial, and industrial uses, including four parcels that have vacant industrial uses. The parcels have an average LIR of 9.5. The Downtown parcels also have direct access to the Metrolink Station.

The remaining 18 parcels included are public parking lots. The City is planning on acquiring funding to create a parking structure downtown that will make the existing surface parking lots available for redevelopment. As of May 2024, the City had sent out a Request for Proposals and received three proposals from parking structure consultants, and is currently in the process of selecting a firm to design the parking structure and preliminary engineering. The contract is tentatively scheduled to be approved by the City Council in June 2024. The City also is currently seeking funding and has contracted with two lobbyists in Washington DC, with one of their priorities being to seek federal funding for the parking structure. In addition, staff is pursuing a public/private partnership with two potential developers that would entail developing several parking lots in conjunction with assisting in the funding to develop a parking structure. The City is receiving $1.6 million from the San Bernardino County Transit Authority from their sale of two surplus parcels along the Metrolink right-of-way in Upland which is currently planned for Upland's Parking Structure construction. Once the parking structure is designed and built, the remaining parking lots will be redeveloped. The City plans to declare the 18 parcels surplus land with the intent to develop housing on them. This is anticipated to be completed during the planning period. The location where the parking structure is to be located is not included in the RHNA. The remaining parking lots that will be redeveloped are included in the sites inventory. There are no lease agreements or other regulatory agreements that would inhibit the development of housing on these lots during the planning period. The Parking Structure design will be approved in the first quarter of 2025. Construction would be completed toward the end of 2026. Development of the 18 parcels in the RHNA inventory will follow.

The City is seeing increasing development in the Historic Downtown area and has included the parcels that are most likely develop in the short term. The recent development includes a number of affordable or mixed-income projects. The development trends in the Historic Downtown support the conversion of these non-vacant uses and increased redevelopment. Note that there is additional capacity in the Historic Downtown Zone that is not included to meet the

RHNA. As shown in the aerial image, there are multiple recent, pending, and approved projects in the Historic Downtown, depicted with crosshatches. These projects include:

- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.
- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

East of Downtown

The cluster of sites that are east of downtown include 67 total parcels (23.2 acres), three vacant and 64 non-vacant sites. The are two moderate and one above moderate units on vacant parcels. The non-vacant parcels include 347 lower, 126 moderate, and 105 above moderate income units. The sites currently allow densities up to 20 units per acre and will be rezoned or upzoned to allow 30 du/acre. The sites east of downtown are generally included as groups of developable blocks or parcels.

Current uses include 29 parcels with existing single family or two-units. Existing non-residential uses include four parcels with automotive uses, 23 contractors or other types of storage yards or contractor offices, five light industrial or industrial buildings and one office.

The average LIR for the non-vacant parcels is 1.2. The majority of sites have access to a grocery store within ½ mile, as well as access to the downtown Metrolink station. The majority of the structures are over 40 years old. Each of these characteristics individually and collectively demonstrate the feasibility and potential for redevelopment in the planning period.

These uses and projects are similar to inquiries and recently developed projects including:

- A project directly adjacent to a RHNA site east of downtown developing six units on a vacant parcel.
- Development of 64 units on a construction yard that included multiple industrial buildings, storage, and active industrial uses.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences.
- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.

- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

Other Non-Vacant Sites

The remainder of the non-vacant parcels are not in a geographic cluster. They consist of 49 parcels spread throughout the City. The 49 parcels have realistic capacity for 981 lower, 213 moderate and 213 above moderate units, for a total of 1,709 total units. They can be divided into two main use types, single family residential and light industrial uses. Any parcels that do not fit into one of these two typologies is described on its own below.

Other: Single Family

There are eleven other single family residential parcels being included in the inventory, with a total assumed capacity of 191 units, 21 lower 81 moderate, and 90 above moderate. The average LIR for the parcels is 1.5, indicating high land value and potential for redevelopment and more intensive use. A large portion, 109, of the units come from one site that is a 10 acre single family parcel. One other large single family lot is included in the inventory for 10 additional above moderate units. These two large parcels are in existing , developed communities. The majority of the structures are over 40 years old.

The remaining nine single family units are in areas with mixed residential and industrial uses that are strong candidates for redevelopment. These are spread throughout the City. The parcels all have increased, unused capacity for net new units and redevelopment on the whole, or a portion of, the site.

Examples of recent redevelopment of single family parcels include:

- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences.

Other: Light Industrial and Commercial Uses

The remaining 35 parcels have largely industrial or commercial uses. This includes three parcels with automotive uses, seven parcels that are single-story commercial and their associated parking lots, eleven parcels that are contractors yard and storage, seven parcels that are light industrial uses, three parcels that are plant nursery and associated nursery retail, two parcels that are a vacant restraint, and two parcels that are offices. The majority of the structures are over 40 years old.

Note that these uses are similar to those in the geographic clusters, largely a mix of light industrial, storage, and some commercial buildings. They have realistic capacity for 774 lower, 128 moderate and 121 above moderate income units. The average LIR of the sites is 9.2, indicating significant underutilization and potential for redevelopment.

These sites were selected not only for their increased potential and capacity, but also for their similarity in to recently developed projects, including:

- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- Development of 64 units on a construction yard that included multiple industrial buildings, storage, and active industrial uses.
- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences as well as two industrial warehouses.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building.

Other: Federally Owned Property

One property included is currently owned by federal government and is currently a United States Army Reserve Center. However, the City has received notice that the United Stated Federal Government plans to dispose of the property in 2028; the intent to dispose of the property is provided in Appendix E. Thrall Hall ARC is an overutilized 1963 vintage facility consisting of a 24,073-square foot training building and 4,217-square foot vehicle maintenance shop. The 3.8-acre property will be upzoned to allow housing up to 30 du/acre, and the City anticipates housing to be developed on the Site during the planning period once the current use is discontinued. The City has spoken with developers regarding interest to redevelop the property to multi-family housing.

The realistic capacity for the site is 86 lower income units. Since the parcel is currently federally owned, there is no assessed value for it. There is currently housing being developed on the parcel directly adjacent to the property, showing market demand in the area.

Other: San Bernardino Housing Authority Property

The San Bernardino Housing Authority owns two properties, 10.21 acres and 2.39 acres, in the City. There is currently 98 lower density affordable housing units on the site, Los Olivos. The housing is older stock and was constructed in the 1950s. There is capacity for considerably more affordable housing on the properties. The City has been in contact with the San Bernardino Housing authority regarding the redevelopment of these sites with higher density low income housing. The City is upzoning the parcels to allow density up to 40 du/acre.

The San Bernardino Housing Authority has redeveloped two other low density housing properties in Redlands and San Bernardino that were nearly identical to the site in Uplands. The former Lugonia Public Housing site was redeveloped from 115 units to a total of 238 units, for an increase of 113 units. Similarly in San Bernardino, the former Waterman Gardens was redeveloped to increase from 270 units to 411 units, an increase of 141 total units. There is the potential for a similar project on these parcels.

The realistic capacity for the site is 100 net additional new lower income units, though there is actual capacity for over 400 net new units.

Table B9. Non-Vacant Site Evaluation

Key:	Meets the threshold for the criteria determined by trend projects	Does not meet the threshold for the criteria determined by trend projects

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104645108	Industrial (Contractors Yard)	0.21	1938	Yes - medical center, school, grocery store	Yes
104646104	Industrial - Automotive (Auto Trim)	0.87	1948	Yes - medical center, school, grocery store	No
104646105	Industrial (Contractors Yard)	2.23	2002	Yes - medical center, school, grocery store	No
104646107	Industrial (Contractors Yard)	2.78	1948	Yes - medical center, school, grocery store	No
104646109	Industrial (Contractors Yard)	0.25	1959	Yes - medical center, school, grocery store	No
104646110	Industrial (paved)	N/A	1959	Yes - medical center, school, grocery store	No
104646111	Industrial (Small building - Termite Company)	0.82	1959	Yes - medical center, school, grocery store	No
104646112	Industrial (Contractors Yard)	0.53	1959	Yes - medical center, school, grocery store	No
104646113	Industrial (Contractors Yard)	N/A	N/A - no structure	Yes - medical center, school, grocery store	No
104646206	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104646209	Industrial (Contractor office/yard)	0.52	1938	Yes - medical center, school, grocery store	No
100706108	Commercial (Vacant building)	67.88	1948	Yes - medical center, school, grocery store	No
100706123	Commercial (Vacant building)	25.88	N/A - no structure	Yes - medical center, school, grocery store	No
100709107	Industrial Building/yard	0.90	1978	Yes - medical center, school, grocery store	No
100709108	Industrial - Automotive (Car Rental/Vacant)	9.00	1964	Yes - medical center, school, grocery store	No
100709109	Industrial (Paved lot)	N/A	N/A - no structure	Yes - medical center, school, grocery store	No
100736215	Residential - one unit	0.37	1938	Yes - school, grocery store, medical center	Yes
100736214	Residential - one unit	0.54	2005	Yes - school, grocery store, medical center	Yes
100736205	Residential - one unit	0.14	1948	Yes - school, grocery store, medical center	Yes
100736207	Residential - one unit	1.10	1959	Yes - school, grocery store, medical center	Yes
100736203	Residential - one unit	0.53	1948	Yes - school, grocery store, medical center	Yes
100736201	Residential - one unit	0.27	1938	Yes - school, grocery store, medical center	Yes
100736213	Residential - one unit	0.44	1938	Yes - school, grocery store, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100736210	Residential - one unit	N/A	N/A - no structure	Yes - school, grocery store, medical center	Yes
100736212	Residential - one unit	0.56	1938	Yes - school, grocery store, medical center	Yes
100736211	Residential - one unit	0.54	1997	Yes - school, grocery store, medical center	Yes
100736209	Residential - one unit	0.34	1959	Yes - school, grocery store, medical center	Yes
100736206	Residential - one unit	0.19	1972	Yes - school, grocery store, medical center	Yes
100736204	Residential - one unit	0.54	1972	Yes - school, grocery store, medical center	Yes
104646217	Residential - two units	1.00	1938	Yes - medical center, school, grocery store	No
104652104	Industrial	1.94	1978	Yes - medical center, school, grocery store	No
104653101	Residential - one unit	0.55	1959	Yes - medical center, school, grocery store	No
104653102	Residential - one unit	0.54	1938	Yes - medical center, school, grocery store	No
104653107	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104653108	Residential - two units	0.51	1959	Yes - medical center, school, grocery store	No
104653109	Residential - one unit	0.89	1959	Yes - medical center, school, grocery store	No
104654118	Industrial (Contractor Storage Yard)	0.98	1959	Yes - medical center, school, grocery store	No
104654119	Industrial (Contractor Storage Yard)	0.12	1959	Yes - medical center, school, grocery store	No
104654120	Industrial (Contractor Storage Yard)	0.71	1959	Yes - medical center, school, grocery store	No
104654121	Industrial (Contractor Storage Yard)	0.71	1948	Yes - medical center, school, grocery store	No
104654122	Industrial (Contractor Storage Yard)	2.13	1978	Yes - medical center, school, grocery store	No
104654201	Industrial (Storage Yard/building)	0.49	1980	Yes - medical center, school, grocery store	No
104654202	Residential - one unit	0.27	1959	Yes - medical center, school, grocery store	No
104654204	Industrial (Storage Yard)	7.67	1959	Yes - medical center, school, grocery store	No
104654206	Residential and Industrial (one unit and storage yard)	1.00	1959	Yes - medical center, school, grocery store	No
104654226	Residential - one unit	0.61	1938	Yes - medical center, school, grocery store	No
104654228	Industrial (Storage Yard/building)	0.56	1959	Yes - medical center, school, grocery store	No
104654229	Residential - one unit	0.54	1938	Yes - medical center, school, grocery store	No
104654230	Industrial (Storage Yard/building)	N/A	N/A - no structure	Yes - medical center, school, grocery store	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104654238	Residential - one unit	0.43	1980	Yes - medical center, school, grocery store	No
104654239	Industrial (Storage Yard/building)	0.54	1959	Yes - medical center, school, grocery store	No
104654240	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104654241	Industrial (Storage Yard/building)	0.38	1959	Yes - medical center, school, grocery store	No
104654242	Residential - one unit	0.18	1978	Yes - medical center, school, grocery store	No
104654243	Residential - one unit	0.85	1948	Yes - medical center, school, grocery store	No
104654244	Residential - one unit	0.55	1959	Yes - medical center, school, grocery store	No
104654245	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104654246	Industrial (Storage Yard)	0.57	1959	Yes - medical center, school, grocery store	No
104655101	Industrial (Storage)	0.69	1948	Yes - medical center, school, grocery store	No
104655102	Industrial (Storage)	0.88	1948	Yes - medical center, school, grocery store	No
104655103	Industrial (Office)	N/A	1966	Yes - medical center, school, grocery store	No
104655106	Residential - one unit	2.00	1938	Yes - medical center, school, grocery store	No
104655107	Residential - one unit	0.23	1966	Yes - medical center, school, grocery store	No
104655108	Industrial (Tow Yard)	5.67	2002	Yes - medical center, school, grocery store	No
104655141	Industrial (Storage)	0.53	1978	Yes - medical center, school, grocery store	No
104656318	Industrial Building	N/A	1985	Yes - medical center, school, grocery store	Yes
104656319	Industrial	0.25	1985	Yes - medical center, school, grocery store	Yes
104656401	Industrial - Automotive (Auto Body Shop)	0.15	1980	Yes - medical center, school, grocery store	Yes
100709116	Industrial Building/yard	0.75	1978	Yes - medical center, school, grocery store	No
100728115	Industrial (Storage)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
100728117	Industrial (Storage)	1.25	1959	Yes - grocery store, medical center, school	Yes
100728118	Industrial (Storage)	4.74	1959	Yes - grocery store, medical center, school	Yes
100728119	Industrial (Storage)	0.60	1959	Yes - grocery store, medical center, school	Yes
100743111	Industrial (Contractor yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100743112	Residential - one unit	6.16	1938	Yes - grocery store, elementary school, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100743201	Industrial (Storage Yard)	N/A	1959	Yes - grocery store, elementary school, medical center	Yes
100743202	Industrial (Storage Yard)	N/A	1938	Yes - grocery store, elementary school, medical center	Yes
100743203	Residential and Industrial (one unit and storage yard)	1.21	1938	Yes - grocery store, elementary school, medical center	Yes
104633322	Residential - one unit	0.62	1959	Yes - grocery store, medical center, school	No
104633323	Residential - one unit	0.21	1959	Yes - grocery store, medical center, school	No
104633319	Residential - one unit	0.53	1938	Yes - grocery store, medical center, school	No
104633324	Residential - one unit	0.55	1959	Yes - grocery store, medical center, school	No
104633325	Residential - one unit	0.55	1959	Yes - grocery store, medical center, school	No
104633326	Residential - one unit	0.54	1959	Yes - grocery store, medical center, school	No
104633318	Residential - one unit	0.80	1959	Yes - grocery store, medical center, school	No
104633317	Residential and Industrial (one unit and contractor yard)	0.54	1959	Yes - grocery store, medical center, school	No
104633313	Industrial (Paved)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633308	Residential - one unit	0.48	1959	Yes - grocery store, medical center, school	No
104633307	Residential - one unit	0.33	1959	Yes - grocery store, medical center, school	No
104633306	Residential - one unit	0.54	1959	Yes - grocery store, medical center, school	No
104633309	Residential - one unit	0.53	1959	Yes - grocery store, medical center, school	No
104633304	Industrial (Storage Yard/building)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633301	Industrial (Vacant/Storage Yard)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633327	Industrial (Contractor office/yard)	0.72	1964	Yes - grocery store, medical center, school	No
104633329	Industrial (Office)	0.43	1964	Yes - grocery store, medical center, school	No
104633316	Industrial (Storage Yard/building)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633331	Residential and Industrial (one unit and industrial office use)	0.67	1964	Yes - grocery store, medical center, school	No
104633311	Residential - one unit	0.48	1948	Yes - grocery store, medical center, school	No
104633303	Industrial (Contractor yard)	1.10	1972	Yes - grocery store, medical center, school	No
104633312	Industrial (Contractor yard)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633302	Industrial (Contractor yard)	3.67	N/A - no structure	Yes - grocery store, medical center, school	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104656402	Industrial - Automotive (Auto Body Shop)	N/A	1980	Yes - medical center, school, grocery store	Yes
104656403	Industrial - Automotive (Auto Body Shop)	N/A	1980	Yes - medical center, school, grocery store	Yes
104656404	Residential - one unit	0.54	1938	Yes - medical center, school, grocery store	Yes
104656405	Residential - one unit	0.53	1948	Yes - medical center, school, grocery store	Yes
104656406	Residential - one unit	N/A	1994	Yes - medical center, school, grocery store	Yes
100728122	Industrial	0.48	1948	Yes - grocery store, medical center, school	Yes
100728123	Residential - one unit	1.38	1938	Yes - grocery store, medical center, school	Yes
100728132	Industrial (Storage)	N/A	N/A - no structure	Yes - grocery store, medical center, school	Yes
100728133	Industrial (Storage)	1.49	1938	Yes - grocery store, medical center, school	Yes
100728134	Industrial (Storage)	1.42	1978	Yes - grocery store, medical center, school	No
100728144	Industrial	N/A	1948	Yes - grocery store, medical center, school	Yes
100728145	Industrial	N/A	1948	Yes - grocery store, medical center, school	Yes
100728146	Industrial	0.31	1948	Yes - grocery store, medical center, school	Yes
100729108	Industrial - Automotive (Auto Sales)	0.56	1995	Yes - grocery store, medical center, school	No
100730109	Residential - two units	2.66	1959	Yes - grocery store, medical center, school	Yes
100730110	Industrial (Office)	1.00	1959	Yes - grocery store, medical center, school	Yes
100730111	Commercial (Plant Retail)	1.11	1959	Yes - grocery store, medical center, school	Yes
100760101	Industrial (Contractors Yard)	4.84	1964	Yes - medical center, grocery store, school	No
100762105	Industrial (Contractors Yard)	50.00	1959	Yes - medical center, grocery store, school	No
100762106	Industrial (Contractors Yard)	49.00	1959	Yes - medical center, grocery store, school	No
104349102	Residential - one unit and horse facility	7.10	1966	Yes - grocery store, school	No
104405104	Residential - one unit	0.64	1938	Yes - grocery store, school	No
104518102	Commercial (Plant Nursery)	N/A	1994	Yes - grocery store, medical center, school	No
104658207	Industrial - Automotive (Auto Repair)	0.50	1959	Yes - medical center, school, grocery store	Yes
104656407	Residential - one unit	0.62	1938	Yes - medical center, school, grocery store	Yes
104656408	Residential - one unit	0.29	1938	Yes - medical center, school, grocery store	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104656415	Residential - one unit	0.56	1959	Yes - medical center, school, grocery store	Yes
104656417	Residential - one unit	0.52	1959	Yes - medical center, school, grocery store	Yes
104656418	Residential - one unit	0.54	1948	Yes - medical center, school, grocery store	Yes
104656419	Residential - one unit	0.39	1948	Yes - medical center, school, grocery store	Yes
104656424	Industrial Building	0.09	1978	Yes - medical center, school, grocery store	Yes
104656425	Industrial Building	0.47	1978	Yes - medical center, school, grocery store	Yes
100743204	Residential and Industrial (one unit and storage yard)	0.62	1938	Yes - grocery store, elementary school, medical center	Yes
100743206	Residential and Industrial (one unit and storage yard)	0.54	1978	Yes - grocery store, elementary school, medical center	yes
100743209	Residential - one unit	0.29	1978	Yes - grocery store, elementary school, medical center	Yes
100743210	Residential - one unit	N/A	1978	Yes - grocery store, elementary school, medical center	Yes
100743211	Industrial (Contractor yard)	2.67	1964	Yes - grocery store, elementary school, medical center	Yes
100743212	Residential - one unit	0.43	1948	Yes - grocery store, elementary school, medical center	Yes
100743213	Residential - one unit	0.56	1985	Yes - grocery store, elementary school, medical center	Yes
100743214	Residential - one unit	0.54	1978	Yes - grocery store, elementary school, medical center	Yes
100744102	Residential - one unit	1.67	1938	Yes - grocery store, elementary school, medical center	Yes
100744103	Residential - one unit	1.33	1938	Yes - grocery store, elementary school, medical center	Yes
100744114	Residential - one unit	0.47	1948	Yes - grocery store, elementary school, medical center	Yes
100744115	Residential - one unit	0.53	1938	Yes - grocery store, elementary school, medical center	Yes
100744117	Residential - one unit	0.20	1948	Yes - grocery store, elementary school, medical center	Yes
100746101	Industrial (Contractors Yard)	N/A	1948	Yes - grocery store, elementary school, medical center	Yes
100746102	Industrial (Contractors Yard)	N/A	1948	Yes - grocery store, elementary school, medical center	Yes
100746106	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100746107	Residential - one unit	4.68	1959	Yes - grocery store, elementary school, medical center	No
100746108	Residential and Industrial (one unit and storage yard)	0.54	1972	Yes - grocery store, elementary school, medical center	No
100746109	Residential and Industrial (one unit and storage yard)	0.62	1948	Yes - grocery store, elementary school, medical center	No
100746110	Residential and Industrial (one unit and storage yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100746111	Residential - one unit	0.31	1948	Yes - grocery store, elementary school, medical center	No
100746113	Industrial (Storage Yard)	8.01	N/A - no structure	Yes - grocery store, elementary school, medical center	No
100746115	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100746116	Residential - one unit	1.00	1972	Yes - grocery store, elementary school, medical center	Yes
100746119	Industrial (Contractors Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100746123	Residential - one unit	0.08	1959	Yes - grocery store, elementary school, medical center	Yes
100746126	Residential - one unit	0.29	1948	Yes - grocery store, elementary school, medical center	Yes
100746127	Residential - one unit	0.27	1972	Yes - grocery store, elementary school, medical center	Yes
100746128	Residential - one unit	0.13	1959	Yes - grocery store, elementary school, medical center	Yes
100746130	Industrial (Contractors Yard)	0.53	1972	Yes - grocery store, elementary school, medical center	Yes
100746131	Residential - one unit	0.55	1972	Yes - grocery store, elementary school, medical center	Yes
100746132	Residential and Industrial (one unit and storage yard)	0.26	1948	Yes - grocery store, elementary school, medical center	yes
100746133	Residential and Industrial (one unit and storage yard)	0.48	1959	Yes - grocery store, elementary school, medical center	No
100746201	Residential - one unit	0.53	1964	Yes - grocery store, elementary school, medical center	No
100746203	Industrial (Contractor office/yard)	0.89	1938	Yes - grocery store, elementary school, medical center	No
100746204	Industrial (Tow Yard)	0.45	1948	Yes - grocery store, elementary school, medical center	No
100746214	Residential and Industrial (one unit and storage yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No
100746215	Residential - one unit	0.54	1964	Yes - grocery store, elementary school, medical center	No
100746216	Residential - one unit	0.32	1972	Yes - grocery store, elementary school, medical center	No
100746217	Residential - one unit	0.40	1978	Yes - grocery store, elementary school, medical center	No
100746218	Residential - one unit	0.54	1978	Yes - grocery store, elementary school, medical center	No
100746220	Industrial (Office/Landscaper storage yard)	1.25	1964	Yes - grocery store, elementary school, medical center	No
100764201	Residential - one unit	0.53	1948	Yes - grocery store, elementary school, medical center	Yes
100764202	Residential and Industrial (one unit and storage yard)	1.25	1938	Yes - grocery store, elementary school, medical center	yes
100764203	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100764204	Residential - one unit	0.86	1938	Yes - grocery store, elementary school, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100764205	Residential and Industrial (one unit and storage yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No
100764206	Residential and Industrial (one unit and storage yard)	1.78	1948	Yes - grocery store, elementary school, medical center	No
100764207	Residential and Industrial (one unit and storage yard)	0.53	1948	Yes - grocery store, elementary school, medical center	No
100764209	Industrial - Automotive (Auto Body Shop)	2.18	1948	Yes - grocery store, elementary school, medical center	No
100764211	Industrial (Contractor office/yard)	4.77	1959	Yes - grocery store, elementary school, medical center	No
100764212	Industrial (Contractor office/yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No
100764213	Residential - one unit	0.54	1948	Yes - grocery store, elementary school, medical center	No
100764214	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	No
100764215	Residential and Industrial (one unit and storage yard)	0.94	1959	Yes - grocery store, elementary school, medical center	No
100764218	Residential and Industrial (one unit and storage yard)	1.88	1959	Yes - grocery store, elementary school, medical center	No
100764219	Industrial (Building)	0.09	1959	Yes - grocery store, elementary school, medical center	No
100764301	Residential - one unit	0.64	1959	Yes - grocery store, elementary school, medical center	No
100764302	Residential and Industrial (one unit and storage yard)	1.09	1959	Yes - grocery store, elementary school, medical center	No
100764303	Industrial Building	0.60	1972	Yes - grocery store, elementary school, medical center	No
100764304	Residential and Industrial (one unit and industrial building)	2.73	1959	Yes - grocery store, elementary school, medical center	No
100764305	Industrial (Building)	0.83	1964	Yes - grocery store, elementary school, medical center	No
100764308	Residential and Industrial (one unit and industrial building)	2.67	1938	Yes - grocery store, elementary school, medical center	No
100764310	Residential and Industrial (one unit and storage yard)	1.31	1959	Yes - grocery store, elementary school, medical center	No
100764325	Residential and Industrial (one unit and contractor yard)	1.36	1959	Yes - grocery store, elementary school, medical center	No
100765201	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	No
100765202	Industrial (Contractor office/yard)	0.42	1938	Yes - grocery store, elementary school, medical center	No
100765304	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	No
100765305	Industrial (Office)	6.03	1938	Yes - grocery store, elementary school, medical center	Yes
100765306	Industrial (Office)	0.54	1938	Yes - grocery store, elementary school, medical center	yes
100765307	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	Yes
100765308	Residential - thee units	0.12	1959	Yes - grocery store, elementary school, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100765401	Industrial (Contractor office/yard)	1.94	1959	Yes - grocery store, elementary school, medical center	Yes
100765402	Residential - one unit	0.54	1964	Yes - grocery store, elementary school, medical center	Yes
100765403	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	yes
100765404	Residential - one unit	0.14	1959	Yes - grocery store, elementary school, medical center	Yes
100765405	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	Yes
100765501	Industrial (Tow Yard)	2.33	1978	Yes - grocery store, elementary school, medical center	Yes
100765502	Residential and Industrial (one unit and storage yard)	0.56	1938	Yes - grocery store, elementary school, medical center	Yes
100765503	Industrial - Automotive (Auto Storage)	0.35	1938	Yes - grocery store, elementary school, medical center	Yes
100765504	Industrial - Automotive (Auto Repair)	1.35	1948	Yes - grocery store, elementary school, medical center	Yes
100765505	Residential and Industrial (one unit and storage yard)	0.54	1959	Yes - grocery store, elementary school, medical center	Yes
100765506	Residential and Industrial (one unit and storage yard)	0.82	1959	Yes - grocery store, elementary school, medical center	Yes
100765507	Residential - one unit	0.47	1959	Yes - grocery store, elementary school, medical center	Yes
100765508	Residential - one unit	0.54	1959	Yes - grocery store, elementary school, medical center	Yes
100765509	Industrial (Contractor office/yard)	0.09	1948	Yes - grocery store, elementary school, medical center	Yes
100765510	Industrial (Storage Yard)	6.87	1959	Yes - grocery store, elementary school, medical center	Yes
104638309	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104638310	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104625301	Industrial - Automotive (Auto Repair)	0.43	1959	Yes - medical center, school, grocery store	Yes
104625315	Industrial - Automotive (Auto Repair)	1.08	1959	Yes - medical center, school, grocery store	Yes
104641154	Other (Landscaping/City to acquire parcel and pursue housing on)	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640312	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640313	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640314	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640315	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640316	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104640317	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640318	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104656201	Industrial	N/A	1966	Yes - medical center, school, grocery store	Yes
104656203	Industrial	N/A	1966	Yes - medical center, school, grocery store	Yes
104656202	Industrial	N/A	1966	Yes - medical center, school, grocery store	Yes
104656204	Industrial	1.00	1966	Yes - medical center, school, grocery store	Yes
104656212	Industrial	0.38	1966	Yes - medical center, school, grocery store	Yes
104656213	Industrial	0.51	1966	Yes - medical center, school, grocery store	Yes
104658101	Industrial (Warehouse)	0.29	1938	Yes - medical center, school, grocery store	Yes
104659324	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659318	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659224	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659204	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659205	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659206	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660207	Industrial (Vacant lumber yard and parking)	33.60	1959	Yes - medical center, school, grocery store	Yes
104660208	Industrial (Vacant lumber yard and parking)	17.62	1959	Yes - medical center, school, grocery store	Yes
104660209	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660210	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660211	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660308	Residential - one unit	1.50	1938	Yes - medical center, school, grocery store	Yes
104660307	Residential - one unit	N/A	1938	Yes - medical center, school, grocery store	Yes
104660310	Residential - one unit	1.71	1938	Yes - medical center, school, grocery store	Yes
104660311	Commercial (Fueling)	0.36	1938	Yes - medical center, school, grocery store	Yes
104660309	Residential - one unit	0.37	1938	Yes - medical center, school, grocery store	Yes
104660408	Industrial (vacant)	31.50	1978	Yes - medical center, school, grocery store	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104660403	Residential - one unit	31.50	1948	Yes - medical center, school, grocery store	Yes
104660404	Residential - one unit	31.50	1948	Yes - medical center, school, grocery store	Yes
104660405	Residential (Multi-family)	31.50	1959	Yes - medical center, school, grocery store	Yes
104660406	Industrial (vacant)	31.50	1959	Yes - medical center, school, grocery store	Yes
104660407	Industrial	31.50	1959	Yes - medical center, school, grocery store	Yes
104657106	Residential - one unit and storage yard	1.39	1959	Yes - medical center, school, grocery store	Yes
104657107	Residential - one unit	0.35	1948	Yes - medical center, school, grocery store	Yes
104657108	Residential - 4 units	0.54	1948	Yes - medical center, school, grocery store	Yes
104657109	Residential - 4 units	0.81	1959	Yes - medical center, school, grocery store	Yes
104657110	Residential - 4 units	1.14	1959	Yes - medical center, school, grocery store	Yes
104657111	Residential - one unit	0.33	1948	Yes - medical center, school, grocery store	Yes
104657113	Residential - one unit	0.54	1948	Yes - medical center, school, grocery store	Yes
104657112	Residential - one unit	2.00	1959	Yes - medical center, school, grocery store	Yes
104518103	Commercial (Plant Nursery)	3.44	1994	Yes - grocery store, medical center, school	No
104550101	Residential (Housing Authority)	N/A	1948	Yes - grocery store, medical center, school	No
104551123	Residential (Housing Authority)	N/A	1948	Yes - grocery store, medical center, school	No
104553214	Residential - one unit	0.87	1938	Yes - grocery store, medical center, school	No
104558137	Industrial - Automotive (Auto Sales)	0.99	1966	Yes - medical center, school, grocery store	No
104605117	Industrial (Office)	N/A	1959	Yes - medical center, school, grocery store	No
104606183	Commercial (building and parking)	1.08	1980	Yes - grocery store, medical center, school	No
104606184	Commercial (parking)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104606187	Commercial (building and parking)	0.51	1959	Yes - grocery store, medical center, school	No
104606188	Commercial (parking)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104609123	Residential - one unit	0.50	1938	Yes - grocery store, medical center, school	No
104609124	Residential - one unit	0.52	1948	Yes - grocery store, medical center, school	No
104617103	Commercial (Fueling)	0.29	1959	Yes - grocery store, medical center, school	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104634101	Residential - one unit	0.57	1938	Yes - medical center, school, grocery store	No
104634103	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104649310	Residential - one unit	0.45	1959	Yes - medical center, school, grocery store	No
104650128	Residential - one unit	N/A	1948	Yes - grocery store, medical center, school	No
104650159	Commercial	0.72	1959	Yes - grocery store, medical center, school	No
104656430	Residential - one unit	0.15	1959	Yes - medical center, school, grocery store	Yes
104650160	Industrial (Contractors Yard)	N/A	1959	Yes - grocery store, medical center, school	No
104718103	Other - National Guard Center	N/A	1966	Yes - grocery store, medical center, school	No
104718107	Industrial Building	0.55	1959	Yes - medical center, school, grocery store	No

Table B10. Site Inventory

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104646112	1315 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.56		Contractors Yard	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
104646113	0 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.14		Contractors Yard	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104646104	1307 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Auto Trim	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104646105	1301 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.33		Contractors Yard	20	30	30	Mixed	0	0	4	4	8	Yes	No	No	No
104646107	1293 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Contractors Yard	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104645108	756 E WASHINGTON BLVD	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.28		Contractors Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104646109	1279 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.55		Contractors Yard	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
104646110	1253 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Termite Company	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104646111	1213 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Termite Company	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104646217	298 N 11TH AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.6		2-units	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
104646108	1179 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.34		Contractor office/yard	20	30	30	Mixed	0	0	4	4	8	Yes	No	No	No
104646209	1179 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.35		Contractor office/yard	20	30	30	Mixed	0	0	5	4	9	Yes	No	No	No
104617101	1320 SAN BERNARDINO RD	Vacant	Upzone	MFR-L	RM-20	RM-30	1.88		Vacant	20	40	40	Lower	36	24	0	0	60	Yes	No	No	No
104617107	147 E ARROW	Vacant	Upzone	MFR-L	RM-20	RM-30	0.21		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104617102	1471 E ARROW	Vacant	Upzone	MFR-L	RM-20	RM-30	1.2		Vacant	20	40	40	Lower	23	15	0	0	38	Yes	No	No	No
104617103	1401 ARROW HWY	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	2.57		Commercial Fueling	20	30	30	Lower	37	25	0	0	62	Yes	No	No	No
104609124	847 N CAMPUS AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.21		1 SFR	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No
104609123	855 N CAMPUS AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.22		1 SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104609122	N CAMPUS AVE, WEST OF 847 AND 851	Vacant	Upzone	MFR-L	RM-20	RM-30	0.85		Vacant	20	30	30	Lower	13	8	0	0	21	Yes	No	No	No
104551123	N CAMPUS AVE and E 13th STREET	Non-Vacant	Upzone	MFR-L	RM-1	40 du ac	2.38		Housing Authority	10	40	40	Lower	18	12	0	0	30	Yes	No	No	No
104550101	N CAMPUS AVE and WEST ST.	Non-Vacant	Upzone	MFR-L	RM-1	40 du ac	10.21		Housing Authority	10	40	40	Lower	42	28		0	70	Yes	No	No	No
100736215	2571 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.1		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736214	2579 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.11		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736208	2587 BLANCHARD PL	Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.06		Vacant	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736205	2561 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.23		SFR/Vacant	4-10 DU	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100736207	2585 E BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.69		SFR/Vacant	4-10 DU	30	30	Lower	10	7	0	0	17	Yes	No	No	No
100736203	300 CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.14		SFR/Vacant	4-10 DU	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
100736202	NORTH of 290 N CLAREMONET BLVD	Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.37		Vacant	4-10 DU	30	30	Mixed	0	0	5	4	9	Yes	No	No	No
100736201	350 CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	1.09		SFR/Vacant	4-10 DU	30	30	Lower	16	10	0	0	26	Yes	No	No	No
100736213	2581 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.08		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
100736210	NORTH of 2581 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.03		SFR	4-10 DU	30	30	Mixed	0	0	1	0	1	Yes	No	No	No
100736212	2595 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.17		SFR	4-10 DU	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
100736211	2597 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.17		SFR	4-10 DU	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
100736209	2583 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.05		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736206	270 CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.13		SFR	4-10 DU	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
100736204	290 N CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.22		SFR	4-10 DU	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104656318	141 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.6		Industrial Building	20	30	30	Lower	5	4	0	0	9	Yes	No	No	No
104656401	114 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.18		Auto Body Shop	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104656403	114 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		Auto Body Shop	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656402	114 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		Auto Body Shop	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656425	0 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.25		Industrial Building	20	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
104656424	101 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.29		Industrial Building	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No
104656419	135 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656404	128 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656405	138 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656418	139 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656429	153 N 9th Ave	Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.01		Vacant	20	30	30	Mixed	0	0	0	0	0	Yes	No	No	No
104656417	153 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656406	0 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656407	156 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656430	159 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656415	165 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656408	164 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656319	145 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	1.75		Industrial	20	30	30	Lower	16	11	0	0	27	Yes	No	No	No
104654122	145 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	1.05		Contractor Storage Yard	20	30	30	Lower	10	6	0	0	16	Yes	No	No	No
104654121	147 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	1.07		Contractor Storage Yard	20	30	30	Lower	10	6	0	0	16	Yes	No	No	No
104654120	153 N TENTH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.36		Contractor Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654119	159 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.36		Contractor Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654118	167 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.36		Contractor Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654201	1091 E A ST	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.34		Storage Yard/building	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104654202	106 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.2		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654204	112 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.38		Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654246	112 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.3		Storage Yard	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No
104654208	142 N 10TH AVE	Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.15		Vacant	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654206	136 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.5		SFR/Storage Yard	20	30	30	Lower	5	3	0	0	8	Yes	No	No	No
104654243	109 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.26		SFR	20	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
104654242	119 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104654244	1127 E A ST	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.15		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654245	1117 E A ST	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.13		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104654241	125 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.15		Storage Yard/building	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654238	127 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.21		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654240	123 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.16		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654239	127 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.18		Storage Yard/building	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654229	169 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.38		SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654226	177 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.17		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654228	165 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.13		Storage Yard/building	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104654230	165 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.31		Storage Yard	20	30	30	Mixed	0	0	3	0	3	Yes	No	No	No
104718103	1284 E SEVENTH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	3.6		National Guard Center	20	30	30	Lower	52	34	0	0	86	Yes	No	No	No
104718107	420 S 11TH AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	4.48		Industrial Building	20	30	30	Lower	64	43	0	0	107	Yes	No	No	No
104718108	420 S 11TH AVE	Vacant	Upzone	MFR-L	RM-20	RM-30	2.57		Vacant	20	30	30	Lower	37	25	0	0	62	Yes	No	No	No
104349102	502 E TWENTYFIRST ST	Non-Vacant	Upzone	SFR-L	RS-20	RS-7.5	10		1 SFR/Horse Facility	0-4	10	10	Mixed	0	0	55	54	109	Yes	No	No	No
100402104	0 24TH ST	Vacant	Upzone	SFR-L	RS-15	RS-7.5	5.5		Vacant	0-4	10	10	Mixed	0	0	30	30	60	Yes	No	No	No
104518103	1420 N CAMPUS AVE	Non-Vacant	Rezone	P-OS	PB-L	RM-30	5.4		Nursery	NA	40	40	Lower	104	69	0	0	173	Yes	No	No	No
104518102	1420 N CAMPUS AVE	Non-Vacant	Rezone	P-OS	PB-L	RM-30	0.23		Nursery/ Easement	NA	40	40	Mixed	0	0	4	3	7	Yes	No	No	No
100744104	378 N CENTRAL AVE	Vacant	Rezone	C/R-MU	C/R-MU	RM-30	0.45		Vacant	20	30	30	Mixed	0	0	6	5	11	Yes	No	No	No
100744116	391 DRAKE AVE	Vacant	Rezone	0	C/R-MU	RM-30	0.27		Vacant	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100744115	361 N DRAKE AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.27		SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100744114	367 DRAKE AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.22		SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100744117	377 DRAKE AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.36		SFR	20	30	30	Mixed	0	0	5	4	9	Yes	No	No	No
100744101	318 N CENTRAL AVE	Vacant	Rezone	0	C/R-MU	RM-30	1.2		Vacant	20	30	30	Lower	17	12	0	0	29	Yes	No	No	No
100744102	360 N CENTRAL AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.27		Storage	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
100744103	368 N CENTRAL AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.27		Storage	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104633322	811 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633323	823 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633319	239 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633324	831 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633325	845 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633326	855 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633318	822 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633317	842 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR/Contractor Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633313	842 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.64		Driveway	20	40	40	Lower	13	8	0	0	21	Yes	No	No	No
104633308	261 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633307	277 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633306	309 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633309	827 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633305	0 SAN ANTONIO PL	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		Vacant	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633310	843 SAN ANTONIO PL	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Vacant	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633304	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633301	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.64		Vacant/Storage Yard	20	40	40	Lower	13	8	0	0	21	Yes	No	No	No
104633327	869 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor office/Storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633329	887 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Office	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633316	869 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633331	891 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.61		SFR/Business Use	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
104633311	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633303	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633312	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633302	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104653101	102 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.21		SFR	4-10 DU	20	20	Mixed	0	0	2	1	3	Yes	No	No	No
104653102	106 N 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.55		SFR/Vacant	4-10 DU	20	20	Mixed	0	0	5	4	9	Yes	No	No	No
104653107	144 N 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.5		SFR/Vacant	4-10 DU	20	20	Mixed	0	0	4	4	8	Yes	No	No	No
104653108	152 N 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.5		2 SFR	4-10 DU	20	20	Mixed	0	0	4	4	8	Yes	No	No	No
104653109	168 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.41		SFR/Vacant	4-10 DU	20	20	Mixed	0	0	3	3	6	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104707205	370 S 1ST AVE	Vacant	Rezone	OP	OP	RM-30	0.16		Vacant	NA	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
100730108	735 N CENTRAL AVE	Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.4		Vacant	20	30	30	Mixed	0	0	5	5	10	Yes	No	No	No
100730109	705 N CENTRAL AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.42		2 SFR	20	30	30	Mixed	0	0	5	5	10	Yes	No	No	No
100730110	665 N CENTRAL AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.42		Office	20	30	30	Mixed	0	0	5	5	10	Yes	No	No	No
100730111	653 N CENTRAL AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.56		Plant Retail	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
100762105	1540 W 9TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-20	1.94		Contractor Yard	NA	40	40	Lower	37	25	0	0	62	Yes	No	No	No
100762106	1526 W 9TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-20	1.9		Contractor Yard	NA	40	40	Lower	37	24	0	0	61	Yes	No	No	No
100760101	1500 W 9TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-20	4.65		Contractor Yard	NA	40	40	Lower	89	60	0	0	149	Yes	No	No	No
100729108	1920 W 11TH ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.55		Auto Sales	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100728122	1915 W ARROW AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.17		Industrial	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100728146	1905 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.11		Industrial	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100728144	1915 W ARROW AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.02		Industrial	20	40	40	Mixed	0	0	1	0	1	Yes	No	No	No
100728145	1915 W ARROW AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.03		Industrial	20	40	40	Mixed	0	0	1	0	1	Yes	No	No	No
100728118	1884 WOODLAWN ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	1.56		Storage	20	40	40	Lower	30	20	0	0	50	Yes	No	No	No
100728115	1882 WOODLAWN ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.56		Storage	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100728119	1859 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.2		Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100728117	1853 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.2		Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100728132	1851 W ARROW ROUTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.41		Storage	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100728134	1846 WOODLAWN ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	1.06		Storage	20	40	40	Lower	20	14	0	0	34	Yes	No	No	No
100728133	1845 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.8		Storage	20	40	40	Lower	16	10	0	0	26	Yes	No	No	No
104658207	530 E 9TH ST	Non-Vacant	Rezone	SP	Pleasant View	Citrus Transp.	0.48		Auto Repair	4-10 du	55	55	Mixed	0	0	11	10	21	Yes	No	No	No
104655108	997 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	1.62		Tow Yard	0	30	30	Lower	23	16	0	0	39	Yes	No	No	No
104655102	119 GILMORE DR	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.26		Storage	0	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104655101	124 GILMORE DR	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.3		Storage	0	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104655107	1041 E 8TH ST	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-30	0.15		SFR	4-10 DU	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
104655106	1017 E 8TH ST	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-30	0.26		SFR	4-10 DU	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104655141	1019 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.34		Storage	0	30	30	Mixed	0	0	4	4	8	Yes	No	No	No
104655103	1059 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.67		Office	0	30	30	Lower	10	6	0	0	16	Yes	No	No	No
104652104	1059 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.9		Light Industrial	0	30	30	Lower	13	9	0	0	22	Yes	No	No	No
100746130	1813 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		Contractor Yard (Tree Service)	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100746119	0 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.21		Contractor Yard (Tree Service)	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No

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100746102	1813 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.38		Contractor Yard (Tree Service)	20	40	40	Mixed	0	0	6	6	12	Yes	No	No	No
100746131	1823 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100765401	1845 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Contractor office/yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100765402	1861 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.29		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765403	1871 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765404	1885 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.37		SFR	20	40	40	Mixed	0	0	6	6	12	Yes	No	No	No
100765405	1893 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.34		SFR	20	40	40	Mixed	0	0	6	5	11	Yes	No	No	No
100765201	1915 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.32		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765202	1937 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.38		Contractor office/yard	20	40	40	Mixed	0	0	6	6	12	Yes	No	No	No
100743211	0 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.07		Contractor storage yard	20	40	40	Mixed	0	0	1	1	2	Yes	No	No	No
100746101	202 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.58		Contractor Yard (Tree Service)	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100743214	1822 W HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743210	1861 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		Garage	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100743209	203 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.26		SFR	20	40	40	Mixed	0	0	4	4	8	Yes	No	No	No
100743206	229 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.51		SFR/Storage Yard	20	40	40	Lower	10	6	0	0	16	Yes	No	No	No
100743208	1871 W 9TH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743213	1850 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		SFR	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100743212	1860 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		SFR	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100743207	1885 W 9TH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743201	0 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743202	230 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.23		Storage Yard	20	40	40	Mixed	0	0	4	3	7	Yes	No	No	No
100743203	230 VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.24		SFR/Storage Yard	20	40	40	Mixed	0	0	4	4	8	Yes	No	No	No
100743204	280 VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.48		SFR/Storage Yard	20	40	40	Mixed	0	0	8	7	15	Yes	No	No	No
100743112	1915 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743111	N VISTA PL, SOUTH OF HUNTINGTON DR.	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.16		Contractor storage yard	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100746220	1663 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.93		Office/Landscaper storage yard	20	40	40	Lower	18	12	0	0	30	Yes	No	No	No
100746126	1775 W NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.08		SFR	20	40	40	Mixed	0	0	1	1	2	Yes	No	No	No
100746127	1791 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.09		SFR	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100746128	1795 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.09		SFR	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100746214	1693 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.56		SFR/Storage Yard	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100746215	244 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No

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100746216	256 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746217	270 N SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746120	0 W NINTH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.09		Vacant	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100746111	1703 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR - Mixed Use	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100746110	257 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.27		SFR/Storage Yard	20	40	40	Mixed	0	0	5	4	9	Yes	No	No	No
100746109	275 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.32		SFR/Storage Yard	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100746108	297 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.59		SFR/Storage Yard	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
100746201	282 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746123	1751 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100746133	0 W 9TH ST, EAST OF 1775	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.46		SFR/Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100746113	1751 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746115	1775 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746107	1760 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.89		SFR	20	40	40	Lower	17	12	0	0	29	Yes	No	No	No
100746106	0 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.42		Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100746116	1791 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746117	1795 W 9TH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746132	0 W 9TH ST EAST OF 1813	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.76		SFR/Storage Yard	20	40	40	Lower	14	10	0	0	24	Yes	No	No	No
100746105	0 W HUNTINGTON DR	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		Vacant	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100746204	1638 W HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	1.2		Tow Yard	20	40	40	Lower	23	15	0	0	38	Yes	No	No	No
100746203	1659 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	1.1		Contractor office/yard	20	40	40	Lower	21	14	0	0	35	Yes	No	No	No
100746218	1670 W HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.22		SFR	20	40	40	Mixed	0	0	4	3	7	Yes	No	No	No
100765305	1948 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.46		Office	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100765304	1956 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.45		SFR	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100764202	108 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.81		SFR/Storage Yard	20	40	40	Lower	16	10	0	0	26	Yes	No	No	No
100764203	112 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764201	102 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100765509	105 LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.29		Contractor office/yard	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765510	101 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	1.24		Storage Yard	20	40	40	Lower	24	16	0	0	40	Yes	No	No	No
100764204	1822 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.6		SFR	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
100765508	63 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.29		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765507	61 LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No

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100765506	1860 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.45		SFR/Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100765505	1870 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.43		SFR/Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100765501	34 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.64		Tow Yard	20	40	40	Lower	13	8	0	0	21	Yes	No	No	No
100765502	28 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.39		SFR/Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100765504	1890 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.36		Auto Repair	20	40	40	Mixed	0	0	6	5	11	Yes	No	No	No
100765503	1894 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.49		Auto Body/Paint	20	40	40	Mixed	0	0	8	8	16	Yes	No	No	No
100765308	1916 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		3 Residential Units	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765307	1924 W NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765306	1934 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		Office	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764310	1678 W NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.69		SFR/Storage Yard	20	40	40	Lower	13	9	0	0	22	Yes	No	No	No
100764301	8793 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764302	108 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		SFR/Storage Yard	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764303	206 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		Industrial Building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764304	202 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		SFR/Industrial building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764219	203 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	2.74		Industrial Park	20	40	40	Lower	53	35	0	0	88	Yes	No	No	No
100764305	140 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		Industrial Building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764325	120 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.44		SFR/Contractor Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100764309	0 W NINTH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.21		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764308	1698 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		SFR/Industrial building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764215	143 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR/Auto Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764214	0 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764212	1726 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.63		Contractor office/Storage yard	20	40	40	Lower	12	8	0	0	20	Yes	No	No	No
100764211	1736 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.57		Contractor office/Storage yard	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100764213	1718 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.24		SFR	20	40	40	Mixed	0	0	4	4	8	Yes	No	No	No
100764209	1752 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.59		Auto Storage Yard	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
100764218	1770 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.75		SFR/Auto Storage	20	40	40	Lower	14	10	0	0	24	Yes	No	No	No
100764207	1784 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		SFR/Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100764206	1794 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.49		SFR/Storage Yard	20	40	40	Mixed	0	0	8	8	16	Yes	No	No	No
100764205	1806 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.47		SFR/Storage Yard	20	40	40	Mixed	0	0	8	7	15	Yes	No	No	No
104638309	SOUTHWEST CORNER OF E ARROW HWY AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.13	Lot E	public parking lot	15	N/A	15	Mixed	1	0	1	0	2	Yes	Yes	Yes	Yes

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104638310	SOUTHWEST CORNER OF E ARROW HWY AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.21	Lot E	public parking lot	15	N/A	15	Mixed	1	0	1	0	2	Yes	Yes	Yes	Yes
104625301	231 E ARROW HWY	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.17		Auto Repair	15	N/A	15	Mixed	0	0	1	1	2	Yes	No	Yes	Yes
104625315	523 3RD AVE	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.34		Auto Repair	15	N/A	15	Mixed	0	0	2	2	4	Yes	No	Yes	Yes
104641154	WASHINGTON BLVD AND C STREET	Non-Vacant	Existing Zoning	SP	Multi-family Senior Housing		1.03		landscaping	25	N/A	40	Lower	43	29	0	0	72	Yes	No	No	No
104640312	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.05	Lot D	public parking lot	35	N/A	35	Mixed	1	0	1	0	2	Yes	Yes	Yes	Yes
104640313	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.17	Lot D	public parking lot	35	N/A	35	Mixed	2	0	3	0	5	Yes	Yes	Yes	Yes
104640314	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.03	Lot D	public parking lot	35	N/A	35	Mixed	0	0	1	0	1	Yes	Yes	Yes	Yes
104640315	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.12	Lot D	public parking lot	35	N/A	35	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104640316	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.12	Lot D	public parking lot	35	N/A	35	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104640317	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.12	Lot D	public parking lot	35	N/A	35	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104640318	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.14	Lot D	public parking lot	35	N/A	35	Mixed	2	0	2	0	4	Yes	Yes	Yes	Yes
104656201	100 N 6TH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.23		Industrial	55	N/A	55	Mixed	0	0	5	5	10	Yes	No	No	Yes
104656203	100 N 6TH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.23		Industrial	55	N/A	55	Mixed	0	0	5	5	10	Yes	No	No	Yes
104656202	100 N 6TH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.23		Industrial	55	N/A	55	Mixed	0	0	5	5	10	Yes	No	No	Yes
104656204	142 N SIXTH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.28		Industrial	55	N/A	55	Mixed	0	0	6	6	12	Yes	No	No	Yes
104656212	153 N CAMPUS AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.46		Industrial	55	N/A	55	Mixed	0	0	10	10	20	Yes	No	No	No
104656213	125 N CAMPUS AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.51		Industrial	55	N/A	55	Lower	13	9	0	0	22	Yes	No	No	No
104658101	110 N 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		1.81		Warehouse	55	N/A	55	Lower	48	32	0	0	80	Yes	No	Yes	Yes
104658108	110 N 3RD AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.11		Vacant	55	N/A	55	Mixed	0	0	3	2	5	Yes	No	No	No
104659324	NORTHWEST CORNER OF A ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.16	Lot B	public parking lot	35	N/A	35	Mixed	2	0	3	0	5	Yes	Yes	Yes	Yes
104659318	NORTHWEST CORNER OF A ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.36	Lot B	public parking lot	35	N/A	35	Mixed	5	0	5	0	10	Yes	Yes	Yes	Yes
104659224	NORTH OF A ST AND WEST OF N 2ND AVE	Non-Vacant	Existing Zoning	SP	Old Town/ Historic Core		0.17		public parking lot	25	N/A	25	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104659204	N 1ST STREET BETWEEN A ST AND E 9TH ST	Non-Vacant	Existing Zoning	SP	Old Town/1st St. Overlay		0.14	Lot C	public parking lot	55	N/A	55	Mixed	3	0	3	0	6	Yes	Yes	Yes	Yes
104659205	N 1ST STREET BETWEEN A ST AND E 9TH ST	Non-Vacant	Existing Zoning	SP	Old Town/1st St. Overlay		0.21	Lot C	public parking lot	55	N/A	55	Mixed	5	0	5	0	10	Yes	Yes	Yes	Yes
104659206	N 1ST STREET BETWEEN A ST AND E 9TH ST	Non-Vacant	Existing Zoning	SP	Old Town/1st St. Overlay		0.21	Lot C	public parking lot	55	N/A	55	Mixed	5	0	5	0	10	Yes	Yes	Yes	Yes
104660105	178 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.17		vacant	40	N/A	40	Lower	4	2	0	0	6	Yes	No	Yes	Yes
104660112	179 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.17		vacant	55	N/A	55	Lower	4	3	0	0	7	Yes	No	No	No
104660113	185 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.17		vacant	55	N/A	55	Lower	4	3	0	0	7	Yes	No	No	No
104660114	89 8TH ST	Vacant	Existing Zoning	SP	Citrus Transp.		0.33		vacant	55	N/A	55	Lower	8	6	0	0	14	Yes	No	No	No
104660101	0 EIGHTH ST	Vacant	Existing Zoning	SP	Euclid		0.03		vacant	40	N/A	40	Lower	1	0	0	0	1	Yes	No	Yes	No

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104660102	196 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.11		vacant	40	N/A	40	Lower	2	1	0	0	3	Yes	No	No	No
104660103	188 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.05		vacant	40	N/A	40	Lower	1	1	0	0	2	Yes	No	No	No
104660104	188 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.11		vacant	40	N/A	40	Lower	2	1	0	0	3	Yes	No	No	No
104660106	178 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.15		vacant	40	N/A	40	Lower	3	2	0	0	5	Yes	No	No	No
104660107	170 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.17		vacant	40	N/A	40	Lower	4	2	0	0	6	Yes	No	No	No
104660115	188 EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.17		vacant	40	N/A	40	Lower	4	2	0	0	6	Yes	No	No	No
104660108	150 EUCLID	Vacant	Existing Zoning	SP	Euclid		0.33		vacant	40	N/A	40	Mixed	0	0	5	5	10	Yes	No	Yes	No
104660207	166 S FIRST AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.32		Vacant lumber yard and parking with single owner	55	N/A	55	Mixed	0	0	7	7	14	Yes	No	Yes	Yes
104660208	140 S 1ST AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.32		Vacant lumber yard and parking with single owner	55	N/A	55	Mixed	0	0	7	7	14	Yes	No	Yes	Yes
104660206	172 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.16		Vacant	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660205	172 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.16		Vacant	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660209	140 E 2ND ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.11	Lot A	public parking lot	55	N/A	55	Mixed	2	0	3	0	5	Yes	Yes	Yes	Yes
104660210	140 E 2ND ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.12	Lot A	public parking lot	55	N/A	55	Mixed	3	0	3	0	6	Yes	Yes	Yes	Yes
104660211	140 E 2ND ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.37	Lot A	public parking lot	55	N/A	55	Mixed	8	0	8	0	16	Yes	Yes	Yes	Yes
104660308	283 E 8TH ST	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.11		SFR	55	N/A	55	Mixed	0	0	3	2	5	Yes	No	Yes	Yes
104660307	0 THIRD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660310	183 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	Yes	Yes
104660311	167 S THIRD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.49		Commercial Building	55	N/A	55	Mixed	0	0	11	11	22	Yes	No	No	No
104660309	251 E 8TH ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.05		single-family residential	55	N/A	55	Mixed	0	0	1	1	2	Yes	No	No	No
104660408	167 S SULTANA AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		1.29		vacant industrial	55	N/A	55	Lower	34	23	0	0	57	Yes	No	Yes	Yes
104660403	184 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660404	176 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660405	170 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		Multi-family	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660406	164 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		vacant industrial	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660407	140 S THIRD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.64		Industrial	55	N/A	55	Lower	17	11	0	0	28	Yes	No	No	No
104657106	669 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.81		1 SFR/Storage Yard	20	N/A	20	Mixed	0	0	7	6	13	Yes	No	No	No
104657107	659 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.21		SFR	20	N/A	20	Mixed	0	0	2	1	3	Yes	No	No	No
104657108	649 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.65		4 units	20	N/A	20	Mixed	0	0	5	5	10	Yes	No	No	No
104657109	635 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.51		4 units	20	N/A	20	Mixed	0	0	4	4	8	Yes	No	No	No
104657110	623 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.51		4 units	20	N/A	20	Mixed	0	0	4	4	8	Yes	No	No	No

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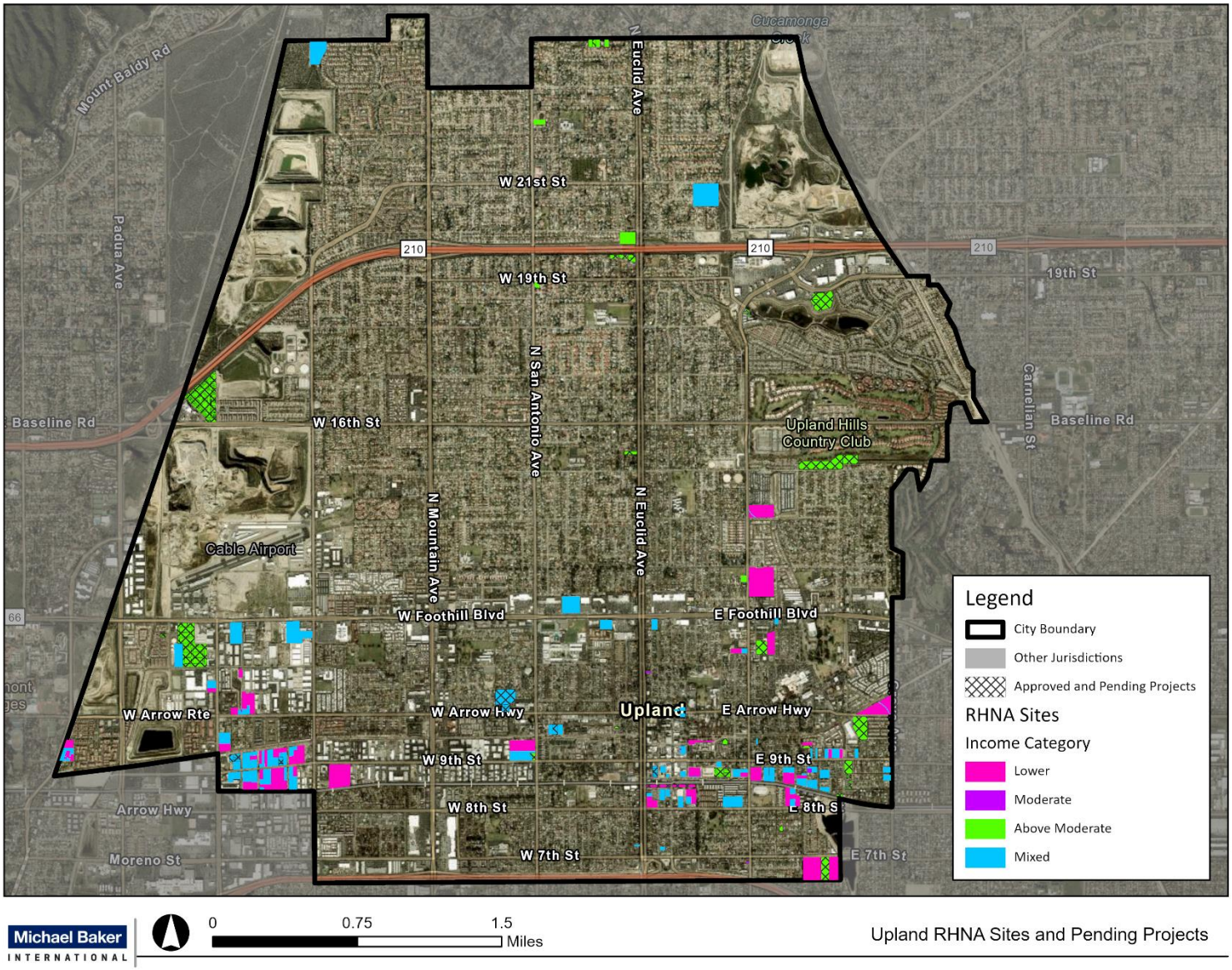
104657111	613 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.51		SFR	20	N/A	20	Mixed	0	0	4	4	8	Yes	No	No	No
104657113	599 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.17		SFR	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104657112	605 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.41		SFR	20	N/A	20	Mixed	0	0	3	3	6	Yes	No	No	No
104610214	867 E 11TH ST	Vacant	Existing Zoning	MFR-L	RM-30		1.5		Vacant	30	N/A	30	Lower	22	14	0	0	36	Yes	No	No	No
104650160	85 N GROVE ST	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.37		Contractor Yard	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104650159	1472 BOWEN ST	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.37		Commercial	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104650128	111 N GROVE AVE	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.7		1 SFR	20	N/A	20	Mixed	0	0	4	3	7	Yes	No	No	No
104405104	1997 N EUCLID AVE	Non-Vacant	Existing Zoning	SFR-L	RS-20		3.22		SFR	0-4	N/A	4	Above Moderate	0	0	0	10	10	Yes	No	No	No
104325122	2224 N SAN ANTONIO AVE	Vacant	Existing Zoning	SFR-L	RS-20		1		Vacant	1	N/A	1	Above Moderate	0	0	0	2	2	Yes	No	No	No
100706108	1816 FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		3.74		Restaurant/Vacant (Buffalo Inn)	20	N/A	20	Mixed	0	0	19	19	38	Yes	No	No	No
100706123	1812 FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		0.83		Restaurant/Vacant (Buffalo Inn)	20	N/A	20	Mixed	0	0	5	4	9	Yes	No	No	No
100704107	2085 W ELEVENTH ST	Vacant	Existing Zoning	Enclave	Specific Plan		3.39		Vacant	20	N/A	20	Mixed	0	0	27	27	54	Yes	No	No	No
100709108	1690 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		1.82		Car Rental/Vacant	20	N/A	20	Mixed	0	0	9	9	18	Yes	No	No	No
100709109	0 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		0.92		Commercial Building/Abandoned SFR/vacant	20	N/A	20	Mixed	0	0	5	4	9	Yes	No	No	No
100709110	1656 W FOOTHILL	Vacant	Existing Zoning	C/I-MU	C/I-MU		0.95		vacant	20	N/A	20	Mixed	0	0	5	5	10	Yes	No	No	No
100709116	939 N BENSON AVE	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		1.76		Industrial Building/yard	20	N/A	20	Mixed	0	0	9	9	18	Yes	No	No	No
100709107	1700 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		1.35		Industrial Building/yard	20	N/A	20	Mixed	0	0	7	7	14	Yes	No	No	No
104707206	370 S 1ST AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.16		Vacant	4-10 du	N/A	10	Mixed	0	0	1	1	2	Yes	No	No	No
104627105	0 N EUCLID AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.14		Vacant	4-10 du	N/A	10	Mixed	0	0	1	0	1	Yes	No	No	No
104606184	0 E FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.21		Commercial/parking	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104606188	0 FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.2		Commercial/parking	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104606183	80 E FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.41		Commercial/parking	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104606187	60 E FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.15		Commercial/parking	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104611101	920 E FOOTHILL BLVD	Vacant	Existing Zoning	C/O-MU	C/O-MU		0.38		Vacant	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104303234	0 W 24TH ST	Vacant	Existing Zoning	SFR-L	RS-20		0.55		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	2	2	Yes	No	No	No
104303230	0 W 24TH ST	Vacant	Existing Zoning	SFR-L	RS-20		0.51		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	2	2	Yes	No	No	No
104303232	0 W 24TH ST	Vacant	Existing Zoning	SFR-L	RS-20		0.51		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	2	2	Yes	No	No	No
104403219	1887 LIVEOAK WAY	Vacant	Existing Zoning	SFR-L	RS-15		0.35		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	1	1	Yes	No	No	No
100728123	1931 W ARROW	Non-Vacant	Existing Zoning	MFR-M	RM-30		0.85		1SFR	30	N/A	30	Lower	13	8	0	0	21	Yes	No	No	No
104722125	0 N CAMPUS AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.07		Vacant	4-10 du/ac	N/A	10	Mixed	0	0	1	0	1	Yes	Yes	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104704107	0 EUCLID AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.17		Vacant	4-10 du/ac	N/A	10	Mixed	0	0	1	1	2	Yes	No	No	No
104558137	555 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		5.21		Auto Dealership	20	N/A	20	Mixed	0	0	26	26	52	Yes	No	No	No
104553214	689 E PINE ST	Non-Vacant	Existing Zoning	SFR-M	4-10 DU		0.64		1 SFR	1	N/A	1	Above Moderate	0	0	0	1	1	Yes	No	No	No
104605117	234 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		1.94		Office	20	N/A	20	Mixed	0	0	10	10	20	Yes	No	No	No
104646206	1221 E 9TH ST	Non-Vacant	Existing Zoning	RM-20	RM-20		0.31		SFR	20	N/A	20	Mixed	0	0	3	2	5	Yes	No	No	No
104634103	689 W VERNON DR	Non-Vacant	Existing Zoning	MFR-L	RM-20		0.66		SFR	20	N/A	20	Mixed	0	0	5	5	10	Yes	No	No	No
104634101	619 W VERNON DR	Non-Vacant	Existing Zoning	MFR-L	RM-20		0.85		SFR	20	N/A	20	Mixed	0	0	7	7	14	Yes	No	No	No
104649310	1371 E 9TH ST	Non-Vacant	Existing Zoning	MFR-L	RM-20		0.29		SFR	20	N/A	20	Mixed	0	0	3	2	5	Yes	No	No	No
104649311	1369 E 9TH ST	Vacant	Existing Zoning	MFR-L	RM-20		0.29		Vacant	20	N/A	20	Mixed	0	0	3	2	5	Yes	No	No	No

Figure B1. Site Map



Appendix C Fair Housing Assessment

Assembly Bill (AB) 686 requires a jurisdiction's Housing Element to provide an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions and how the identified Regional Housing Needs Allocation (RHNA) sites affirmatively further fair housing. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population. In addition, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities,
- An assessment of contributing factors, and
- An identification of fair housing goals and actions.

Outreach

As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's dedicated Housing Element website and was also sent directly to persons and organizations on the stakeholder list. Public meetings were held both online and in person to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development. Translation services were available for all meetings upon request.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 21 and Program 22 include a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

During the month of January and early February, 2024, the City conducted additional, targeted stakeholder outreach focusing on low-moderate income and special needs populations. The City conducted five additional stakeholder interviews with groups who include and represent low-moderate income and special needs populations in Upland. Target populations include extremely low-income persons, those in transitional housing, those in senior housing, mobile home communities, fair housing services, homeowner wraparound services, and disability services. .Interviewees stressed the high cost of construction, importance of housing choices, need for education on fair housing and housing resources, homeownership and repair programs, and importance of ADUs, including educating homeowners on ADU development. The City has included and modified a number of programs in the Housing Element based in part on this feedback. The feedback and where it is addressed in Housing Element Programs is as follows:

- Increased housing mobility and housing options (Program 6, Program 23)
- Importance of education, especially regarding fair housing and tenant's rights (Program 21, Program 22)
- Importance and opportunity for ADUs (Program 9, Program 23)
- Need for additional low-income housing (Program 6, Program 14, Program 15, Program 20)
- Home Repair and Assistance Programs (Program 2, Program 3, Program 5)

Fair Housing Assessment

This section provides an assessment of fair housing issues in Upland including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

City Overview

Upland is in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area. The City is located in the southwest corner of San Bernardino County adjacent to Los Angeles County. The City encompasses approximately 15.6 square miles and has no external sphere of influence.

Much of the fair housing analysis is based upon census data provided at the census tract level. Upland has a total of 18 census tracts. Figure C1 displays the census tracts in the City and the RHNA sites within those census tracts; however, some of the census tracts are not solely in Upland and have portions in neighboring jurisdictions. As a result, demographic information for these census tracts reflects neighboring communities, as well as Upland.

Most of the census tracts in Upland contain housing, with the majority of the City being zoned for single-family neighborhoods. 17 of the 18 census tracts that intersect Upland have the majority of their area located inside City limits. Of the 17 tracts mostly in the City, these tracts vary in demographic makeup, with tracts on average having lower incomes and more predominant non-White populations in southern Upland, and tracts in northern Upland have higher incomes and a more predominant White population. While there is much variation in the tracts

surrounding the City, the majority of the surrounding areas follow the opportunity trends in Upland to the north and south. There is significant variation in resource categories within the City, with the northern areas of the City being of highest resource, areas in the central city being high resource and moderate resource, and areas in the south being low resource. This is a relative ranking based on composites of environmental, economic, and education scores.

The Affirmatively Furthering Fair Housing (AFFH) section also considers the effects that the selected RHNA sites may have on fair housing. Selected RHNA sites and entitled projects are relatively distributed throughout the City.

Figure C1. Census Tracts and RHNA Sites

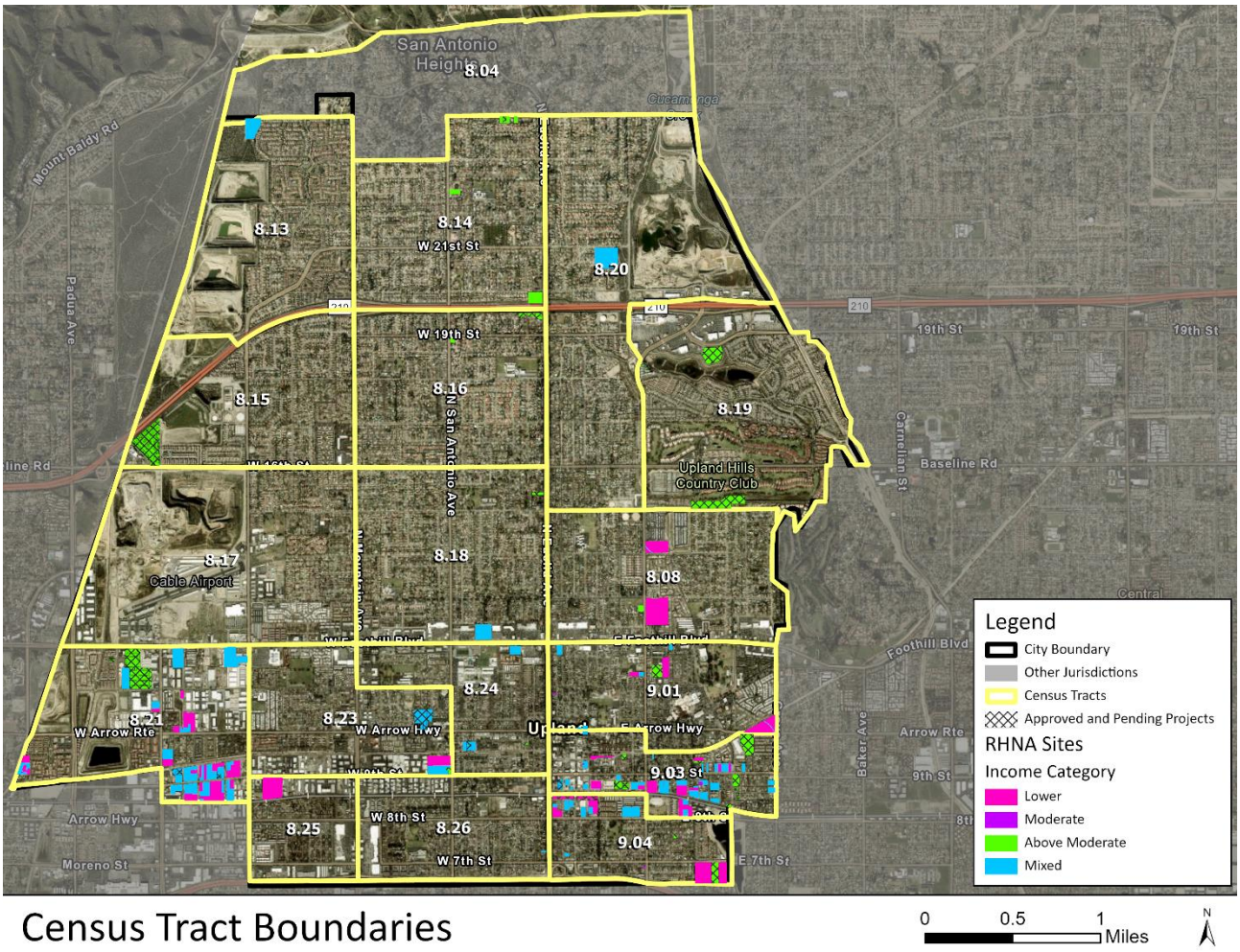


Table C2. Comparison of Fair Housing with Respect to Location

Tract	Low	Mod.	Above Mod.	RHNA Units	Total HH	Total Pop.	TCAC Composite Category	Median Income	% with Disability	% of Children in FHH	CES Percentile	% Non-White	R/ECAP Present
Census Tracts Mostly Inside Upland													
9.03	374	232	469	1,075	17.6%	1,412	1,794	Moderate Resource	$57,826	12.5%	14.9%	77.2	76.6%	No
8.21	791	507	768	2,066	33.8%	1,976	2,084	Moderate Resource	$74,977	9.9%	29.3%	71.3	59.3%	No
9.01	217	20	72	309	5.1%	1,948	1,699	Moderate Resource	$62,939	14.6%	18.5%	73.0	64.7%	No
8.14	0	0	21	21	0.3%	1,248	824	Highest Resource	$ 147,813	11.6%	8.9%	14.3	36.9%	No
8.24	4	22	44	70	1.1%	1,866	1,059	Low Resource	$64,492	11.3%	15.0%	81.1	41.3%	No
8.08	273	4	4	281	4.6%	1,840	1,333	Moderate Resource	$85,583	15.2%	14.1%	67.4	61.2%	No
8.25	272	0	0	272	4.4%	1,562	2,387	Low Resource	$56,649	6.8%	8.6%	81.8	77.8%	No
9.04	574	114	167	855	14.0%	1,332	2,603	Low Resource	$68,592	9.5%	18.5%	85.4	72.2%	No
8.26	0	1	1	2	0.0%	1,445	1,309	Low Resource	$74,306	11.0%	14.4%	83.5	50.5%	No
8.2	0	55	54	109	1.8%	1,210	1,682	Highest Resource	$ 138,846	11.0%	0.0%	15.7	38.0%	No
8.19	0	0	243	243	4.0%	2,085	2,281	High Resource	$ 140,893	9.9%	4.0%	36.6	48.7%	No
8.13	0	30	30	60	1.0%	1,163	1,798	Highest Resource	$91,250	12.8%	19.7%	12.3	40.3%	No
8.17	0	0	0	0	0.0%	1,367	1,391	Moderate Resource	$78,750	15.3%	8.2%	56.8	54.5%	No
8.15	0	0	176	176	2.9%	1,164	1,729	Highest Resource	$ 140,000	10.2%	8.9%	15.0	51.0%	No
8.16	0	0	5	5	0.1%	1,479	989	Highest Resource	$ 122,096	10.4%	19.2%	10.3	39.9%	No
8.23	212	59	249	520	8.5%	2,404	1,627	Moderate Resource	$64,774	13.7%	21.7%	75.6	65.9%	No
8.18	0	26	27	53	0.9%	1,885	1,159	High Resource	$99,913	14.5%	4.1%	52.7	40.4%	No
Census Tracts Mostly Outside Upland													
8.04	0	0	0	0	0.0%	1,062	2,144	Highest Resource	$ 141,190	11.1%	9.8%	8.3	35.9%	No

Fair Housing Enforcement and Outreach Capacity

The City of Upland has contracted with Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing and related services to residents. Established in 1980, IFHMB is a nonprofit, public benefit corporation that provides information about fair housing rights under the law, comprehensive housing counseling services, mediation services for the resolution of disputes, and information concerning shared housing opportunities and needs among senior citizens. IFHMB serves as an intermediary to resolve issues related to housing discrimination, homeownership and housing sustainability, rental complaints, and disputes in court, with the goal of empowering individuals and enriching the communities they serve. IFHMB provides services to over 40,000 individuals annually throughout County of San Bernardino representing a multiplicity of racial, ethnic, age, and income groups.

Funded primarily with Community Development Block Grant (CDBG) funds, IFHMB provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in the County of San Bernardino as well as residents in the City of Indio and Cathedral City in Riverside County, the City of Pomona in Los Angeles County, and the City of El Centro in Imperial County. The comprehensive Fair Housing Programs includes:

- Community-Based Mediation: IFHMB provides trained mediators to provide education and information regarding rights and responsibilities under the California Landlord-Tenant laws and help to resolve conflicts between landlords and tenants (including mobile homes). IFHMB contracts with San Bernardino County to provide mediation in small claims and unlawful detainer lawsuits in County courts.

- Education/Outreach: IFHMB provides education and outreach services to landlords and tenants, Realtors, newspapers, service organizations, schools, persons with Limited English Proficiency, and others interested in learning about fair housing laws. IFHMB also provides HUD-certified counseling to homeowners who are delinquent on FHA loans or seniors interested in reverse equity mortgage loan programs. Fair housing workshops and newsletters are also provided on a quarterly basis.

- Senior Services: IFHMB actively and successfully mediates conflicts between seniors and Social Security, Medi-Cal, utility companies, collection agencies, neighbors, and others. IFHMB also provides a Care Referral Service, offers help in filing for HEAP and Homeowner/Renter Assistance, and maintains a list of senior housing and care homes.

- Alternative Dispute Resolution: The California Dispute Resolution Programs Act of 1986 provides the authority for mediation in the court system. Inland Fair Housing and Mediation Board has a contract with the County of San Bernardino to provide mediation in civil, family, probate, small claims, and unlawful detainer lawsuits in all of the courts in San Bernardino County.

- Mobile Home Mediation: IFHMBs mediators are trained to handle the specialized problems based on the Mobile Home Residency Law (MRL) that reflects the dual ownership and unique life style of mobile home communities. They provide education and information to residents and parks about the MRL, as well as provide information to both sides when fair housing issues are presented, and when requested serve as neutral third parties to facilitate resolution of conflicts.

IFHMB responds to discrimination inquiries and complaints in an expedient manner, relying on over 30 years of experience in the industry. Determining whether a client is inquiring regarding a fair housing discrimination problem or a non-discrimination landlord/tenant or other problem can be difficult. Often what may appear at first to be a simple landlord/tenant dispute turns out to be a situation where a landlord has violated one or more fair housing laws. While many of the cases IFHMB are presented with no longer involve a discriminatory policy, such as "No Hispanics need apply," many cases involve a discriminatory application of a facially neutral policy, such as different eviction timelines for minorities.

IFHMB investigates allegations of discrimination based on a person's status as a member of one of the State or Federal protected categories, which include: Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Marital Status, Sexual Orientation, Ancestry, Age, Source of Income, and Arbitrary Characteristics. Race, Color, Religion, National Origin, Sex, Familial Status, and Disability are the categories protected by the federal Fair Housing Act. The State of California provides protection from discrimination based on all seven of the federal protected categories and has added Marital Status, Sexual Orientation, Ancestry, Age, Source of Income and Arbitrary Characteristics as additional protected classes under state law.

Once a fair housing complaint is received, IFHMB educates the complainant of their rights and responsibilities under the state and federal fair housing laws. Further investigation may then be conducted depending on the nature of the complaint and the suitability of the complaint to investigation.

IFHMB uses government-regulated testing methodologies to enforce, support, and conduct fair housing investigations. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, and through research surveys. Based on the details provided by the complainant, IFHMB will either investigate the complaint or advise the complainant of their other options, which include: conciliation, filing a complaint with the Department of Housing and Urban Development (HUD) or with California's Department of Fair Employment and Housing (DFEH), hiring a private attorney, or possibly, a referral to such an attorney, or filing a complaint with the Department of Justice (DOJ).

During the five-year period studied, there were 138 discrimination inquiries made to IFHMB by Upland residents, with the primary basis for the inquiry as follows:

Basis	Number
Age	1
Ancestry	0
Arbitrary	7
Color	0
Disability	92
Familial Status	8
Marital Status	0
National Origin	6
Race	13
Religion	1
Sex	8
Sexual Orientation	1
Source of Income	1
Total:	138

Review of the data shows that disability is, far and away, the most common category for allegations of discrimination. No other protected category accounts for 10 percent of the total number of discrimination complaints, while disability represents a full two-thirds of all discrimination complaints. Race (9 percent) is the second most common basis for alleged discrimination, with sex and familial status tied for third with 6 percent of all discrimination complaints coming from the City of Upland over the last five years.

This data becomes more enlightening when compared to the data reported in 2013 in the City of Upland's prior Analysis of Impediments to Fair Housing Choice. For Fiscal Years 2007-2008 through 2011-2012, there were 141 fair housing discrimination complaints during that period. While the total number of discrimination complaints has stayed relatively the same, the nature of those complaints is what is worthy of consideration.

Over that time frame, discrimination based on disability went from 48 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 67 percent of all complaints made to IFHMB in the five-year period ending FY 2017-18. Conversely, allegations of discrimination based on race dropped from 21 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 9 percent of all claims made to IFHMB in the five-year period ending FY 2017-18. No other protected categories saw large shifts in their percentage of the total number of complaints IFHMB has received in the most recent five-year period versus the prior period.

One possible reason for this shift in the nature of discrimination complaints that IFHMB is receiving could be an aging population in the City of Upland. As one member of the community pointed out at one of the community meetings, the neighborhood in which she lived is predominately made up of longer-term residents, many of whom are the first and only owner of the home they live in. As more and more residents of the City of Upland "age in place," the needs of persons with disabilities will become more pressing.

The Office of Fair Housing and Employment (OFHE) is the federal agency responsible for investigating housing discrimination complaints filed with HUD. HUD annually compiles data on housing discrimination complaints from OFHE and Federal Housing Assistance Programs (FHAP) which are state and local government agencies that enforce fair housing laws. The annual report identifies the types of complaints, any fair housing impediments, OFHE's progress in addressing the complaints, and HUD's efforts to promote equal housing choice.

The most recent OFHE report, FHEO Annual Report FY 2017 found a similar percentage of complaints were made based on disability across the nation as was reported in the City of Upland. 59.4 percent of all discrimination complaints made to HUD during the last fiscal year were based on the protected category of disability. Race was second nationally, just as it was in the City of Upland, but the percentage of total complaints was higher nationally than in the City of Upland, 26 percent versus 9 percent respectively.

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. As noted in Program 21 of the Housing Plan, the City intends to continue to contract with the IFHMB or another comparable and qualified service provider to implement fair housing goals.

The City Attorney has indicated that as of November 29, 2023, and after due inquiry with City staff who would have relevant knowledge and information, the City Attorney is not aware of any violation by the City of Upland or its related public entities of any of the civil rights and fair housing laws set forth below, and the City Attorney is unaware of any unresolved or other litigation concerning compliance.

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2);
- California Government Code sections 8899.50, 65008, and 11135;
- Civil Code section 51 (the Unruh Civil Rights Act); and
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271
- Density Bonus Law (Gov. Code, § 65915.)
- Housing Accountability Act (Gov. Code, § 65589.5.)
- No-Net-Loss Law (Gov. Code, § 65863)Density Bonus Law
- Least Cost Zoning Law (Gov. Code, § 65913.1)
- Excessive subdivision standards (Gov. Code, § 65913.2.)
- Limits on growth controls (Gov. Code, § 65302.8.)
- Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

Patterns of Integration and Segregation

Race and Ethnicity

Figure C3 shows the racial and ethnic majority by census tract in the City of Upland. As illustrated, the southern areas of the City have a slim (<10%) to sizeable (10-50%) Hispanic majority, while the majority of the City has a slim (<10%) to predominant (>50%) White majority. These trends extend beyond the City boundaries. The tracts with Hispanic majorities have a larger low- to moderate- income population and less positive TCAC scores than the majority White tracts.

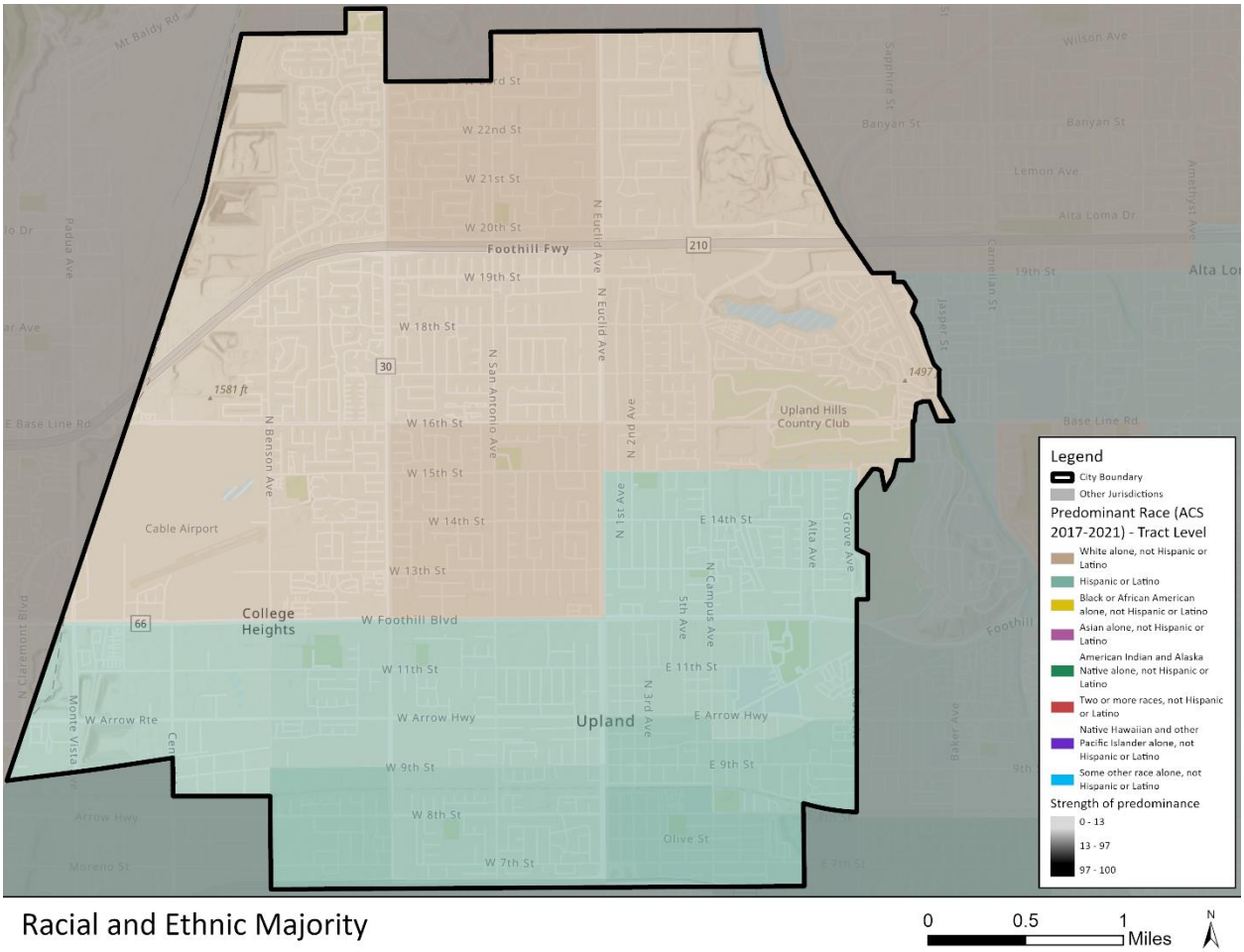
These trends continue beyond the City limits. Upland has comparable racial trends to the County as a whole. Regionally, there is a common correlation between wealth and race, which may help explain the racial/income concentrations in the City. The City has a smaller Hispanic population (43.5 percent) in comparison to the County (54.6 percent). Upland, however, has a larger Asian/Asian Pacific Islander (API) population (9.2 percent) to the County (7.6 percent), and a significantly larger non-Hispanic White population (32.6 percent) compared to the County (26.6 percent).

As seen in Figure C4, the percentage of non-white population in Upland is highest in the southern portion of the City and is similar to the adjacent areas in Montclair and Ontario, while the northern portion of the City has a lower non-white proportion similar to the adjacent areas of Claremont and Rancho Cucamonga.

The northern portion of Upland abuts the San Gabriel Mountains foothills which contains substantial open space and very few households. The census tract data in this part of Upland may be affected by these factors. The northern portion of Upland is classified with a White majority, and this demographic data remains the same extending north of the City to unincorporated San Antonio Heights and the foothills. Southern Upland as well as a majority of the cities south of Upland have a Hispanic majority, including the City of Ontario which has a significantly more predominant Hispanic majority. Beyond the southern areas of San Bernardino County, there are a few areas in neighboring jurisdictions with Asian majority populations, including in the Cities of Eastvale and Chino Hills.

The trends in and around Upland have remained similar over time. However, some tracts further to the South which now have more predominant Asian populations were previously predominantly Hispanic or White. Upland has had a predominant White population in northern areas, and predominant Hispanic population in southern areas at least since census data available in 2010. As of 2021 ACS data, the Hispanic population in the south is becoming more predominant, and there are some areas in central/eastern Upland that are becoming more predominantly Hispanic over time.

Figure C2. Racial and Ethnic Majority (2010)



Source: HCD AFFH Data Viewer

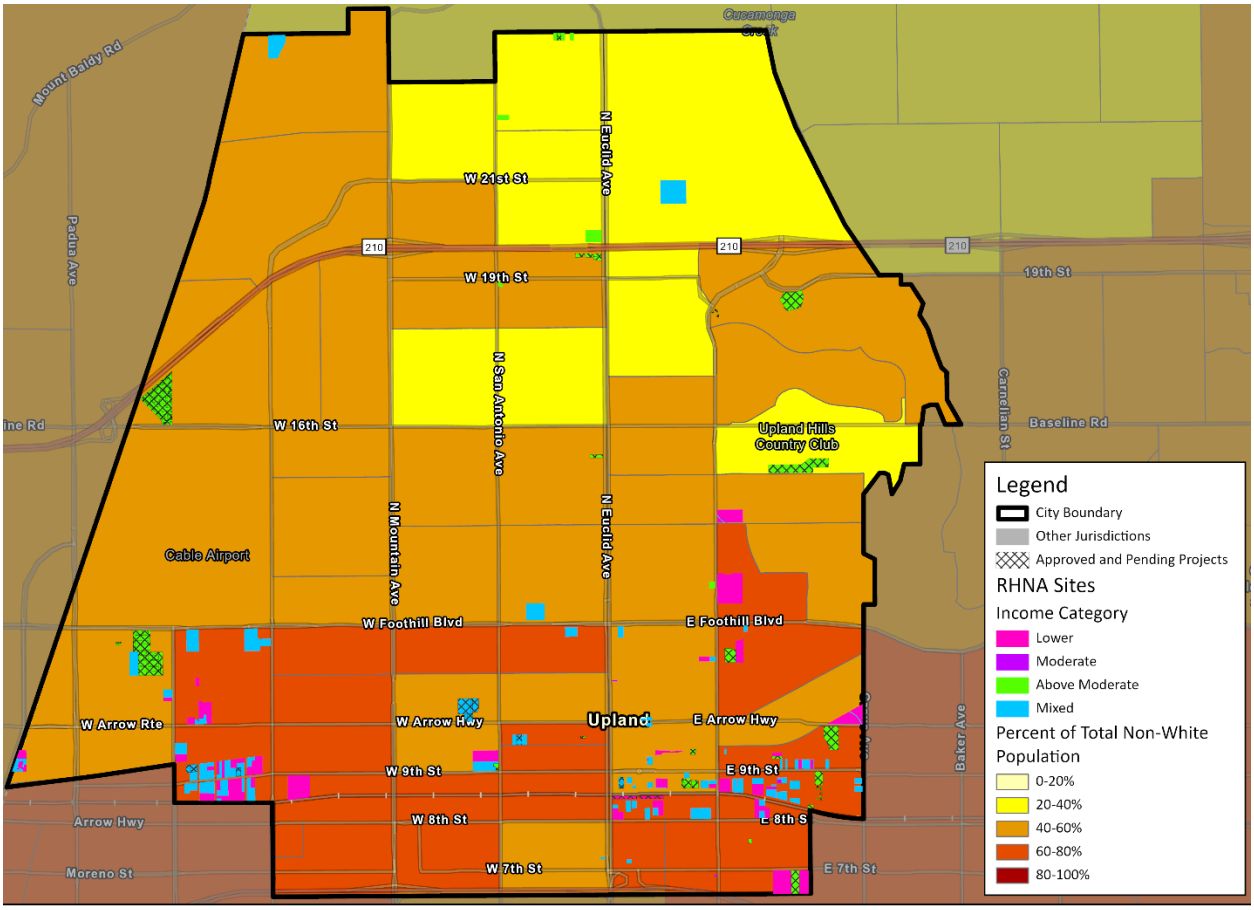
As shown in Figure C4, there is significant variation in the levels of concentration of the non-White population throughout the City. The southern areas of the City have a higher concentration of the non-White population. The tracts with a larger non-White population also generally have a larger low- to moderate- income population and less positive TCAC scores than the more northern areas of the City.

As of 2021, 67.4 percent of the City was non-White, while 73.4 percent of the County was non-White, indicating that the overall distribution of the non-White population is lower in the City than in the region as a whole.

Figure C4 compares the RHNA units with the percentage of the population that is non-White. About 40 percent of the RHNA units are located in areas of the City where 40 to 60 percent of the population is non-White. There are very few sites in areas with relatively very high or relatively very low concentrations of the non-White population. This is a reflection of the trends within the City as a whole, as most of Upland's block groups are 20 to 60 percent non-White.

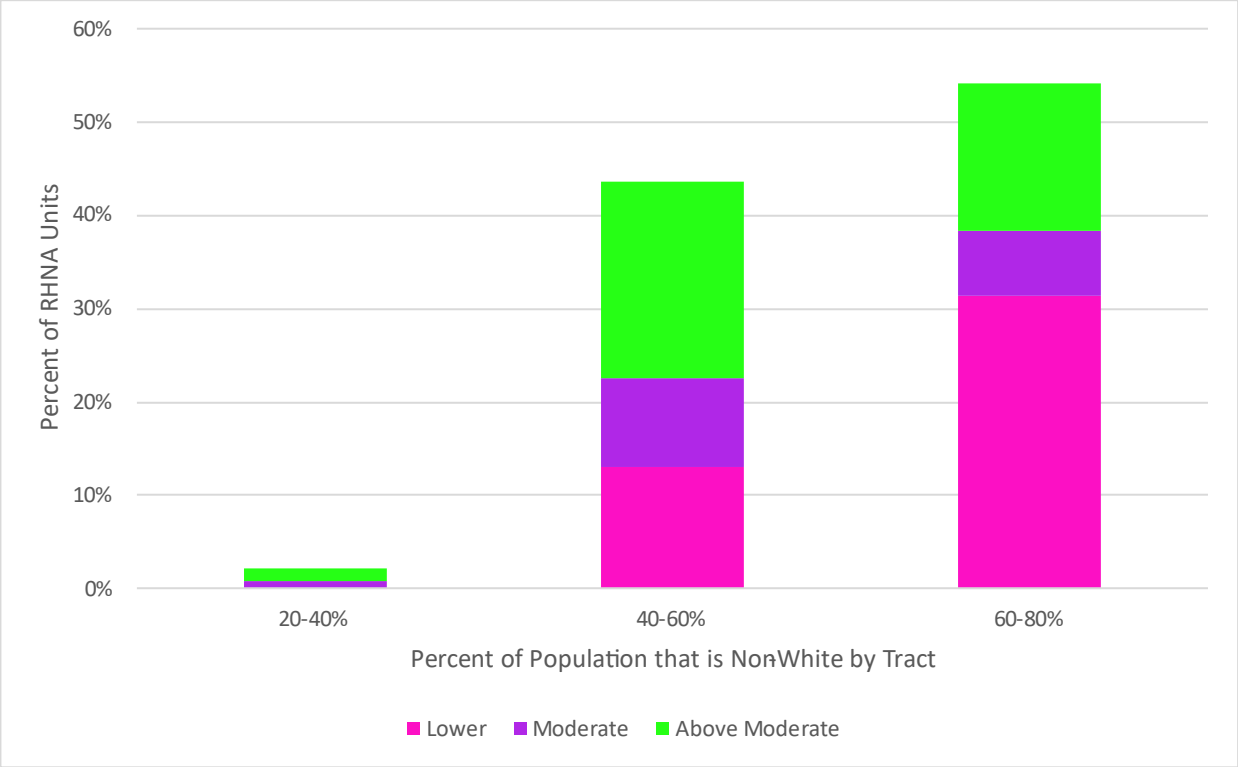
The City's RHNA strategy reflects the overall composition of Upland, and is not expected to negatively exacerbate segregation conditions related to race or ethnicity.

Figure C3. Percentage of the Population that is Non-White (2010 and 2018)



Source: HCD AFFH Data Viewer

Figure C4. Percent Non-White Comparison of RHNA Units



Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. The formula for this calculation is provided by the HCD AFFH Guidance Document.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

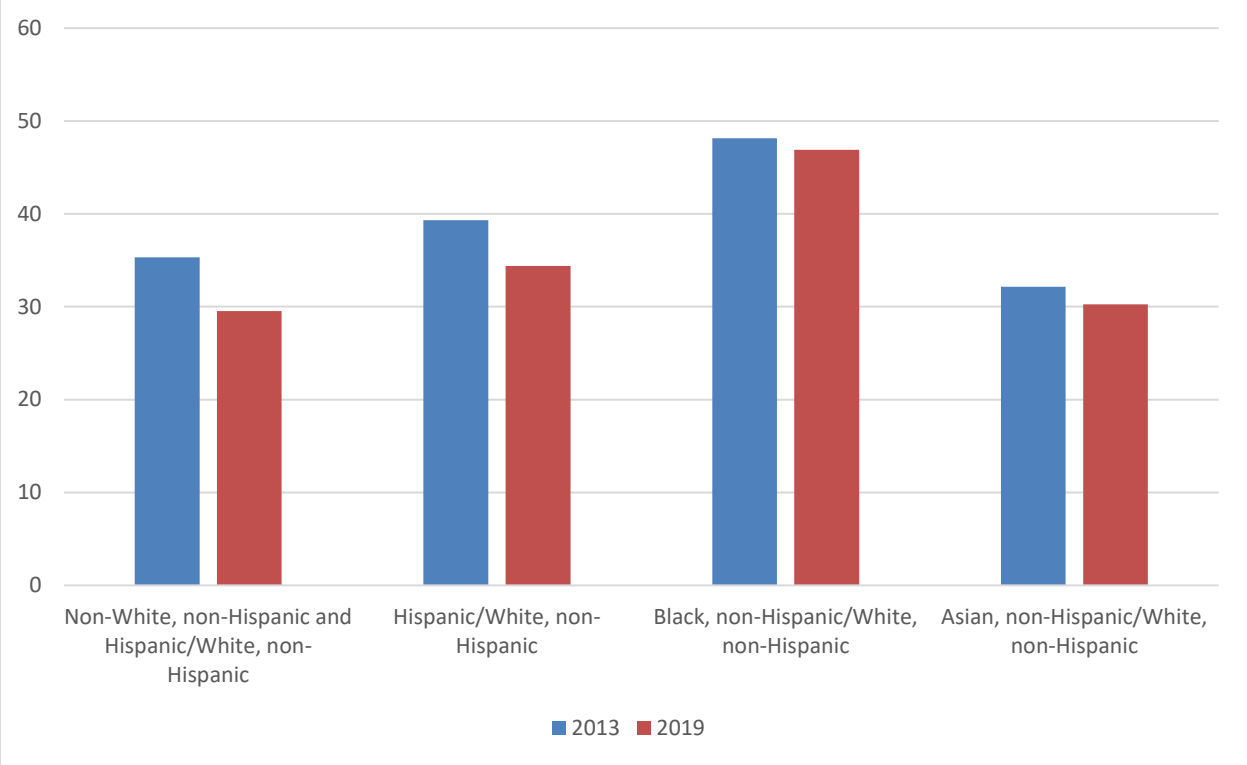
- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

Ethnic and racial composition of an area is useful in analyzing housing demand and related fair housing concerns, as these factors illustrate the relationship with other characteristics such as household size, locational preferences, and mobility.

Figure C5 provides the dissimilarity index values in Upland, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian/Pacific Islander. In 2019, there was low segregation between the Non-White and White populations, and moderate segregation between the Hispanic and White, Black and White, and Asian and White populations. A low dissimilarity index of 29.53 in the figure below means that 29.53 percent of Upland's Non-White or White residents would need to move to a different census block to create balanced integration between Non-White and White residents. Levels of segregation have reduced slightly since 2013.

The County has moderate levels of segregation across all racial and ethnic comparisons, indicating that segregation is more prevalent regionally than in the City of Upland.

Figure C5. Racial/Ethnic Dissimilarity Index (2013-2019)



Source: HUD AFFH Database, 2020

Income

The dissimilarity index can also be used to calculate income segregation, using the same scale as above. In the City of Upland, the dissimilarity index for income is 46.4, which indicates moderate segregation. In San Bernardino County as a whole, the dissimilarity index for income is 21.7, which is low income segregation. The patterns of development have led to northern Upland containing newer, more expensive housing stock, which has led to a discrepancy in incomes between north and south Upland. This may explain why the dissimilarity index in Upland is significantly higher than countywide,

Identifying low to moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a Census tract or block group where over 51 percent of the households are LMI (based on HUD income definition of up to 80 percent of the area median income (AMI).

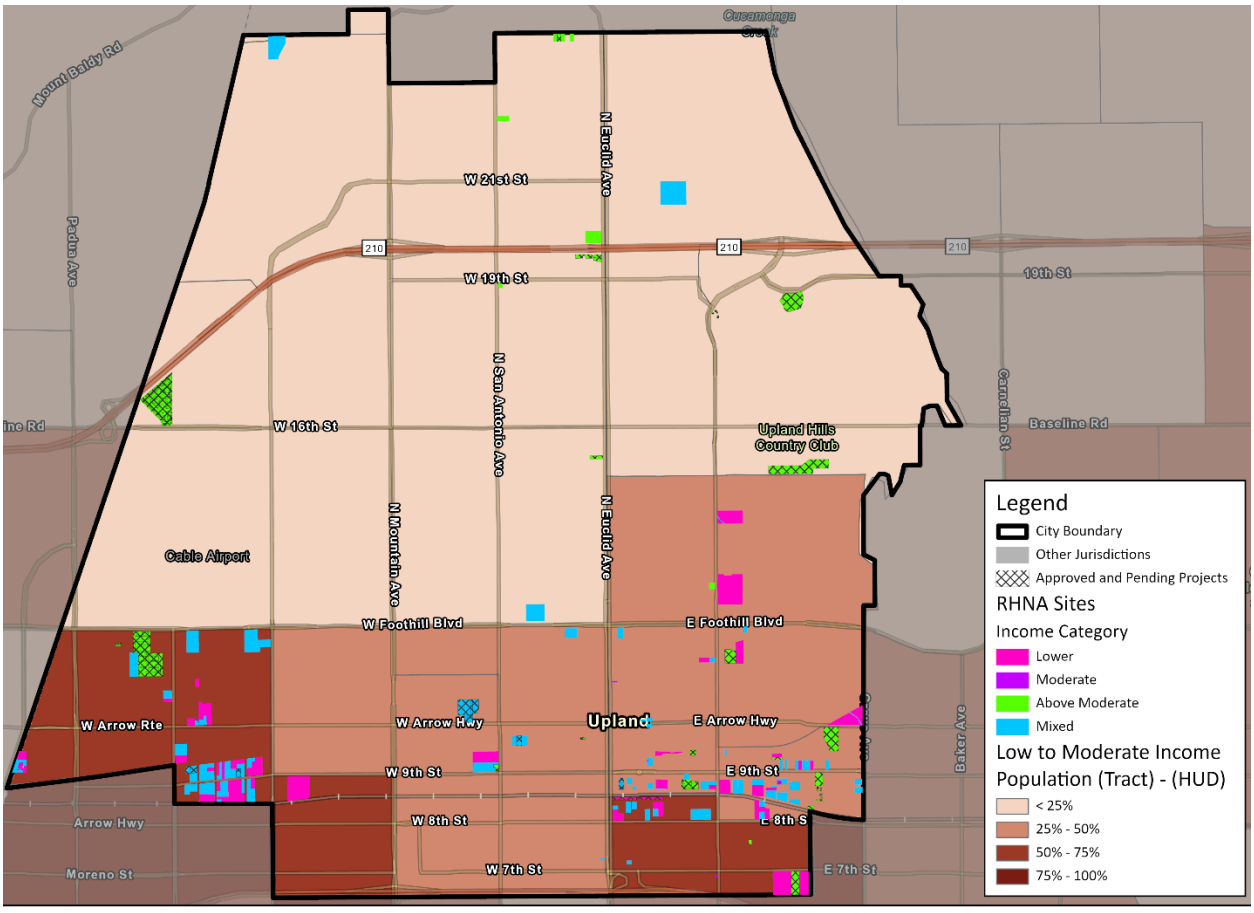
Figure C6 and Figure C7 show the distribution of RHNA units by low to moderate income population. As shown in Figure C3, the area with the largest low to moderate income population is also the area with a Hispanic majority, and the overall largest non-White population. Compared to the region, Upland has a higher median income and a higher income disparity.

Figure C7 shows the percentage of RHNA units compared to the percent of each block group that is in the low- to moderate-income category. The sites are distributed throughout the various concentrations of the low to moderate income population, with the intention of creating opportunity for low to moderate income residents in higher income areas, and provide new housing opportunities in existing low to moderate income neighborhoods without displacing current residents.

Due to the lack of households, the areas to the north of Upland have been consistently labelled as having lower income households on average. There has been very little median income variation in Upland and in the surrounding cities since 2010. From 2010 to 2021, Ontario remained in the lowest median income range in proximity to Upland. The income distribution in Upland is consistent with surrounding cities, with the exception of Ontario.

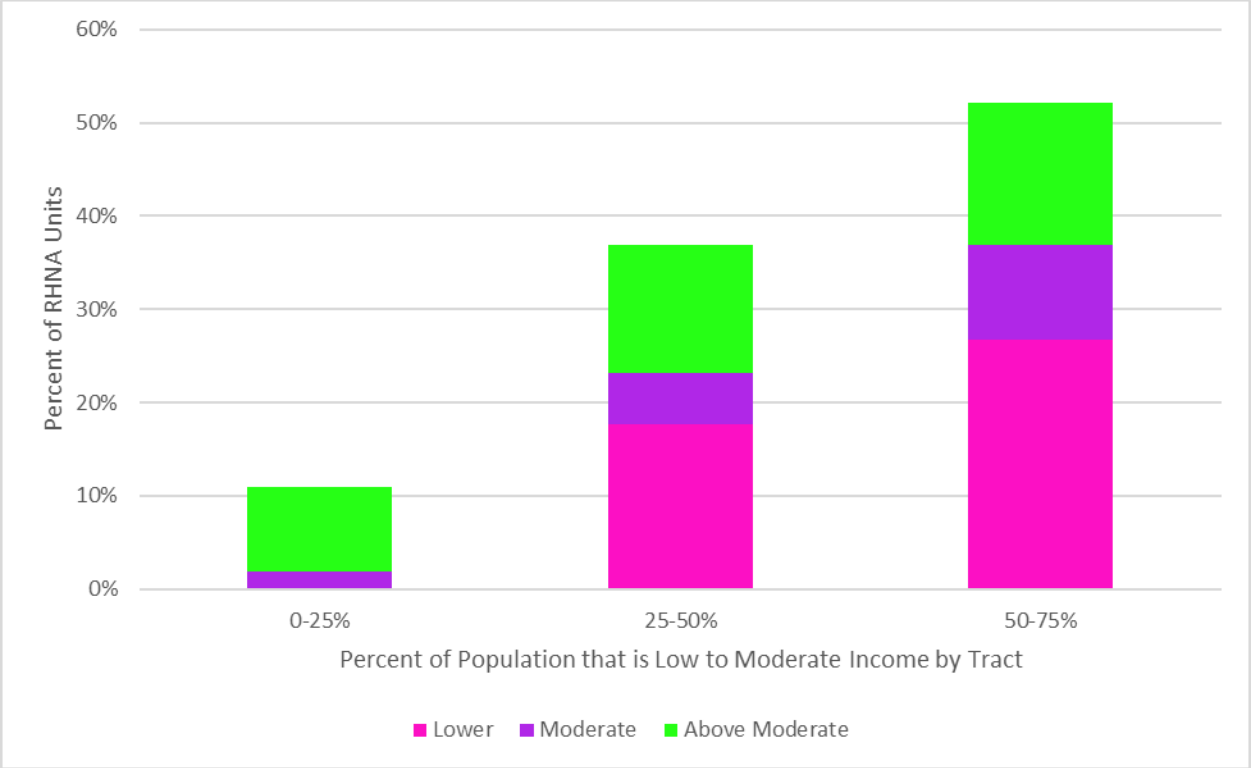
About 35 percent of units, fall in areas where 25 to 50 percent of the population is Low to Moderate income.

Figure C6. Low to Moderate Income Population and RHNA Sites (2021)



Source: HCD AFFH Data Viewer

Figure C7. Percent Low-Moderate Income Comparison of RHNA Units



Income is an important aspect in understanding patterns of segregation. Figure C8 shows that median incomes in Upland are lowest in the southern portions of the city. Lower incomes also appear to correlate with housing problems such as overcrowding and overpayment.

To address the housing challenges faced by Upland's lower-income residents, the Housing Plan includes several programs that provide financial assistance, encourage construction of new affordable housing, and address issues of discrimination.

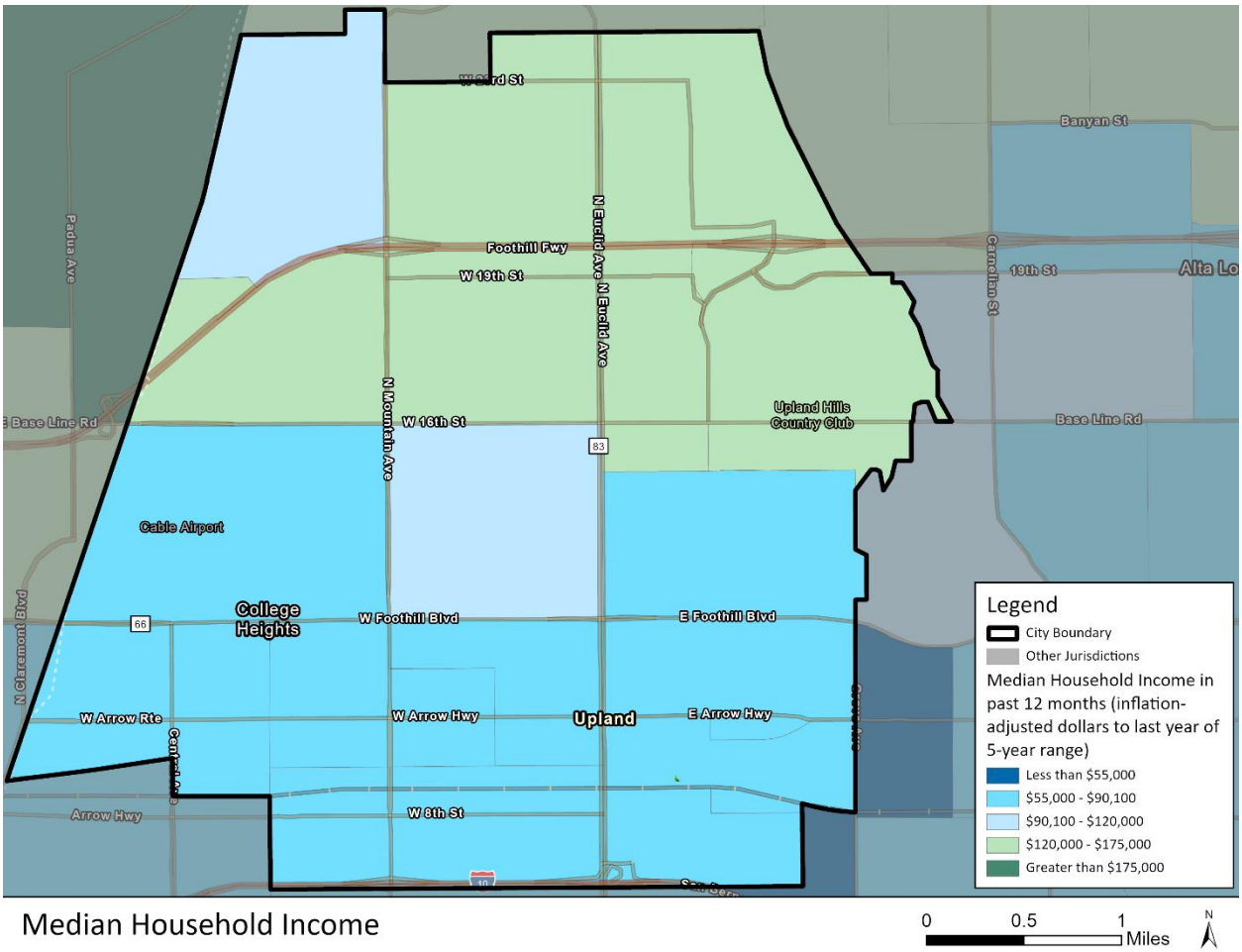
Table C3 compares the median household incomes of White/non-Hispanic residents in Upland and San Bernardino County as a whole to the median incomes for the total population of the city and county. This table shows that in Upland, the median income for non-Hispanic White households is about 29% higher than for the city's population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is more racial concentration of affluence in Upland that in San Bernardino County as a whole.

Table C3. Median Household Income by Race – Upland and San Bernardino County

Median Household Income	Upland	San Bernardino County
White Alone (not Hispanic)	$93,808	$71,910
All Households	$72,782	$63,362

Source: U.S. Census ACS 2015-2019
B19013 (all)
B19013H (white alone, not Hispanic)

Figure C8. Median Household Income



Source: HCD AFFH Data Viewer

Poverty is defined by incomes falling below the annually defined thresholds for family size by the US Census. Poverty status by tract in Upland is shown in Figure C9. Consistent with the aggregation of LMI areas, tracts with more predominant populations below the poverty level are located in the southern areas of the City, where there is a more predominant non-White population. Since the 2010-2014 ACS, the population of persons experiencing poverty has decreased throughout the City, specifically in the southern portion of the City. In 2014, tracts in the central-southern areas of the City had rates of poverty over 30 percent. In 2019, this region has rates of poverty under 20 percent.

The 2015–2019 map shows lower levels of poverty Citywide and increased geographic parity. The 2015–2019 map also shows that pending projects and proposed Opportunity sites are spread throughout the City with more sites in areas without concentrations of poverty.

Figure C9. Poverty Status (2010-2014 and 2017-2021)

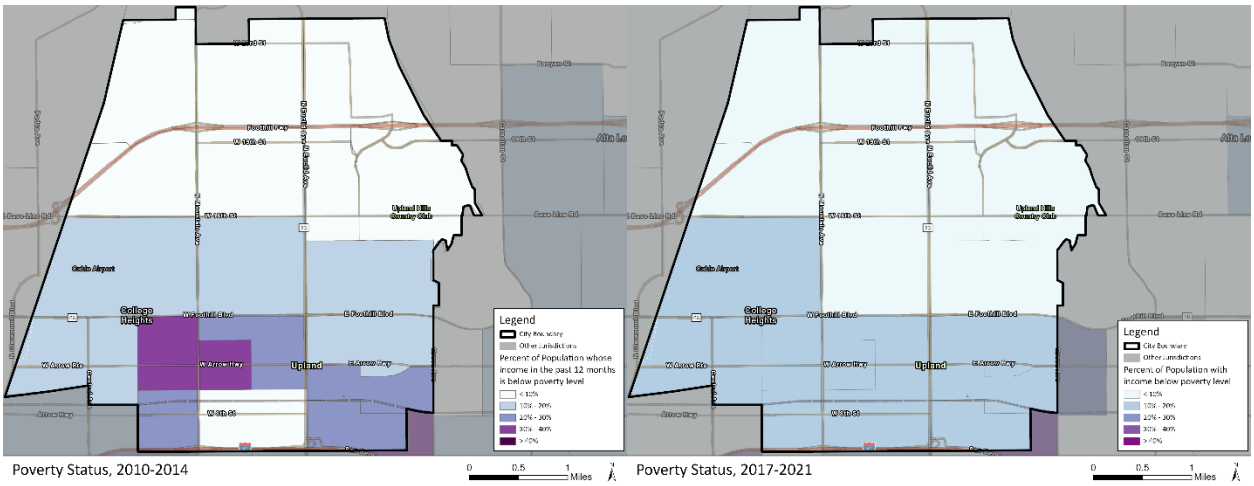
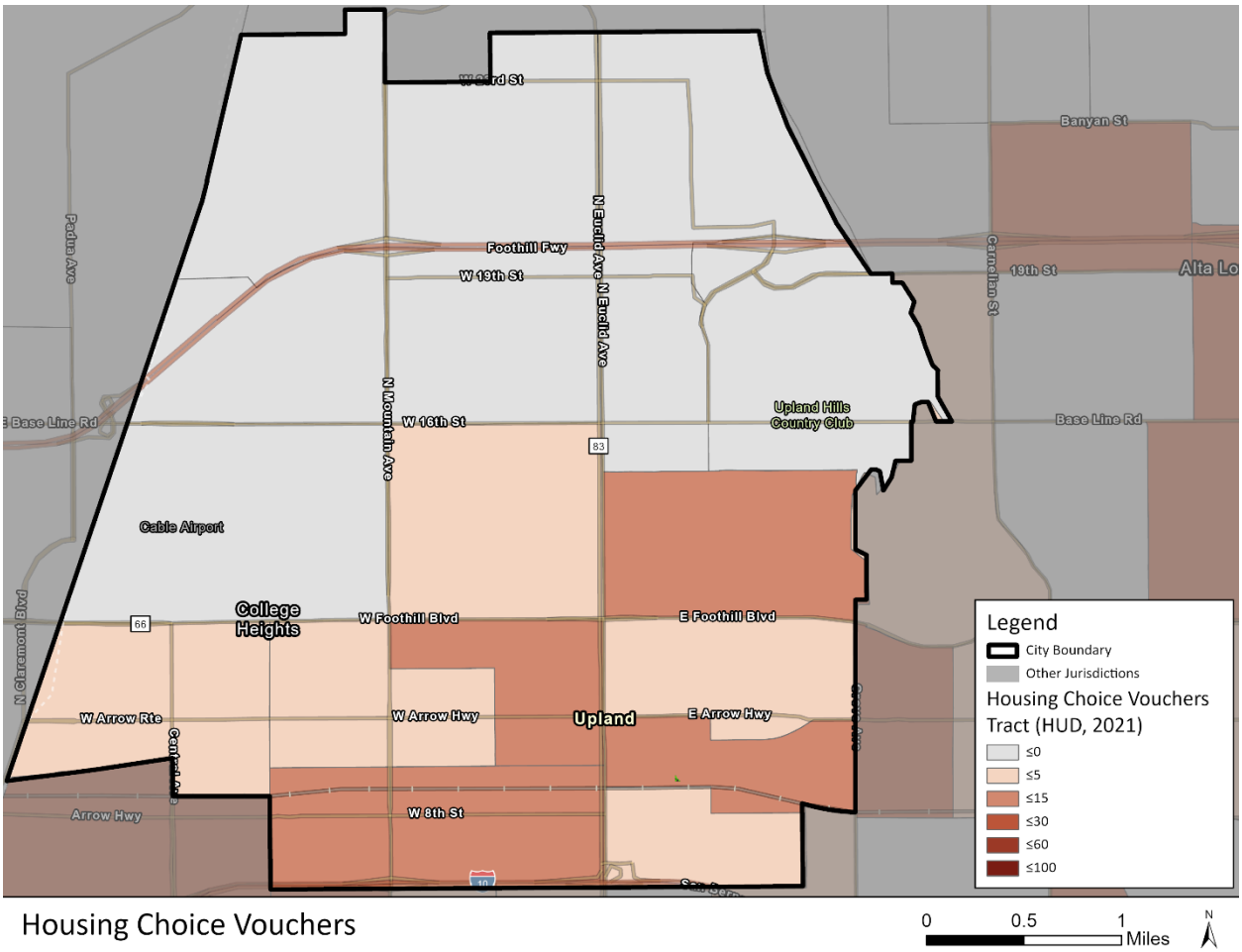


Figure C10 shows housing choice voucher (HCV) recipients by tract in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. HCV recipients are most concentrated in the southern area of the City. The federal housing choice voucher program is rental assistance provided to lower income households that allows a household to afford to rent a unit. The voucher amount equals the difference between what a household can afford to pay (up to 30% of monthly income) and the fair market rent. The vouchers are typically granted to individuals who can use the voucher at any apartment project where the property owner accepts the voucher. Although this long-standing federal assistance program is not expected to increase in size, it remains an important affordable housing program. The housing choice voucher program in Upland is administered by the Housing Authority of San Bernardino County, which receives approximately $6.2 million annually to administer the housing voucher program.

The San Bernardino County Housing Authority is responsible for management of a public housing development of 97 units and administration of the City's rental assistance program (Section 8 Housing Choice Vouchers). This program encompasses more than 619 housing choice vouchers at an annual value of $6.2 million. The housing authority also manages the Public Housing Modernization Program. Coupled with the City's publicly assisted multiple-family projects, these two efforts are the largest providers of affordable housing for residents. Given the demise of redevelopment, many cities are considering options for enhancing cooperation with housing authorities for implementing or managing affordable housing programs for residents.

Figure C10. Housing Choice Voucher Recipients by Tract



Source: HCD AFFH Data Viewer

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the following: the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (e.g., through birth, adoption, or custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

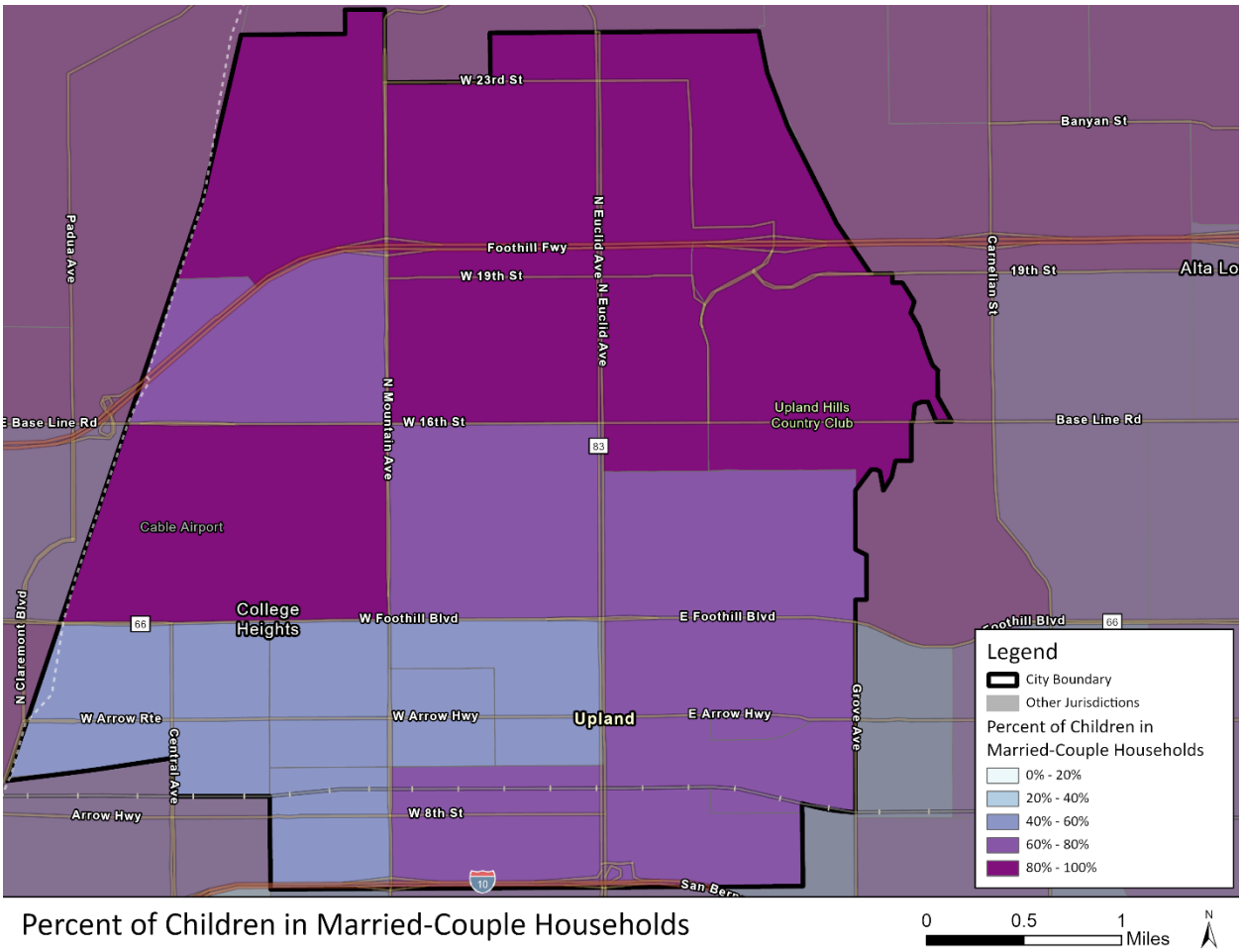
Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible

day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 13.9% of Upland households are female-headed, 6.3% are female-headed and with children, and 0.6% are female-headed and with children under 6. Figure C11 shows the percentage of children living in married couple households in Upland.

In Upland, the City has had a decrease in female-headed households, and an increase in married-couple households from 2015 to 2021. In the adjacent neighborhoods outside of Upland, the familial demographics of nearby tracts have remained very similar over the same time period. The most notable discrepancies include a significant decrease in female-headed households in Pomona, and increase in La Verne. With the exception of these notable tracts, Upland's demographics are consistent with surrounding tracts and jurisdictions.

As shown in Figure C11 the tracts with the highest concentrations of children living in married-couple households are primarily in northern Upland, which correlates with areas with higher concentrations of the low to moderate income population and non-White population. In Upland, 71.6 percent of households are married-couple households with children present, compared to 67.9 percent countywide. RHNA pending and opportunity sites are distributed throughout the City and are not expected to impact fair housing concerns based on familial status.

Figure C11. Percentage of Children in Married Couple Households (2015 - 2019)

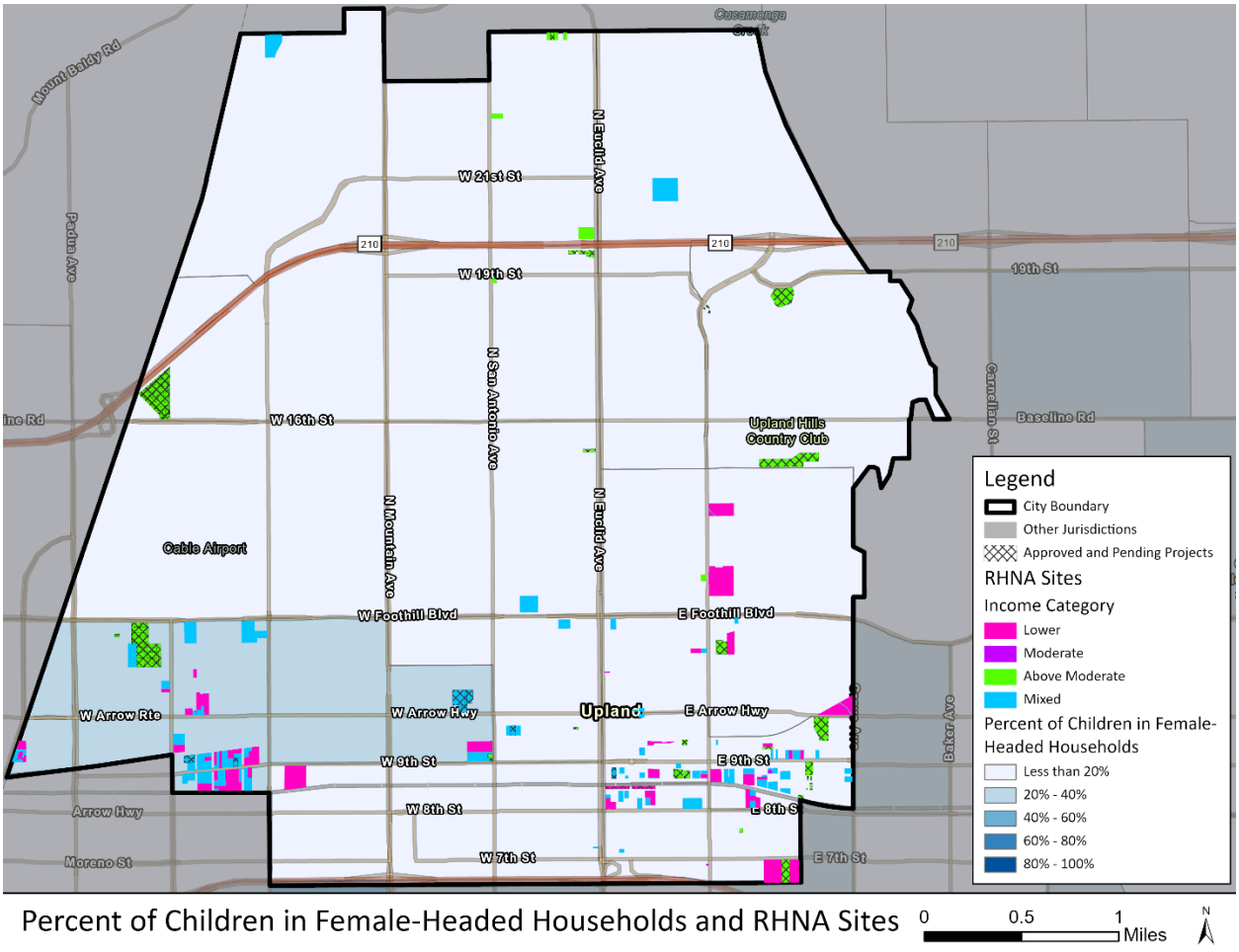


Source: HCD AFFH Data Viewer

Consistent with Figure C11, Figure C12 illustrates that more children in the southwestern area of Upland live in single-parent female-headed households compared to the rest of the City. In 2020, 17.5 percent of the total households in Upland were female-headed households, which is similar to the County, at 23.6 percent.

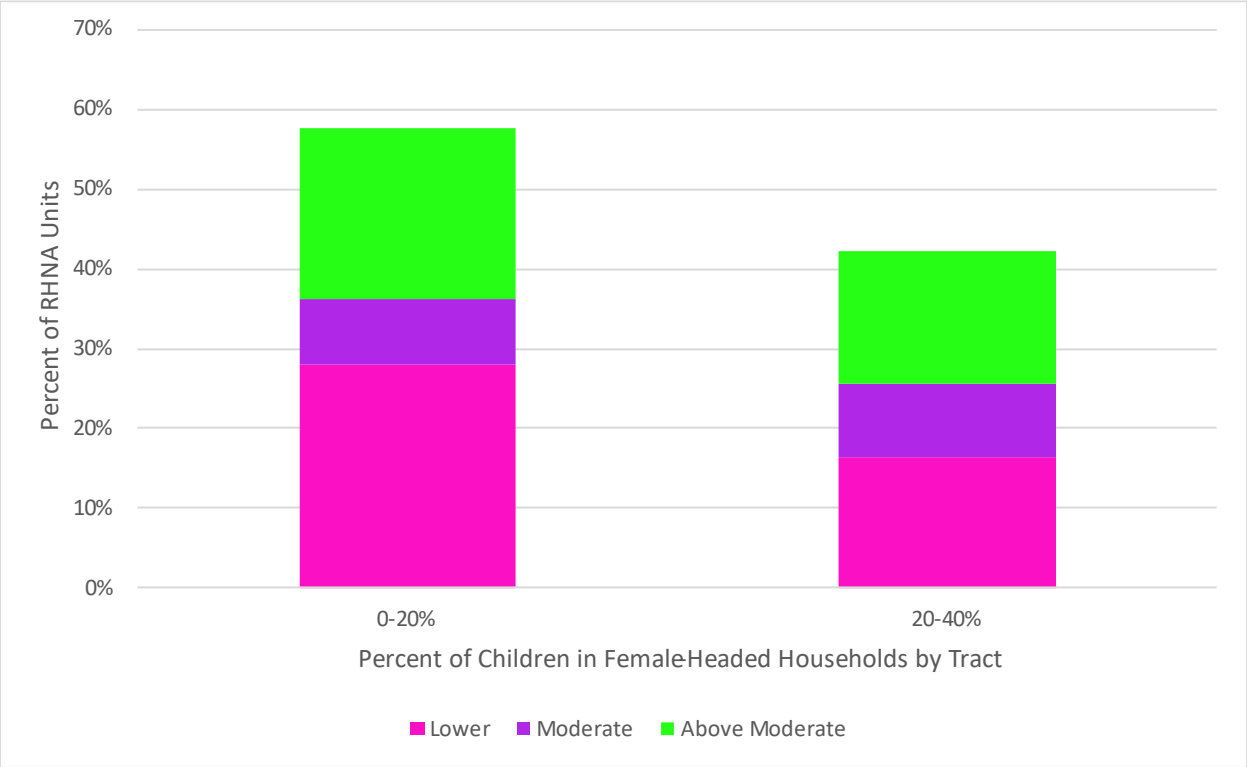
As shown in Figure C13, RHNA sites are distributed throughout the City, without concentration in areas with high levels of female-headed households, and are not expected to impact fair housing concerns based on familial status. For example, about 60percent of RHNA units are located in tracts where 0-20 percent of children are living in female-headed households with no spouse.

Figure C12. Percent of Children in Female-Headed Households and RHNA Sites by Tract (2015-2019)



Source: HCD AFFH Data Viewer

Figure C13. Female Headed Households Comparison of RHNA Units



Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2021 American Community Survey estimates that 10.3 percent of Upland and 11.4 percent of San Bernardino County has a disability.

The types of disabilities included in the Census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

As shown on Figure C13 the proportion of Upland residents with a disability is similar to adjacent cities and is less than 20% of the population in all areas. There appears to be no significant geographic difference in disability rates.

Additional data regarding the number of people with disabilities by disability type in Upland is provided in Figure H-16 in Chapter 2: Housing Needs. Some individuals may experience more than one type of disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are approximately 1,547 persons with developmental disabilities within the City of Upland.

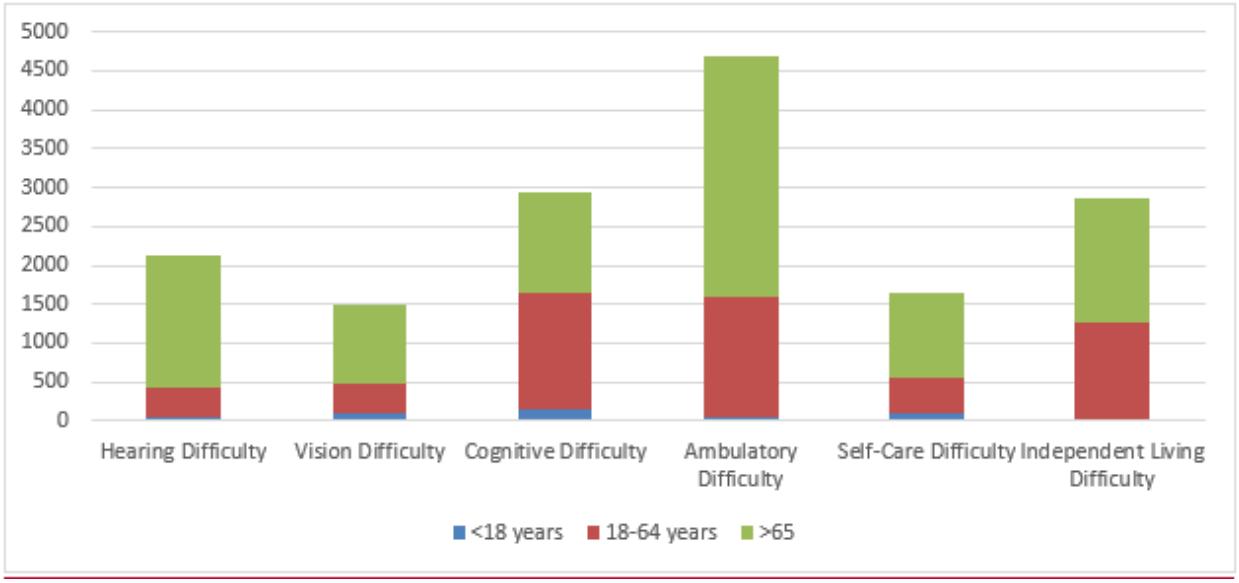
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Upland facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

Figure C14 shows an estimate of the number of Upland residents with disabilities by type of disability and age group. The most prevalent types of disability are hearing and vision difficulties, although the population with each disability type is rather comparable. Note that individuals may have more than one type of disability.

Ambulatory issues are the highest reported disability countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, accessory dwelling units (ADUs) may serve as a caregiver unit. The City is including Program 9 to continue to encourage and incentivize the development of ADUs, especially affordable ADUs, in the City. Furthermore, Program 23 is included to increase affordable housing stock in the northern parts of the City by allowing additional ADUs per lot given that they are subject to an affordability covenant for a certain period of time. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

The percent of the population with a disability is relatively similar throughout the region as a whole. There is not a strong correlation or pattern with other fair housing topics in the jurisdictions near Upland. In 2019, the nearest tracts with any level of notable concentration of the disabled population were in the cities of Walnut and Jurupa Valley. Over time, these concentrations have dissipated, and there is only one slightly higher concentration of the disabled population, 15 miles east of Upland near Fontana. There is a medical center in this tract, which may contribute to the higher population percentage.

Figure C14. Disability Characteristics by Age Group, Upland (2021)

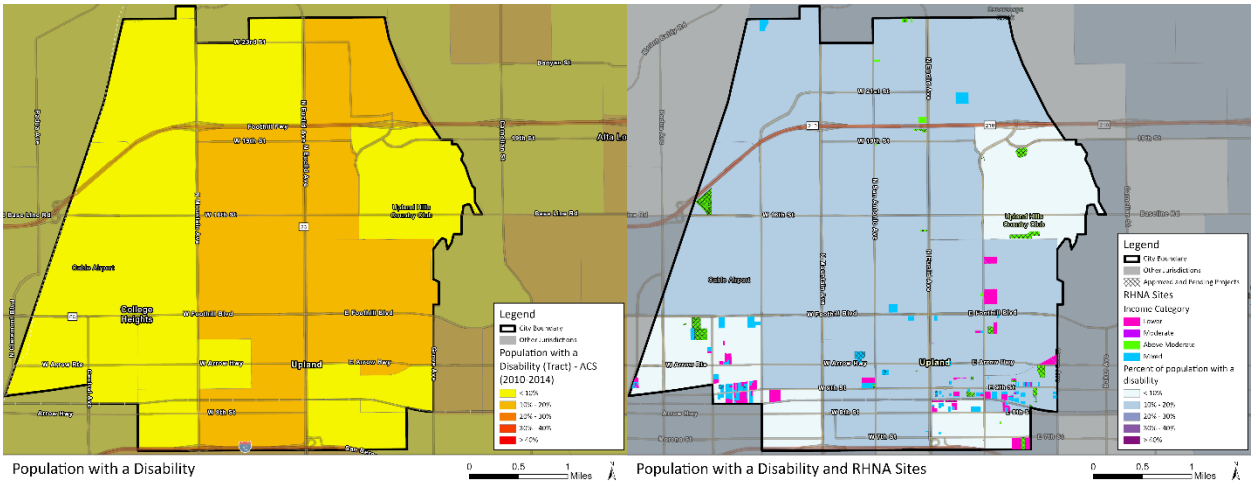


Source: US Census Bureau, ACS16-19 (5-year Estimates), Table C18108

Figure C15 shows the population of persons with disabilities by tract in the City. There is no clear correlation to the current areas with higher concentrations of the population with a disability and other demographic distributions. Health care facilities are distributed throughout the City, with a slight concentration I the southern areas of Upland.

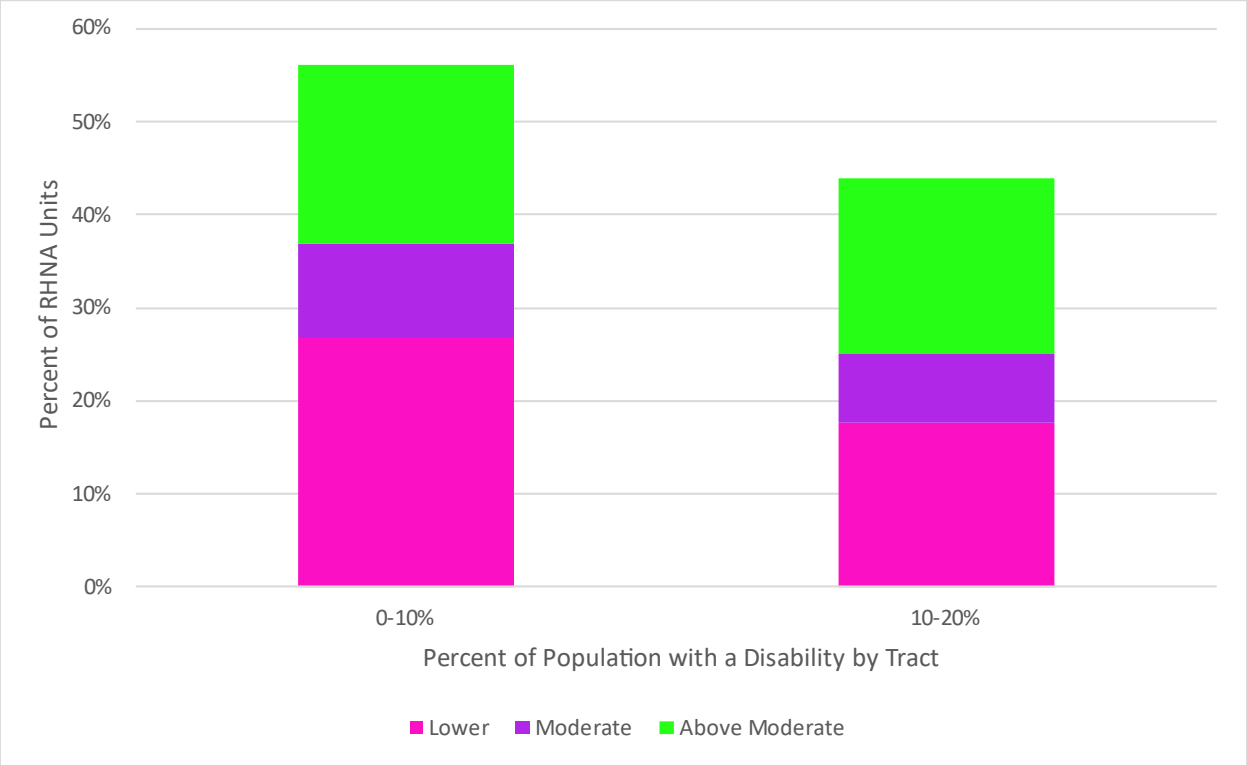
Figure C15 and Figure C16 also show pending projects and proposed RHNA Opportunity sites with population of persons with disabilities by tract in the City. As shown in Figure C15, the RHNA sites are mostly distributed in the areas where 10 and 20 percent of the population experiences a disability, which covers a majority of the City. For example, about 55 percent of the RHNA units are located in the area where 10-20 percent of the population has a disability. As such, the sites are not expected to cause fair housing concerns as they relate to residents with a disability.

Figure C15. Population of Persons with Disability by Tract (2015-2019 and 2017-2021)



Source: HCD AFFH Data Viewer

Figure C16. Population with a Disability Comparison of RHNA Units



Findings

Overall, the City of Upland has higher concentrations of non-White and low- to moderate-income residents in the southern part of the City. This area is also where housing choice voucher use primarily occurs. Some tracts in this area saw a reduction over time in households under the federal poverty level, from >30 percent in 2010-2014 to <20 percent in 2015-2019, while other tracts remained unchanged. The selected RHNA sites are not anticipated to cause displacement or worsen patterns of segregation.

The City's RHNA strategy reflects the overall composition of Upland, and is not expected to negatively exacerbate conditions of segregation.

Racially/Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure C17, there are no designated R/ECAP areas in Upland. The nearest R/ECAP areas are in the City of Ontario approximately 1 mile to the south of Upland; the presence of a R/ECAP in the neighboring jurisdiction does not appear to have any effect on Upland. Additionally, as noted above, the City has multiple efforts to increase the quality of housing stock and broader quality of life in south Upland.

Other nearby R/ECAPs are in the Cities of Riverside, San Bernardino, and Los Angeles, all of which are over 20 miles from Upland. The northern portion of Upland abuts the Angeles National Forest foothills which

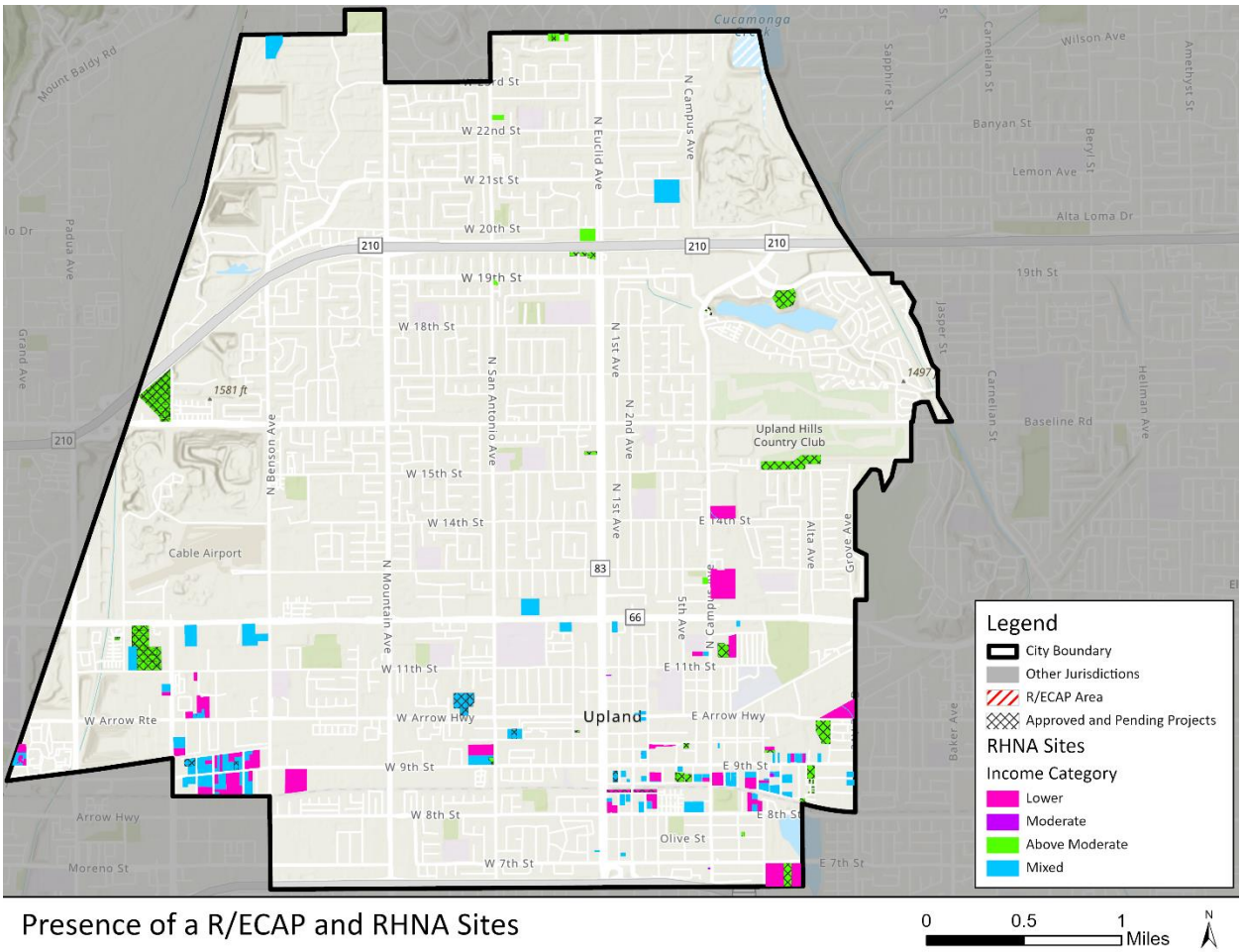
contains substantial open space, and therefore no R/ECAPs due to the lack of residents. While Ontario contains a R/ECAP, south of Upland, the majority of the area south of Upland is higher opportunity. Regionally, the presence of a R/ECAP correlates with lower median incomes, a larger non-white population, and lower opportunity- areas.

Due to the lack of households, the areas to the north of Upland have been consistently labelled with low median incomes for several years. There has been very little median income variation in Upland and in surrounding cities since 2010. From 2010 to 2021, Ontario remained in the lowest median income range, and is consistently the closest R/ECAP to Upland. The income distribution in Upland is consistent with surrounding cities, with the exception of Ontario, where the R/ECAP is located.

The area surrounding Upland has had a decrease in the non-White population over time. The majority of the tracts in Riverside County, to the south of Upland, have decreased from the 80-100% non-White category to the 60-80% non-White category. This is consistent with several tracks in San Bernardino County to the east and west of the City. In southern Upland, there has been a slight decrease in the non-White population overtime, while the north has been relatively consistent. The areas that maintained a high non-White population near Upland include the cities of Ontario and San Bernardino, which include the nearest R/ECAPs to the City.

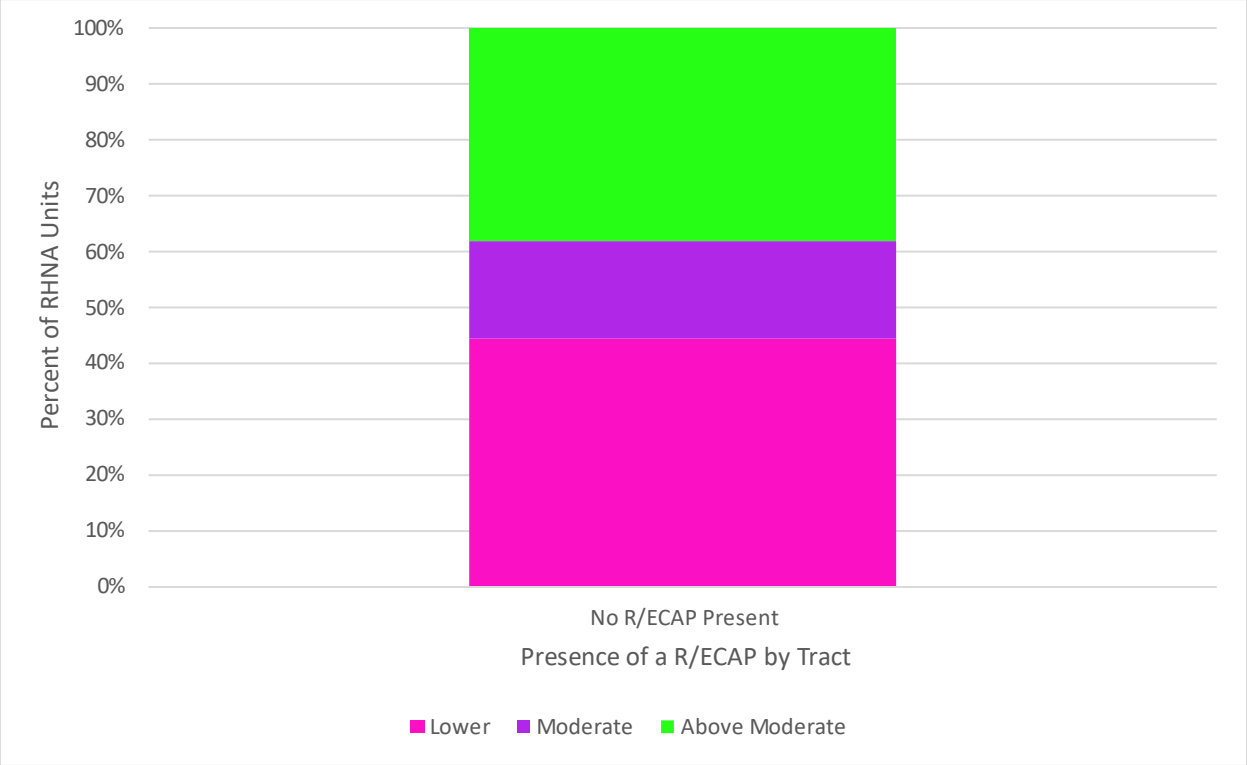
The City is encouraging affordable housing stock and housing mobility in the northern part of the City, in order to create more opportunity for lower income housing further from the nearby R/ECAP in Ontario. Once the program is in place, the City is aiming for the creation of 20 bonus, affordable ADUs annually. The City is also upzoning parcels in north Upland through Program 6.

Figure C17. Racially/Ethnically Concentrated Areas of Poverty – Upland



Source: HCD AFFH Data Viewer

Figure C18. Presenceof a R/ECAP Comparison of RHNA Units

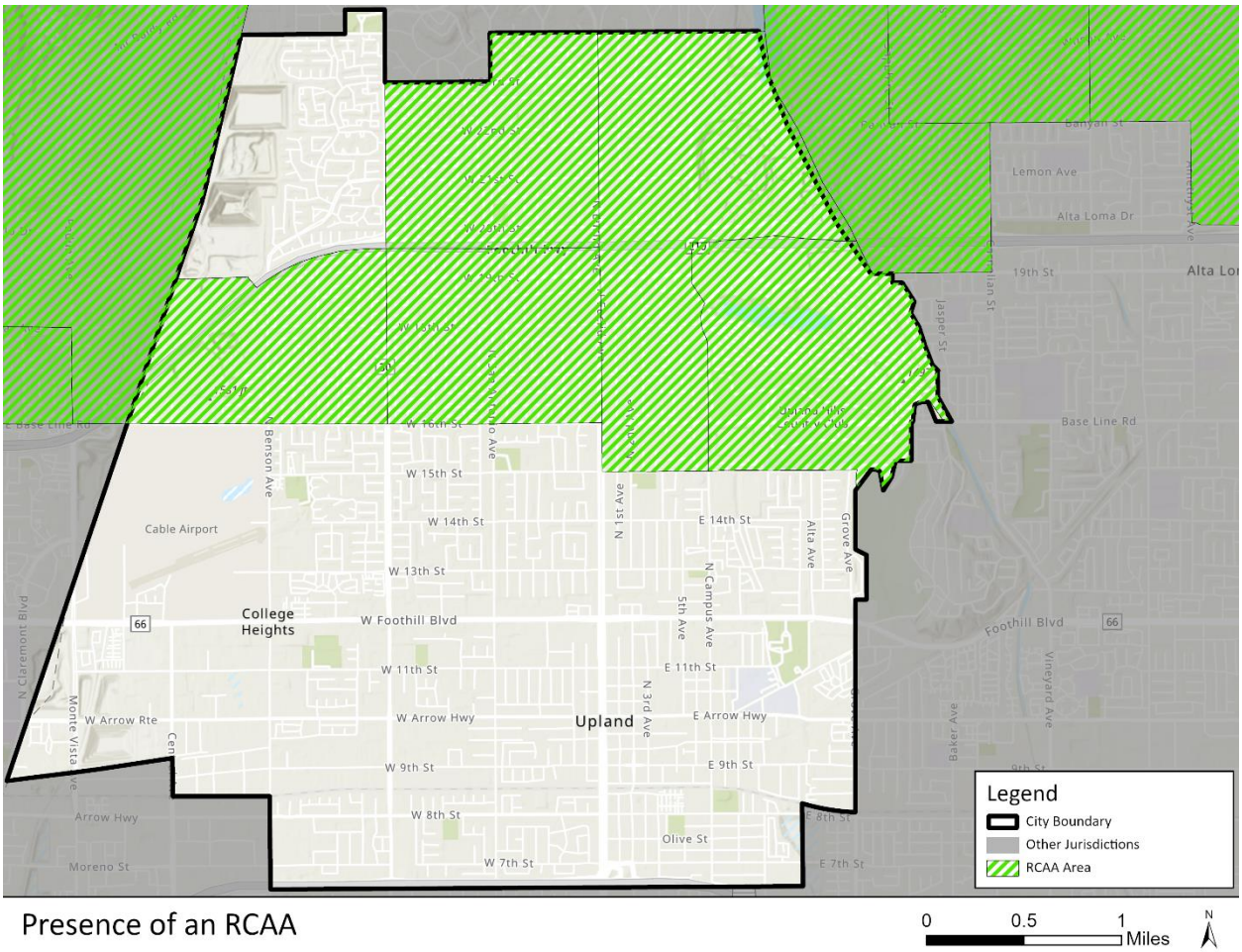


Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. A large portion of the northern area of the City is identified as an RCAA, with the exception of the northwest corner.

The City is encouraging increased housing opportunity in north Upland through Program 23, which aims to increase affordable housing stock in the highest resource and income areas of the City. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots, primarily located in the RCAA area. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA. Once the program is in place, the City is aiming for the creation of 20 bonus, affordable ADUs annually. The City is also upzoning parcels in north Upland through Program 6.

Figure C19. Racially Concentrated Areas of Affluence



Source: HCD AFFH Data Viewer

Findings

The City is also working to improve the quality of housing and broader quality of life in lower resource areas through the following ways:

- **Program 24: Place-Based Improvements in South Upland** includes a variety of methods to improve quality of life in south Upland (lower resource areas of the City). The program includes the ongoing Business Attraction Assistance Program, Historic Downtown Revitalization Program, and Capital Improvement projects in lower resource areas. The program also commits the City to continue to seek grant funding for further improvements to south Upland.

- **Program 3: Emergency Repairs for Homeowners** provides a grant of up to $10,000 for emergency repairs. There is a geographic target of 50% of assistance in south Upland for this program.

- **Program 4: Rental Acquisition and Rehabilitations** assists lower income tenants by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties. Properties are then subject to an affordability covenant. There is a geographic target of 50% of assistance in south Upland for this program.

- **Program 5: Multi-Family Rental Rehabilitation Program** provides Upland property owners of multi-family apartments (8-units or less) with grants up to $25,000 to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. There is a geographic target of 65% of assistance in south Upland for this program.

Disparities in Access to Opportunity

Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators.

California Tax Credit Allocation Committee (TCAC*)*

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as High Resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between Moderate Resource and Low Resource areas. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC. Additional information regarding these indicators in Upland are provided on the following pages.

Educational Opportunity

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. The Upland Unified School District is the district that serves the entirety of the City and consists of 9 elementary schools, 2 junior high schools, and 2 high schools.

Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 is "average," and 7-10 is "above average."

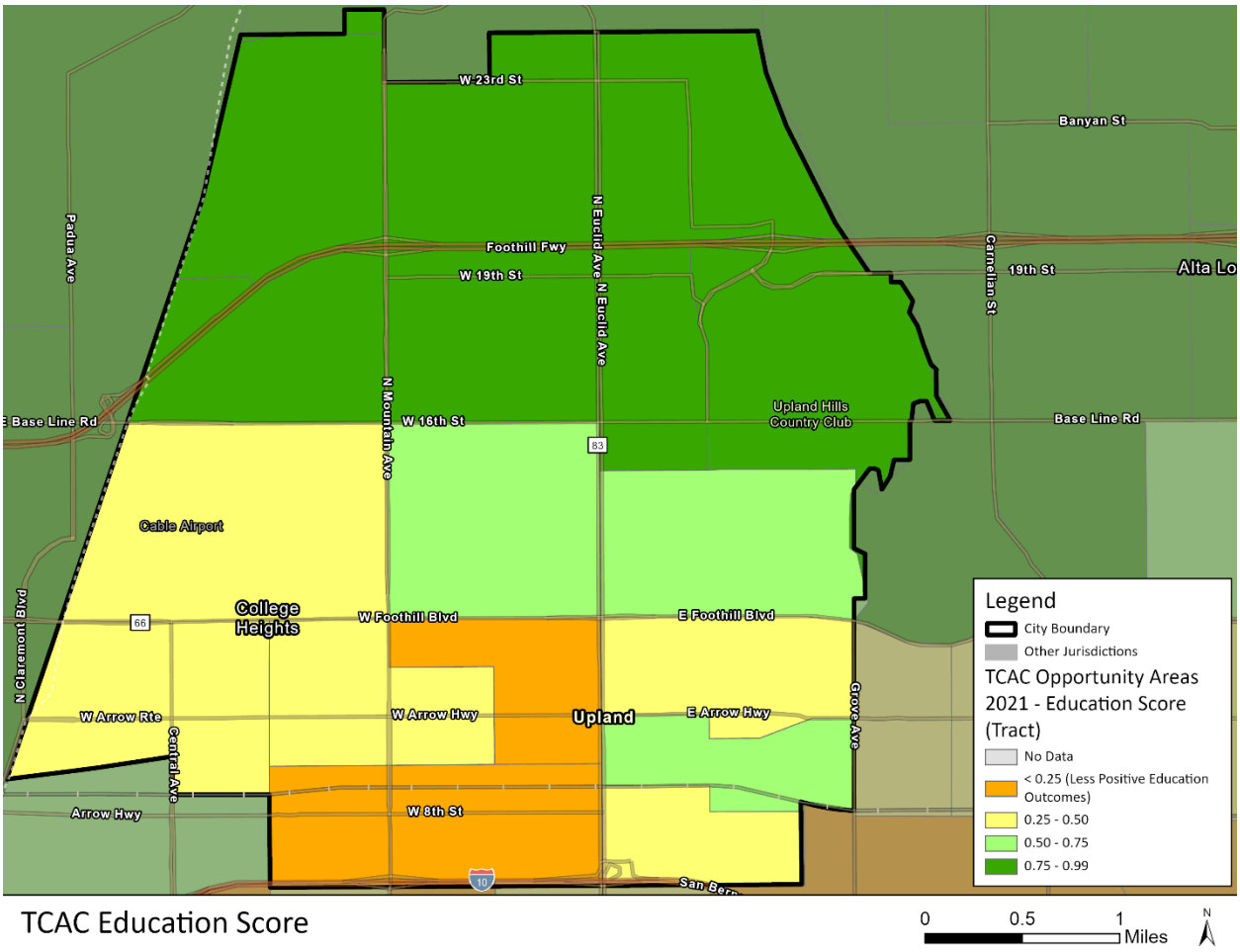
The schools in Upland range are primarily above average, with most scores being between 7 and 9. The scores do not show a clear pattern correlating with fair housing trends.

As shown in Figure C20, tracts in Upland have high variation in education opportunity resource scores within the City, with less positive scores in the southern areas, moderate scores in the central areas, and high scores in

the areas in the northern areas of the City. Additionally, the areas with higher poverty rates in the City have a negative effect on TCAC educational scores, as poverty rates are included in this calculation.

Educational opportunity scores for Upland are shown in Figure C20. As shown in this map, TCAC educational opportunity scores are highest in the northern areas of the city and lowest in the south-central portion of the city.

Figure C20. TCAC Opportunity Areas - Education by Tract (2021)

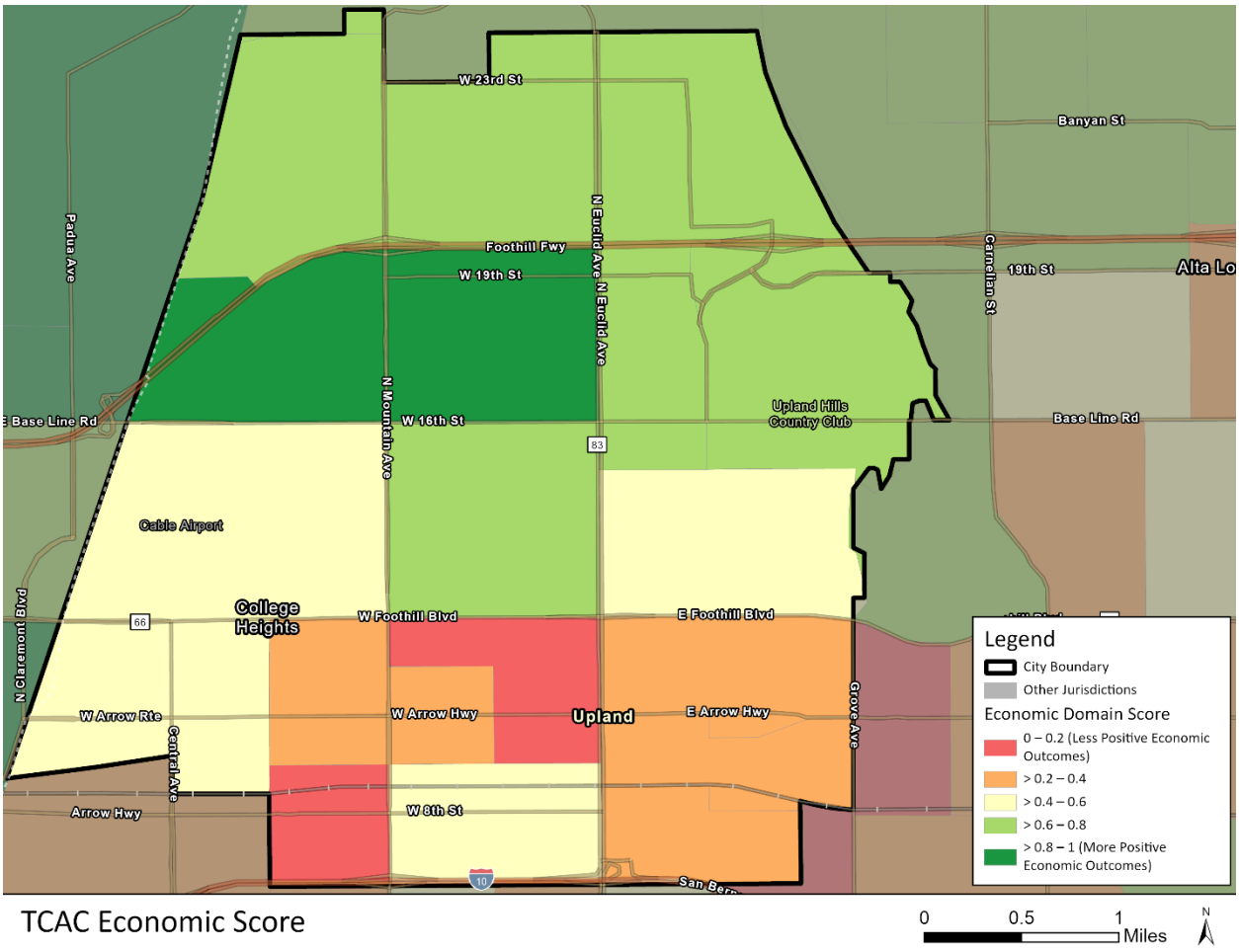


Source: HCD AFFH Data Viewer

Economic Opportunity

Economic indicators include poverty, adult education, employment, job proximity, and median home value. TCAC economic scores for the City by tract are presented in Figure C21. The northern areas of the City, where TCAC economic scores are the highest, have the lowest poverty rates and percentage of LMI households. The neighborhoods in the northwestern area of the City with slightly lower economic opportunity have a more predominant Hispanic or non-White population. However, the entire City has generally positive economic opportunity scores. Figure C21 shows economic opportunity areas in Upland as determined by TCAC. As seen in this map, the majority of the city is identified as having high economic opportunity scores.

Figure C21. TCAC Opportunity Areas - Economic Score by Tract (2021)



Source: HCD AFFH Data Viewer

Environmental Opportunity

According to HUD, "The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level." The Index combines standardized EPA estimates of air quality carcinogenic, respiratory and neurological hazards with indexing census tracts.

Values are inverted and then percentile ranked nationally. Values range from 0 to 100: the higher the index value, the less exposure to toxins harmful to human health; or, put differently, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census tract.

The EPA standardizes its estimates of air quality hazards using the National Air Toxics Assessment (NATA), which is EPA's ongoing review of air toxics in the United States. EPA developed NATA as a screening tool for state, local and tribal air agencies. NATA's results help these local agencies identify which pollutants, emission sources and places they may wish to study further to better understand any possible risks to public health from air toxics. EPA suggests that local communities use NATA to "prioritize pollutants and emission source types; identify places of interest for further study; get a starting point for local assessments; focus community efforts; inform monitoring programs." According to EPA, communities have found that using NATA helps "inform and empower citizens to make local decisions about their community's health. Local projects often improve air quality faster than federal regulations alone."

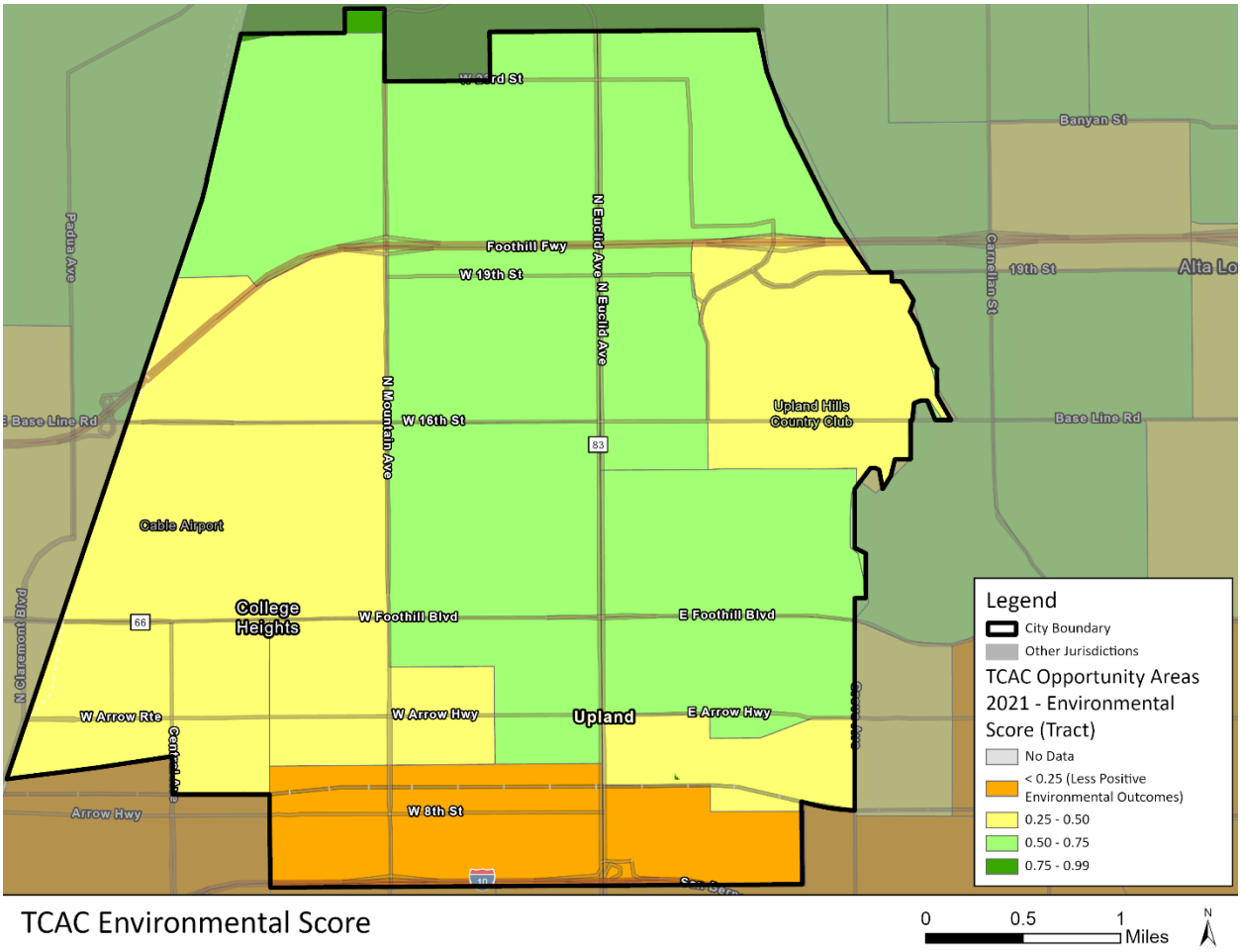
Although EPA characterizes NATA results as "a snapshot of outdoor air quality with respect to emissions of air toxics," it nonetheless suggests long-term risks to human health if air toxics emissions are steady over time, including estimates of the cancer risks from breathing air toxics over many years. It also estimates non-cancer health effects for some pollutants, including diesel particulate matter (PM). It is important to note that NATA only includes outdoor sources of pollutants, and its estimates of risk "assume a person breathes these emissions each year over a lifetime (or approximately 70 years). NATA only considers health effects from breathing these air toxics. It ignores indoor hazards, contacting or ingesting toxics, and any other ways people might be exposed." (http://www.epa.gov/national-airtoxics-assessment/nata-overviewepa.gov)

The Upland AI[6] analyzed Environmental Health Index values for various groups within Upland and within the region at large. Across every category, including those results reported for communities below the federal poverty level, Upland scores are significantly lower than those for the region. These lower scores are an indication of significantly greater exposure to cancer risks for City residents and of the potential for elevated non-cancer health effects from pollutants such as diesel particulate matter.

While Whites in Upland score the highest on the Index, at 35.55, their score is 35.92 percent lower than the score for Whites in the region, at 55.48. For Blacks the differential is -37.68 percent (27.56 vs. 44.22); For Hispanics, -33.15 percent (28.33 vs. 42.38). For Asians, the score within the jurisdiction is 17.07 percent lower than that for the region (35.07 vs. 42.29), and Native Americans within the City score 45.70 percent lower (30.54 vs. 56.24). For communities living under the federal poverty level, the jurisdiction compares similarly unfavorably to the region: 32.37 vs. 56.84 for Whites; 20.44 vs. 44.86 for Blacks; 24.12 vs. 42.23 for Hispanics; 31.99 vs. 39.74 for Asians; and 25.67 vs. 50.63 for Native Americans. The lowest scoring census tracts in Upland are located south of Foothill Boulevard and nearer in proximity to Interstate 10, the rail line, industrial uses and Ontario International Airport.

[6] City of Upland, Analysis of Impediments to Fair Housing Choice 2019-2023, p. II-37

Figure C22. TCAC Opportunity Areas - Environmental Score by Tract (2021)



Source: HCD AFFH Data Viewer

TCAC Composite Score

The TCAC composite score for the City is shown in Figure C23. There is variation in resource category designations, with the northern part of the City generally having higher resource designations than the southern portions, following the pattern seen throughout the City.

Program 23 is included to increase affordable housing stock in the highest resource areas of the City by allowing an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

Figure C24 shows the RHNA units by TCAC opportunity category. Approximately 70 percent of units are in the moderate resource category. These are areas that have the best proximity to the Metrolink transit stops and highest job proximity.

The City is also working to improve the quality of housing and broader quality of life in lower resource areas through the following ways:

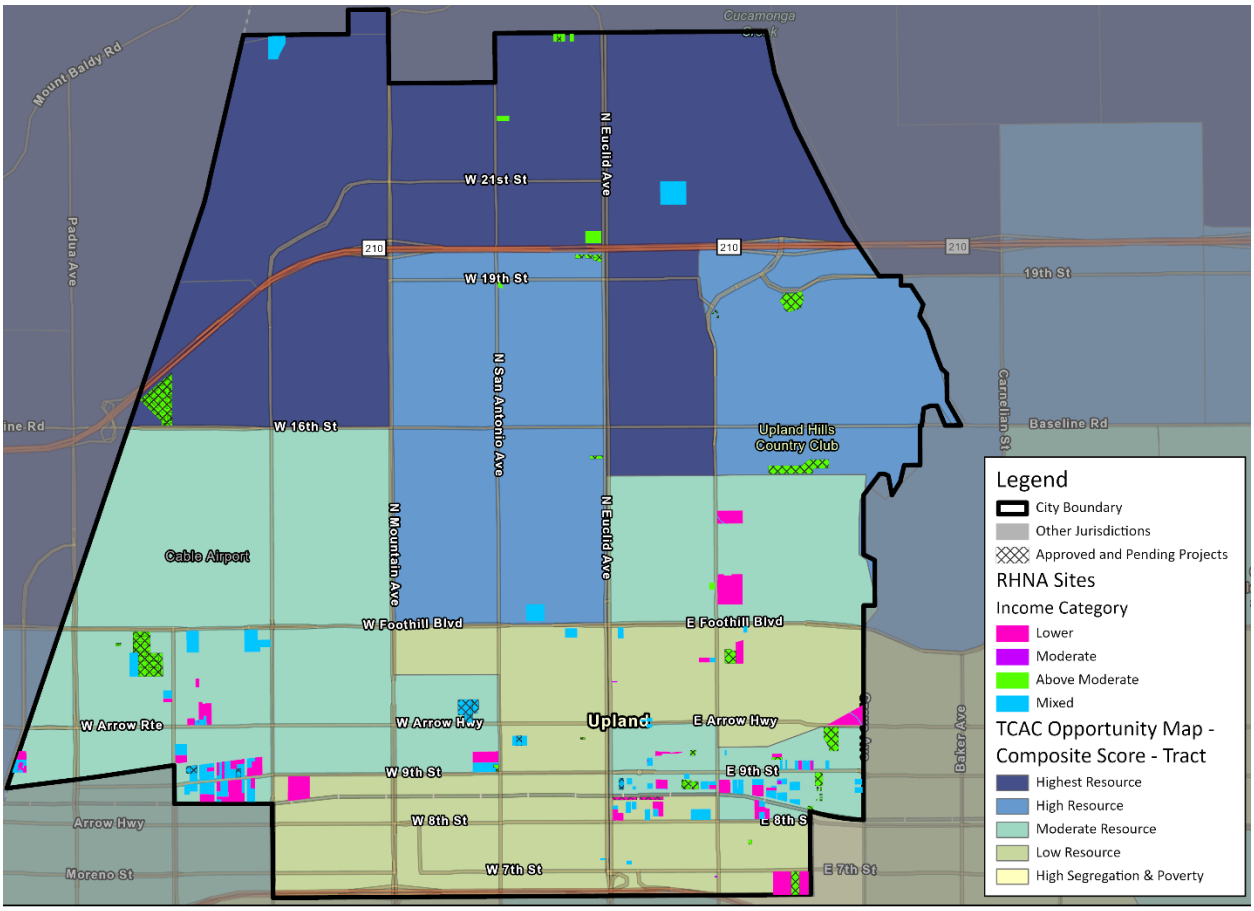
- **Program 24: Place-Based Improvements in South Upland** includes a variety of methods to improve quality of life in south Upland (lower resource areas of the City). The program includes the ongoing Business Attraction Assistance Program, Historic Downtown Revitalization Program, and Capital Improvement projects in lower resource areas. The program also commits the City to continue to seek grant funding for further improvements to south Upland.

- **Program 3: Emergency Repairs for Homeowners** provides a grant of up to $10,000 for emergency repairs. There is a geographic target of 50% of assistance in south Upland for this program.

- **Program 4: Rental Acquisition and Rehabilitations** assists lower income tenants by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties. Properties are then subject to an affordability covenant. There is a geographic target of 50% of assistance in south Upland for this program.

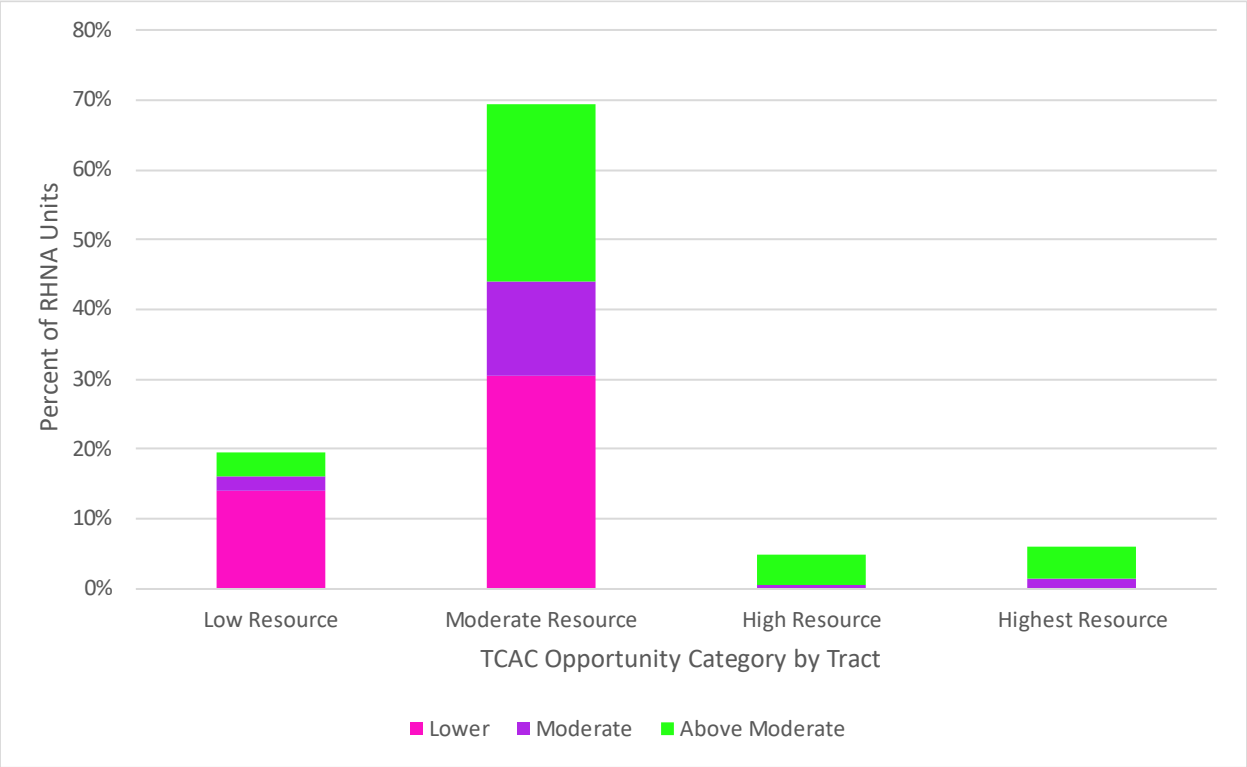
- **Program 5: Multi-Family Rental Rehabilitation Program** provides Upland property owners of multi-family apartments (8-units or less) with grants up to $25,000 to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. There is a geographic target of 65% of assistance in south Upland for this program.

Figure C23. TCAC Opportunity Areas Composite Score by Tract (2022)



Source: HCD AFFH Data Viewer

Figure C24. Distribution of RHNA Units by TCAC Category

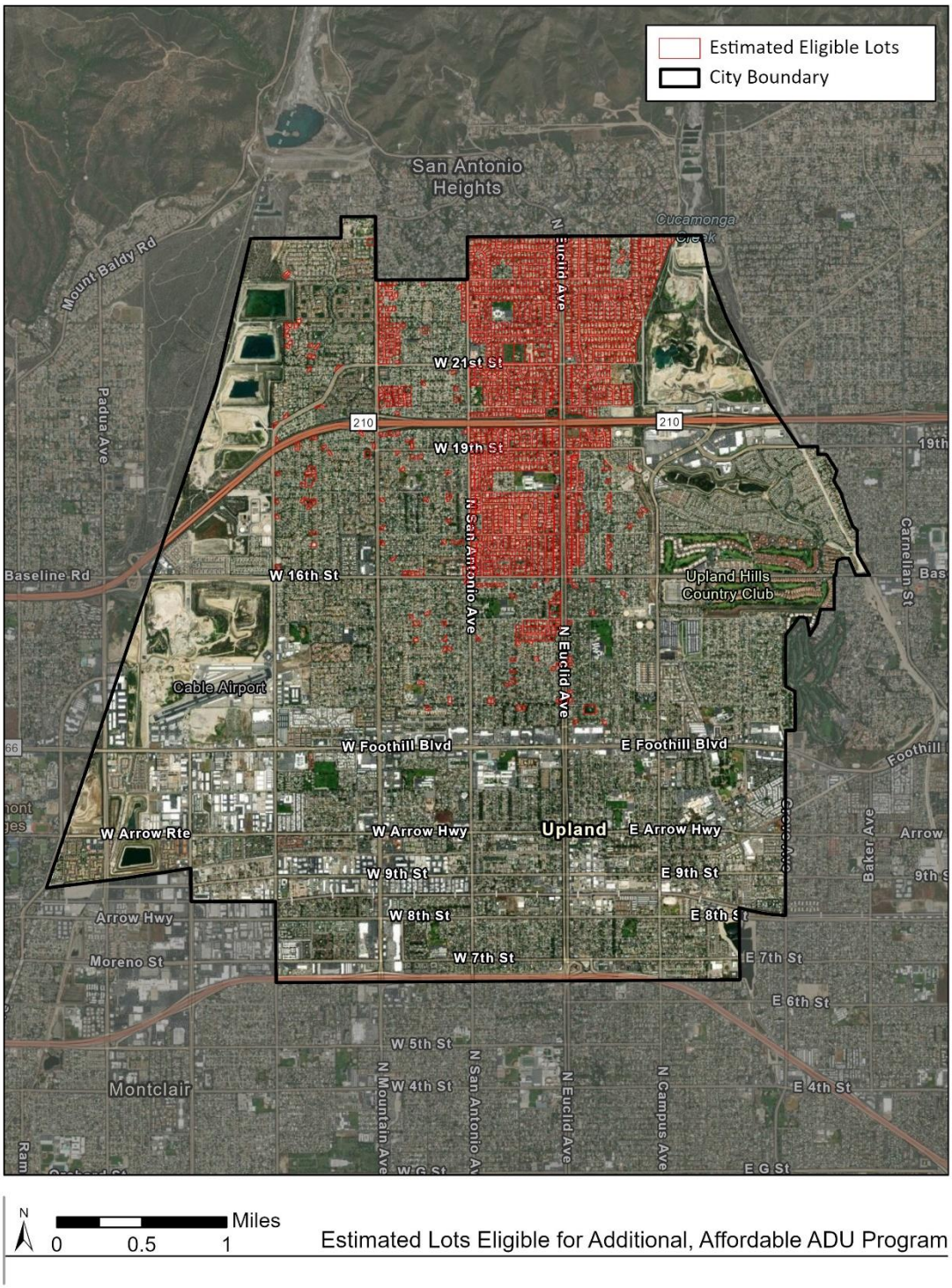


Housing Mobility ADU Program

The City is encouraging increased housing opportunity in north Upland through Program 23, which aims to increase affordable housing stock in the highest resource and income areas of the City. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots.

Figure C25 shows the estimated eligible lots for the additional, affordable ADU program; the lots are primarily located in the northern and central portions of the City. The majority of eligible lots are located in the RCAA area, which correlates with areas that are comparatively higher resource and higher income. This will increase affordable housing stock and opportunity as well as increase housing mobility in the northern part of the City beyond the RHNA. Once the program is in place, the City is aiming for the creation of 20 bonus, affordable ADUs annually.

Figure C25. Lots Eligible for Additonal ADU



CalEnviroScreen 4.0

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water contaminants, pesticide

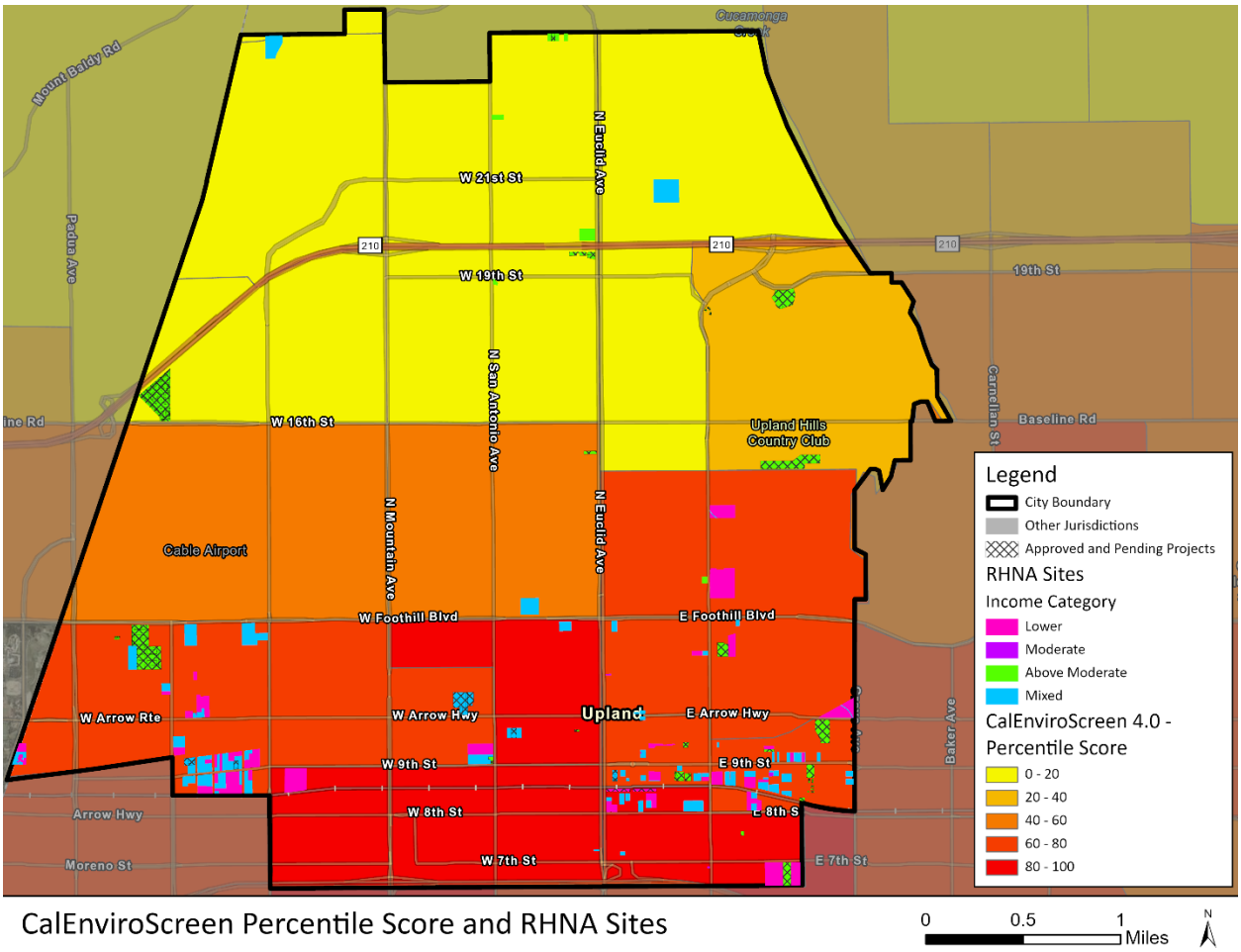
use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles data to help identify California communities that are disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposures, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include education attainment, linguistic isolation, poverty, and unemployment.

Figure C26 shows the RHNA sites and CES scores and Figure C27 displays the RHNA units by income in each CES percentile group. The majority of RHNA sites are in the 60 – 80 percentile group. These are also the transit-oriented areas where the City is seeing housing growth, high density housing, and increased opportunity and investment.

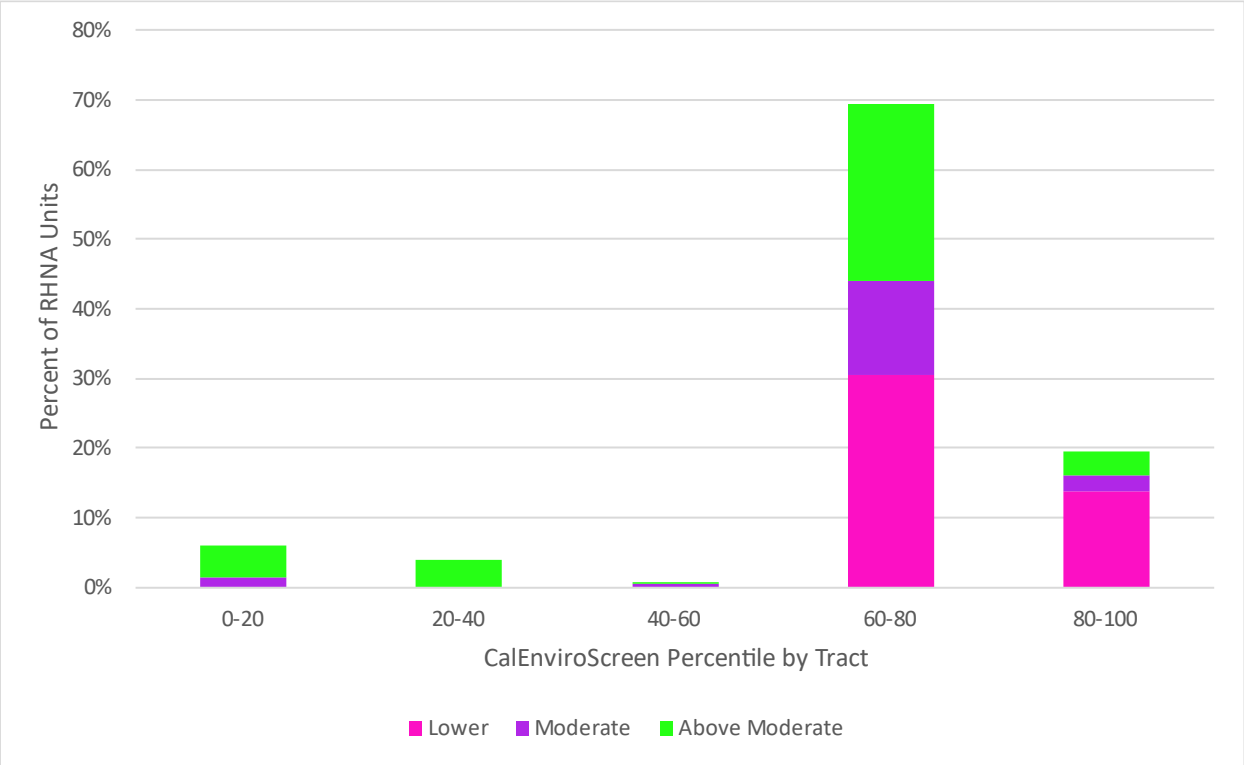
Program 23 is included to increase affordable housing stock in the northern parts of the City by allowing additional ADUs per lot given that they are subject to an affordability covenant for a shortened period of time. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots, primarily located in the RCAA area. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

Figure C26. CES 4.0 Score



Source: HCD AFFH Data Viewer

Figure C27. Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score



Access to Opportunities Regional Comparison

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The following indicators are scored on a scale from zero to 100.[7]

- **Low Poverty Index**: The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index**: The school proficiency index uses the performance of fourth-grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index**: The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index**: The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.
- **Low Transportation Cost Index**: The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. More specifically, this index considers transportation costs as a percentage of income for this household type. The higher the index, the lower the cost of transportation.

[7] HUD Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation

- **Jobs Proximity Index**: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index**: The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins.

Table C4 compares the HUD opportunity indicators between upland and the Riverside-San Bernardino-Ontario Region broken down by race and ethnicity. Compared to the region, Upland scores much higher in the proximity to jobs index, and higher scores in transit index, and labor market index. The scores in the school proficiency index and low poverty index are roughly equivalent. However, Upland has lower environmental health index scores, indicating a higher exposure to toxins.

Table C4. Opportunity Indicators

(Upland, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Upland							
White, Non-Hispanic	58.56	50.74	58.24	67.65	48.70	66.35	33.90
Black, Non-Hispanic	41.79	36.11	47.58	71.93	59.38	73.85	29.84
Hispanic	42.32	37.26	47.57	71.61	57.97	71.33	30.77
Asian or Pacific Islander, Non-Hispanic	57.21	49.08	56.89	68.80	51.34	67.53	33.35
Native American, Non-Hispanic	46.89	40.52	49.60	70.61	55.76	69.85	31.80
Riverside-San Bernardino-Ontario, CA Region							
White, Non-Hispanic	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black, Non-Hispanic	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander, Non-Hispanic	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American, Non-Hispanic	39.48	35.90	24.58	47.70	43.26	43.36	49.90

Source: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Transportation Opportunities

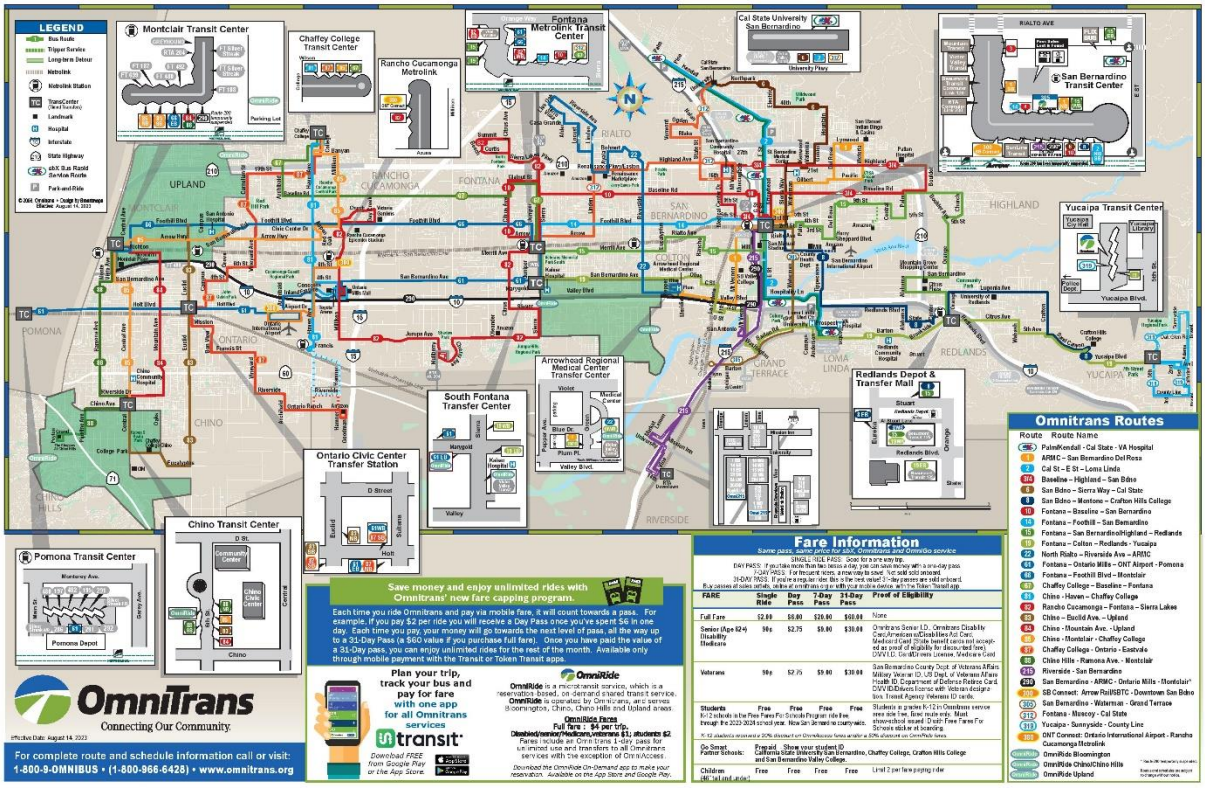
According to the City's AI, Upland residents enjoy superior access to transportation infrastructure, which includes the Burlington Northern/Santa Fe Railroad and the Upland Metrolink Station; the location of both a local airport (Cable Airport) and an International airport (Ontario Airport); and the traversing of the two major freeways through its boundaries (Interstates 10 and 210).

OmniTrans buses run throughout the San Bernardino Valley connecting the cities of Chino, Chino Hills, Colton, Fontana, Grand Terrace, Highland, Loma Linda, Montclair, Ontario, Redlands, Rialto, San Bernardino, Upland, Rancho Cucamonga, and Yucaipa, and unincorporated communities including Mentone and Muscoy. Bus services to Upland include Routes 83, 84, and 85. Route 85 provides services between the Chino Transit Center, Montclair, and Chino Civic Center.

Additionally, the Montclair Metrolink station is just west of the City boundary, at the southern side of the City. Portions of the City are within ½ mile of the station, and are served by the Metrolink. As a part of the rezoning efforts included in Program 6, the City is creating a Transit Overlay Zone to allow for high density housing, from 20 – 40 du/acre in the vicinity of the Montclair Metrolink Station. There is also a Metrolink Station downtown, and surrounding areas in the Citrus Transportation District allow housing up to 55 du/acre. The City has prioritized rezoning efforts in areas that are in the vicinity of high quality transit.

The Pacific Electric trail runs east-west through the City and provides transportation access for cyclists and pedestrians.

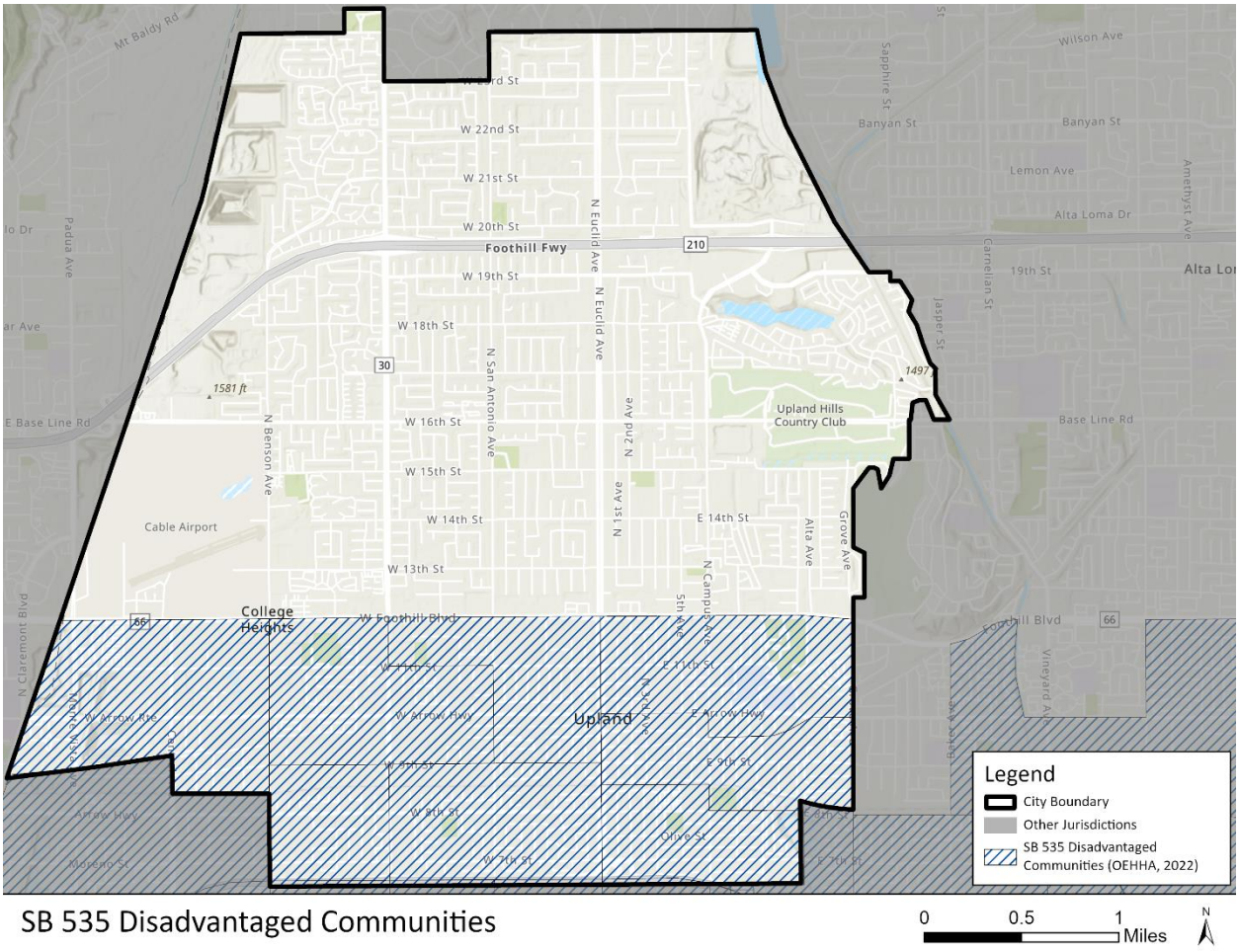
Figure C28. Transit Routes



Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure C29 below, the southern portion of the city is classified as a disadvantaged community.

Figure C29. Disadvantaged Communities – Upland



Source: HCD AFFH Data Viewer

Findings

Compared to the region as a whole, Upland has better access to transit, job proximity, and scores higher in the labor market index. The scores in the school proficiency index and low poverty index are roughly equivalent.to the region as a whole; however, Upland has lower environmental health index scores, indicating a higher exposure to toxins.

Within the City, the southern areas of the City have better access to jobs and transit, while the northern areas of the City have more positive environmental scores. The City is encouraging additional housing in both regions

of the City through different means. Program 23 is included to increase affordable housing stock in the highest resource areas of the City by allowing additional ADUs per lot given that they are subject to an affordability covenant for a certain period of time. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots, primarily located in the RCAA area. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

The City is also working to improve the quality of housing and broader quality of life in lower resource areas through multiple programs including Program 24, Program 3, Program 4, and Program 5.

The distribution of RHNA sites in these areas is not anticipated to exacerbate conditions, and allows for more housing near transit hubs and job opportunities.

Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

Substandard Housing

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (Code of Federal Regulations). The analysis is completed by assessing cost burden, overcrowding, and substandard housing. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in San Bernardino County.

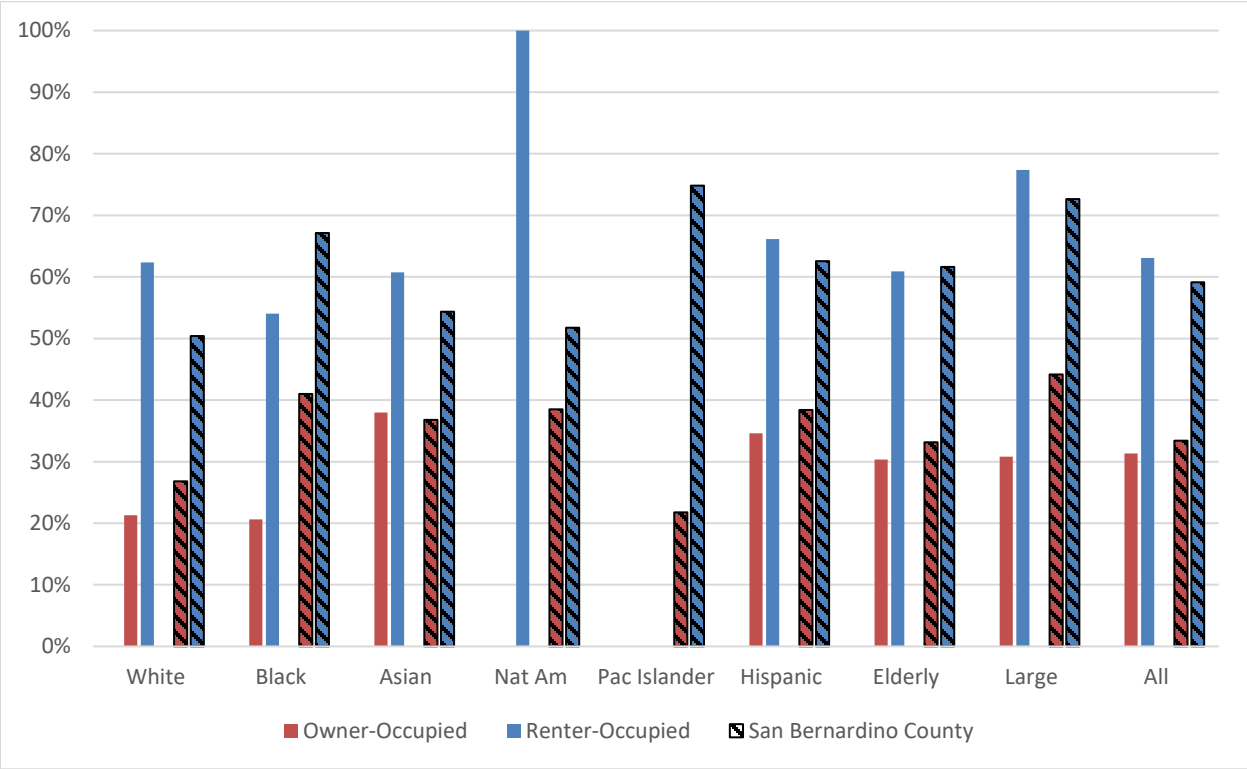
Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A housing unit is considered substandard or having a housing problem if it has one or more of the following housing conditions:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Household is cost burdened
- Housing unit is overcrowded

Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children, but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

Renters of all races and demographics experience high rates of housing problems, over 60 percent, while less than 30 percent of White or Black owners experience housing problems. Rates of housing problems are generally lower for owners in the City compared to the County, while rates of housing problems for renters are relatively comparable at the County and City level.

Figure C30. Housing Problems by Tenure and Race/Elderly/Housing Size



Source: HUD CHAS Data, 2019

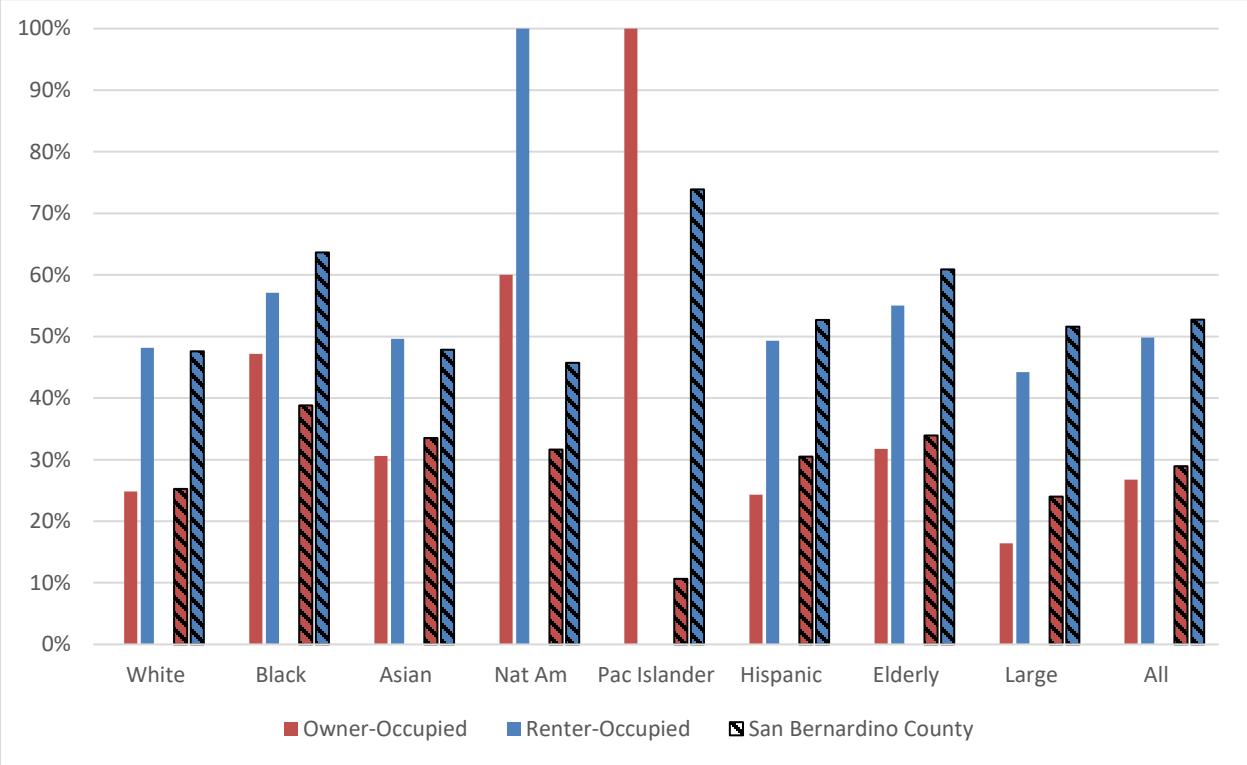
Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for many Upland residents, particularly for lower-income households. According to recent HUD estimates (Table C5) approximately 6,265 renter households (52% of all renters) and 4,325 owner households (29% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.

Figure C31. Cost Burden by Tenure and Race/Elderly/Housing Size



Source: HUD CHAS Data, 2019

Table C5. Cost Burden by Tenure and Income Category - Upland

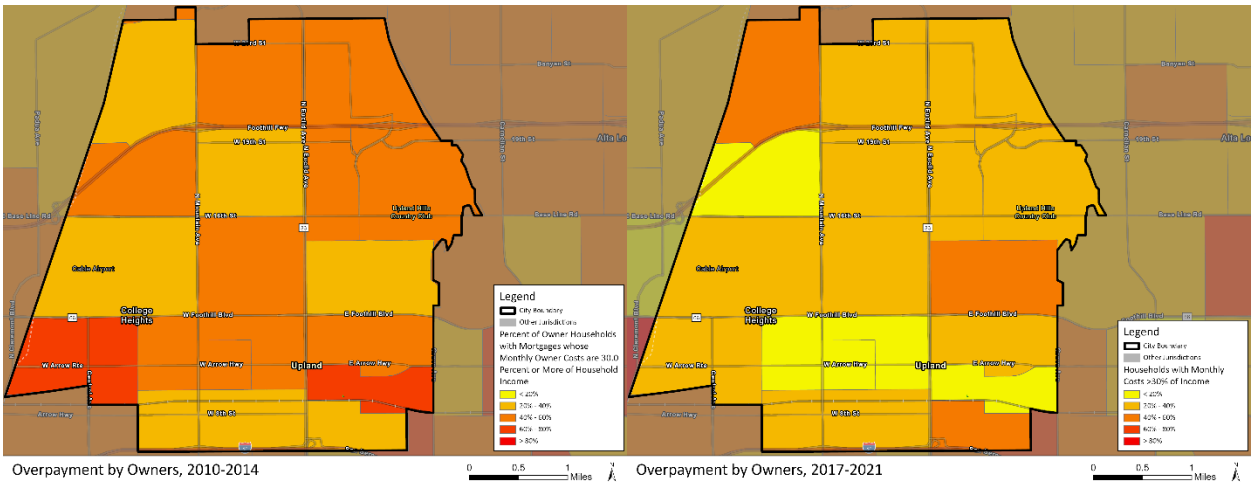
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,475	1,415	1,960
Household Income >30% to less-than or= 50% HAMFI	1,415	1,125	1,585
Household Income >50% to less-than or= 80% HAMFI	1,695	500	2,000
Household Income >80% to less-than or= 100% HAMFI	840	55	1,385
Household Income >100% HAMFI	840	55	5,230
Total	6,265	3,150	12,155
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	535	475	755
Household Income >30% to less-than or= 50% HAMFI	415	365	645
Household Income >50% to less-than or= 80% HAMFI	700	425	1,265
Household Income >80% to less-than or= 100% HAMFI	520	170	1,010
Household Income >100% HAMFI	2,155	265	11,045
Total	4,325	1,700	14,720

As shown in Figure C33, overpayment among renters is most prevalent in the southern portions of the city. Overpayment among Upland homeowners is highest in the central and southern portions of the city (Figure

C32). The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing.

Overpayment is prevalent regionwide, most notably in the cities of Ontario and San Bernardino. These are also areas with more prevalent non-White populations and households with lower median-incomes. Additionally, these cities also have a R/ECAP present. Overpayment in the surrounding region, including other jurisdictions in San Bernardino County, as well as Riverside County, has shifted in concentration from southwest to east over time within the jurisdictions. This trend regionwide is consistent with the patterns in Upland, as trends of overpayment seen previously in tracts southwest of the City boundary are now apparent in Upland, and within City limits areas of concentration have moved from southwestern tracts are now are seen in tracts to the east. Overpayment in the City has overall decreased since 2010, but overpayment in the eastern neighborhoods of the City has increased.

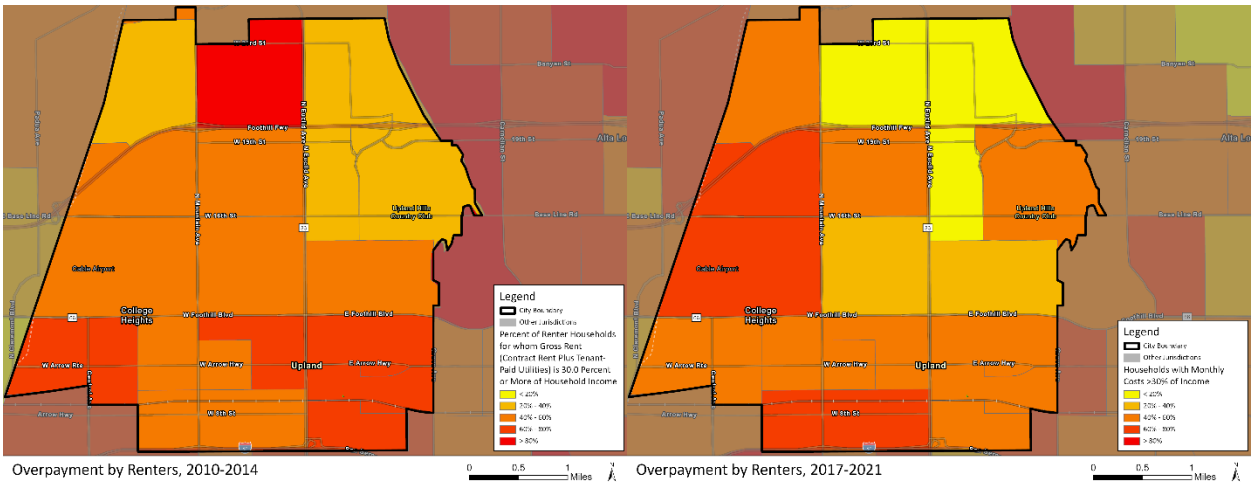
Figure C32. Overpayment by Owners (2010-2014 and 2017-2021)



Overpayment by Owners, 2010-2014 Overpayment by Owners, 2017-2021

Source: HCD AFFH Data Viewer

Figure C33. Overpayment by Renters (2010-2014 and 2017-2021)



Source: HCD AFFH Data Viewer

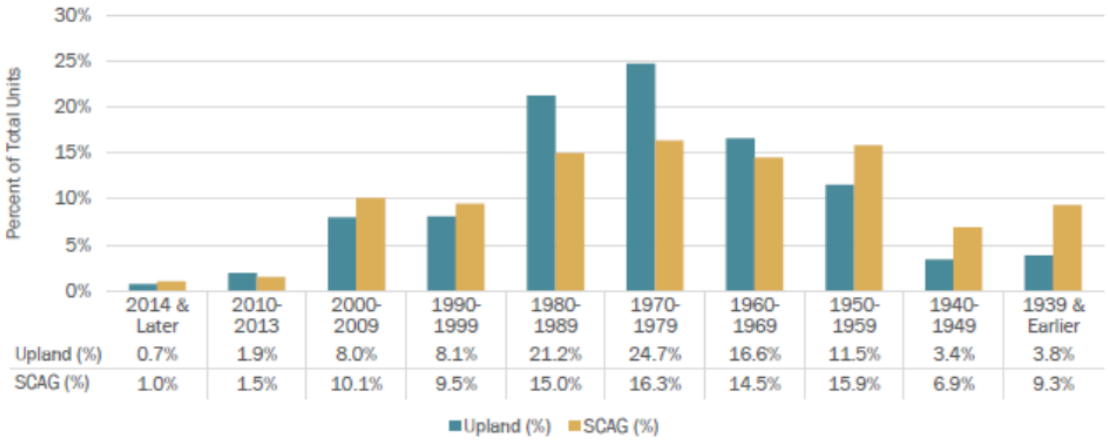
Substandard Housing

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Upland compared to the SCAG region as a whole is shown in Figure C34. Approximately 60% of Upland's housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there may be 9,000 housing units currently in the City that are in need of substantial rehabilitation. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.

Figure C34. : Age of Housing Units – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overcrowding

"Overcrowding" is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered "severely overcrowded." The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

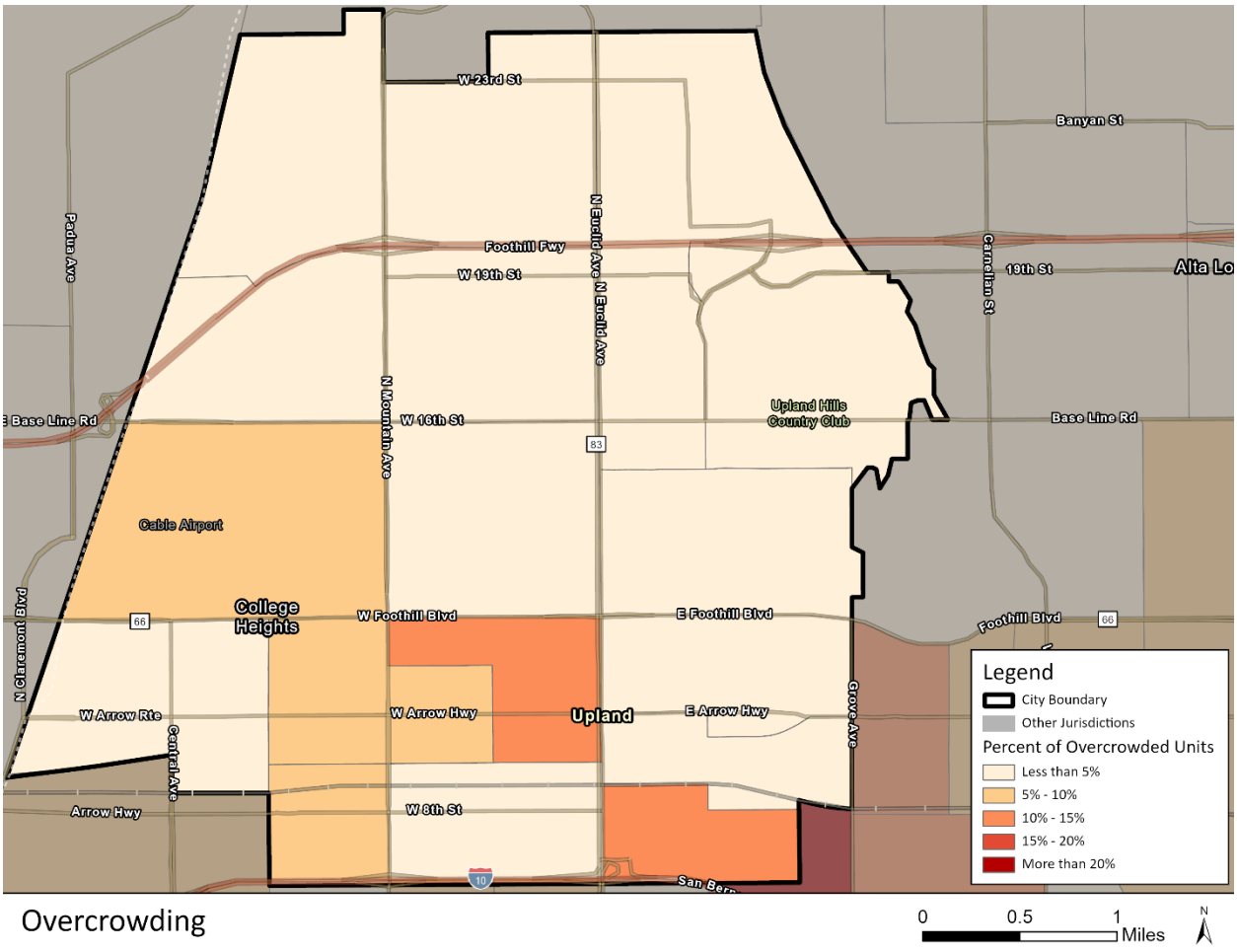
Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

Program 23 is included to increase the affordable housing stock in the highest resource areas of the City by allowing additional ADUs per lot on approximately 1,940 lots, given that they are subject to an affordability covenant for a certain period of time. This will increase the affordable housing stock, so households with multiple families living together to save money may have more housing opportunities. ADUs can also provide additional rooms to aid in alleviating overcrowding.

In Upland, the highest rates of overcrowding occur in the southern portion of the city (Figure C35), which are also the areas with higher percentages of minority residents.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing and also through financial assistance such as Section 8 vouchers.

Figure C35. Overcrowded Households by Tract (2017-2021)



Source: HCD AFFH Data Viewer

Homelessness

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent. Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and other problems.

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report[8] there were 44 unsheltered and no sheltered homeless persons in Upland at the time of the survey.

Housing accommodations for homeless people include emergency shelters, navigation centers, transitional housing, and permanent supportive housing. The City helps to support the establishment and operation of

[8] https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf

these types of facilities by ensuring that City regulations are consistent with current law (see Program 20: Housing for People with Disabilities or other Special Needs). Facilities serving the homeless in Upland are briefly summarized below.

- **Foothill Family Shelter**. Foothill Family Shelter is the primary facility serving Upland's homeless. This facility provides emergency shelter, transitional housing, and permanent housing in one center for homeless individuals and families. It includes 75 emergency beds, 7 short-term apartments for homeless families with children, 12 transitional housing apartments, and 8 apartments for affordable permanent housing.
- **Pacific Lifeline Ministry**. Pacific Lifeline Ministry in Upland is a faith-based ministry that empowers women and children facing chronic homelessness to achieve personal and social stability. Pacific Lifeline provides 28 beds for women and their young children at a transitional shelter in Upland. As part of the transitional housing, Pacific Lifeline provides services that include case management, individual group and family therapy, tutoring and counseling services, clothes, food, and limited housing services.
- **Substance abuse**. Inland Valley Recovery Services provides a number of programs for the Upland community. The Women and Children Program/Staying Sober provides a support base for recovering parents to restore relationships with children. IVRS also offers residential treatment in a 75-bed treatment center in Upland.
- **Service agencies**. Inland Valley Hope Partners provides emergency assistance with food, utilities, and educational classes. Other groups, such as OUR Homeless, links local ministries to community service providers and other congregations implementing solutions to ending homelessness on the west end of San Bernardino County.
- **Housing Authority**. The County Housing Authority (HACSB) has jurisdiction over a number of housing voucher programs, including those for homeless people. The Upland Housing Authority entered into a memorandum of understanding (MOU) with the San Bernardino County Housing Authority (HACSB) to administer housing assistance contracts with landlords in the City of Upland for applicants/participants of HACSB special purpose homeless voucher programs (Housing Opportunities for Persons with AIDS, Shelter Plus Care, Veterans Affairs Supportive Housing).

Table C6. Homeless Population by Jurisdiction

Jurisdiction	2018	2020	2022
Upland	125	44	89
Grand Terrace	1	5	1
Bloomington	7	19	11
Chino	28	31	23
Chino Hills	6	2	4
Colton	42	136	199
Crestline	18	22	13
Fontana	72	116	156
Highland	49	78	82
Loma Linda	46	51	9
Montclair	8	54	37

Jurisdiction	2018	2020	2022
Ontario	90	102	193
Rancho Cucamonga	64	54	47
Redlands	143	186	184
San Bernardino	646	1,056	1,350
County Total	2,118	3,125	3,333

Source: San Bernardino County Analysis of Impediments to Fair Housing Choice. 2020.

Table C7 shows the unsheltered homeless population in Upland by age demographics. Homelessness in Upland is most prevalent in those ages 25 to 54. However, since the homeless population in 2023 that provided data is relatively small, the age distribution is pretty even and low across age levels. In addition to age data, surveys also indicated that almost 90 percent of the homeless population in Upland is male. Additionally, nearly 20 percent have a mental disability or disorder, and almost 40 percent have a physical disability, which limits the ability to live independently.

Table C7. Homeless Population in Upland by Age

Age	Number	Percent
18 to 24	0	0%
25 to 34	5	31.3%
35 to 44	3	18.8%
45 to 54	4	25.0%
55 to 64	2	12.5%
65+	2	12.5%

Source: San Bernardino County Point in Time Count. 2023.

Table C8 includes data on the homeless population in Upland by race demographics. The most prevalent races in Upland that are experiencing homelessness are the White and Black populations. While the white population is most prevalent overall in Upland's population, there is a relatively small Black population in the City. This indicates that there is a disproportionately large portion of the homeless population that is Black.

Table C8. Homeless Population in Upland by Race

Race	Number	Percent
American Indian, Alaska Native, or Indigenous	0	0%
Asian or Asian American	0	0%
Black, African American, or African	2	12.5%
Native Hawaiian or Pacific Islander	0	0%
White	11	68.8%
Multiple Races	3	18.8%

Source: San Bernardino County Point in Time Count. 2023.

Geographic Concentrations of Substandard Housing and Homelessness

To understand the trends of substandard housing and homelessness, the City conducted a geographic review of the concentrations of substandard housing and homelessness in the City. Figure C36 displays the concentrations of both substandard housing and homelessness in Upland. Generally, both are concentrated more in the southern portion of the City. The City is including programs in the Housing Element with geographic targeting to areas in south Upland address these needs. Specifically, this includes:

- Program 2. HOME Improvement provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. This program is targeted for 50% of assistance to households south of Foothill Boulevard.

- Program 3. Emergency Repairs for Homeowners targets 50% of assistance to households south of Foothill Boulevard. The program provides a grant of up to $10,000 for emergency repairs to very-low income households.

- Program 4. Rental Acquisition and Rehabilitation includes a target of 50% of assistance to households south of Foothill Boulevard. This program provides a zero interest loan of up to $30,000 for lower-income tenants for improvements such as structural, roofing, insulation, plumbing, electrical, lead paint abatement, accessibility improvements, foundation work, habitability, and health and safety hazards.

- Program 5. Multi-Family Rental Rehabilitation Program includes a targeting of 65% of funds to areas south of Foothill Boulevard to improve existing affordable housing stock. The program provides up to $25,000 for housing rehabilitation.

- Program 24. Place-Based Improvements in south Upland includes a number of efforts to improve south Upland. This includes a Business Attraction Assistance Program, Historic Downtown Revitalization Program, and over $13 million in Capital Improvements such as ADA improvements, street and alley improvements, and complete street rehabilitation.

Substandard Housing

Local windshield surveys and review noted that substandard housing is most prevalent in areas with older housing stock and lower median incomes. These households commonly experience overcrowding and substandard conditions at a higher rate regionwide and in Upland. Concentrations of substandard housing are shown in blue in Figure C36. Generally, these areas include older, smaller apartments and homes in need of repair. These apartments generally have lower rental costs and higher rates overcrowding. The locations of these concentrations correlate directly with available data on concentrations of overcrowded households.

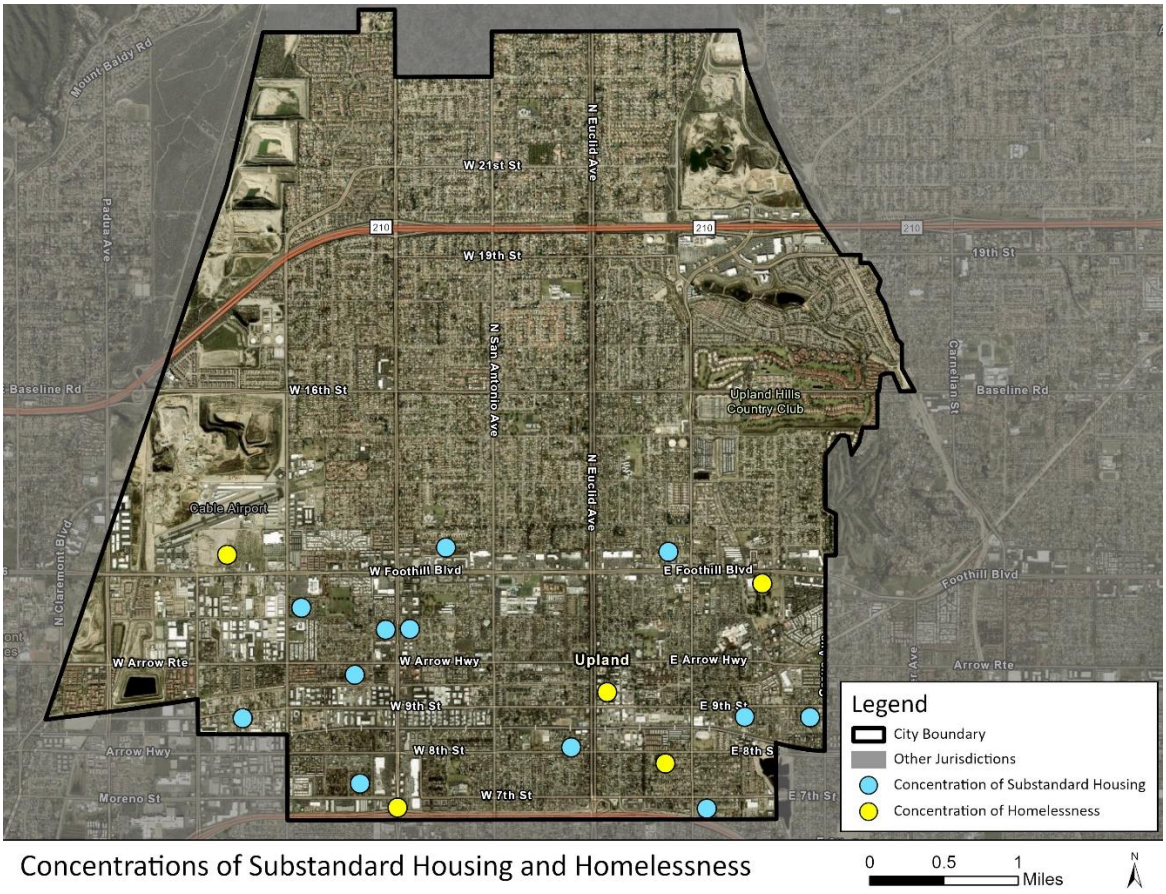
Homelessness

As shown in Figure C36, local knowledge determined that there is a higher concentration of the homeless population in downtown Upland, in the southeast area of the City. Within downtown there are no campsites,

but there are congregations of homeless people in the areas around City Hall and the Pacific Electric Trail. Additional concentrations in downtown Upland include Olivedale Park and Memorial Park.

There are homeless encampments in areas of southwest Upland. These areas include an undeveloped parcel from which the City frequently dismantles campsites, and an area in the nearby shopping centers. There is also significant camping adjacent to the freeway in the Caltrans vacant right-of-way areas.

Figure C36. Concentrations of Substandard Housing and Homelessness



Source: City of Upland

Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

The Urban Displacement Project at the University of California, Berkeley, developed a map of "sensitive communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

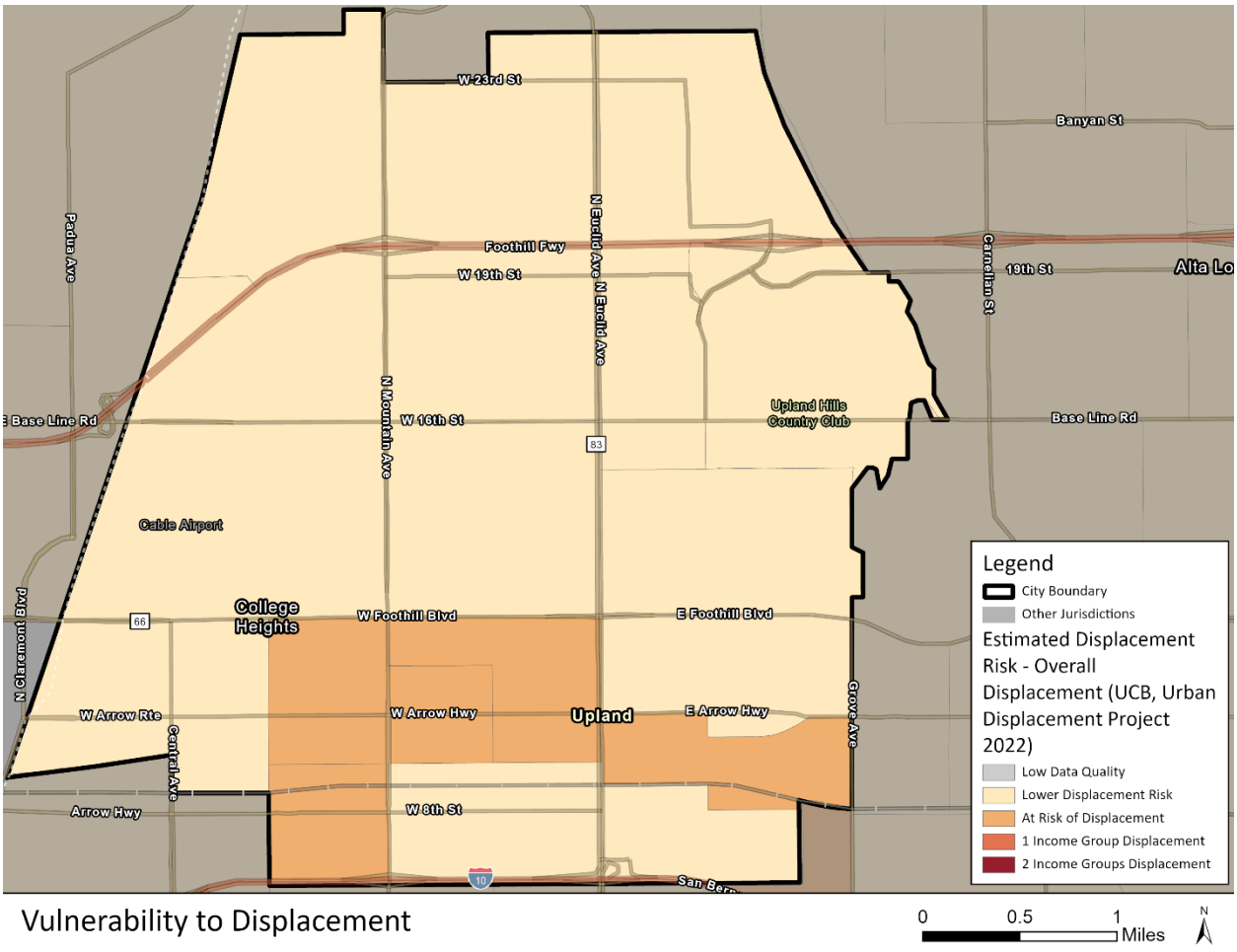
- The share of very low-income residents is above 20 percent.

- The census tract must also meet two of the following criteria:
    - The share of renters is above 40 percent.
    - The share of people of color is above 50 percent.
    - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
    - The census tract, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
    - The percentage change in rent in a selected census tract, divided by county median rent increases OR
    - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap).

As shown in Figure C37, portions of Upland south of Foothill Boulevard are considered vulnerable to displacement. Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan (Chapter 5) includes programs to implement all of these strategies.

The RHNA sites are largely rezoning existing industrial or upzoning mixed-use parcels, minimizing the risk of displacement in south Upland. Additionally, any affordable residential units that are demolished must be replaced (Program 6). As noted in the site chapter, there are few areas of the City in a flood hazard or very high fire severity zone, minimizing the risk of displacement due to disaster.

Figure C37. Estimated Displacement Risk, 2022



HUD CHAS Data, 2019

Findings

Overall, renters of all races and demographics experience higher rates of housing problems, over 60 percent, while less than 30 percent of White or Black owners experience housing problems. Rates of housing problems are generally lower for owners in the City compared to the County, while rates of housing problems for renters are relatively comparable at the County and City level. Both overpayment and overcrowding are more prevalent in lower resource areas in southern Upland, where the population is generally more predominantly non-White and has lower median-incomes. The presence of the sites in these areas is not anticipated to exacerbate conditions, and allows for more housing near transit hubs and job opportunities.

Other Contributing Factor – Historic Patterns of Development

The City was incorporated in 1906 and at the time, the north side of Foothill contained citrus groves, and the south side of Foothill contained citrus groves and the downtown commercial area, citrus packing industry and the surrounding housing. This resulted in the oldest housing in Upland being primarily south of Foothill, other than more recent infill developments. The Cities first Zoning Code was adopted in 1933, which included multi-family and single-family zoning south of foothill, with the north being primarily agricultural, which further

increased housing south of Foothill. After WWII, the typical suburban development pattern began to develop in the City. South of Foothill, multi-family zones remained and expanded, while developers bought up citrus groves to develop single family residential. Suburban development first started in the south, and then, starting in the 1950's and continuing through the 1990's, developers began to buy and develop citrus groves north of Foothill, resulting in newer housing stock primarily consisting of a larger, single-family homes on lot sizes 10,000 square feet and larger. Today, the City primarily receives infill development housing projects throughout the City, but the neighborhoods north of Foothill continue to primarily consist of low to medium density single-family development, with the oldest housing stock and multi-family development in the neighborhoods south of Foothill.

Fair Housing Issues, Contributing Factors, and Meaningful Actions

The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important, higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing per Government Code section 65583(c)(10)(A)(iv).

Table C9 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Table C10 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Table C9. Contributing Factors

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
Outreach and Enforcement	▪ Staff Capacity ▪ Lack of widely publicized housing information ▪ Source of income disparity	Low	▪ Program 18: Homeless Services and Facilities ▪ Program 19: Administrative Capacity ▪ Program 21: Affirmatively Furthering Fair Housing ▪ Program 22: Housing Outreach and Information
Integration and Segregation	▪ Patterns of development ▪ Opportunities for high density housing in higher opportunity areas ▪ Availability of affordable housing options	Moderate	▪ Program 9: Accessory Dwelling Units ▪ Program 12: Homeownership Assistance ▪ Program 15: Housing Incentives ▪ Program 23: Housing Mobility
Disparities in Access to Opportunities	▪ Lack of affordable housing stock ▪ Quality of older multi-family units ▪ Patterns of development	High	▪ Program 3: Emergency Repairs for Homeowners ▪ Program 5: Multiple Family Rental Rehabilitation Program ▪ Program 9: Accessory Dwelling Units ▪ Program 12: Homeownership Assistance ▪ Program 14: Acquisition of Existing Units for Affordable Housing ▪ Program 23: Housing Mobility ▪ Program 24: Place-Based Improvements in South Upland
Disproportionate Housing Needs	▪ Lack of Variety of Housing types ▪ Lack of opportunity for high density housing ▪ Availability of affordable housing options ▪ Patterns of development and disparities between north and south Upland	High	▪ Program 3: Emergency Repairs for Homeowners ▪ Program 4: Rental Acquisition and Rehabilitation ▪ Program 5: Multiple Family Rental Rehabilitation Program ▪ Program 9: Accessory Dwelling Units ▪ Program 12: Homeownership Assistance ▪ Program 23: Housing Mobility ▪ Program 24: Place-Based Improvements in South Upland

Table C10. AFFH Actions Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Outreach and Enforcement				
Program 19: Administrative Capacity	Utilize faith-based organizations, other non-profits, San Bernardino County Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The City will develop and implement a Homeless Services Plan that addresses: • Community Outreach, Engagement, and Education Initiatives • Treatment and Permanent Supportive Housing Initiatives • Housing First/Rapid Re-housing Initiatives • Chronic Homelessness • Enforcement	Annual outreach and coordination with local non-profit organizations	N/A	Adopted and implemented Homeless Services Plan
Program 21: Affirmatively Furthering Fair Housing	• Promote fair housing practices through contract with IFHMB. Comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. • Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to improve	Ongoing and Annual Basis	N/A	Stakeholder involvement of at least 25 households, groups, landlords, or providers, annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	fair housing as contained therein. • Monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning. • To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see also Program 5) • Encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	members of underrepresented groups to participate in City meetings.			
Program 22: Housing Outreach and Information	• Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns. Provide information to 100 households annually. • The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes.	Ongoing, Matched pair testing once per planning period.	N/A	Provide information to 100 households annually. Matched pair testing once per planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	• The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.			
New Opportunities in High Resource Areas				
Program 9: Accessory Dwelling Units	The City has seen significant increase of ADU development in recent years, and is currently averaging 45 ADUs per year. In 2021 the City received approval for a State SB 2 grant to prepare an ADU Assessment, Workbook and Website. Encouraging the development of ADUs is one of several ways to increase housing production in the City. This activity will include conducting an assessment that will be looking at ADU capacity within the City, preparation of pre-approved ADU plans to reduce the cost to property owners. This activity will provide sample floor plans, useful videos, a list of local regulations, and a cost calculator to assist homeowners in developing ADUs for low-income households. These tools will	Review of ADU production annually and additional incentives adopted within six months of any identified shortfall. One outreach event annually.	50% of ADUs in north Upland	Development of 45 ADUs annually, One outreach event annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	encourage and assist in developing ADUs in Upland. Additionally, the City participated in an ADU Education Workshop in December 2023 held by Chaffey Federal Credit Union. This workshop provided information on financing options for ADUs including Home Equity Line of Credit and Reverse Mortgages Line of Credit as well as answered questions on the process of building an ADU in Upland. As a part of outreach to encourage ADUs, the City will actively continue participation in education events with local credit unions and other partners working to develop ADUs in the area. The City will participate in at least one such outreach, workshop or ADU educational event annually. To ensure that City regulations remain consistent with State laws, the City will review ADU regulations each year and process Code amendments as necessary to incorporate any changes. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program such as adopting fee waivers, additional promotion of ADU opportunities through outreach such as surveys and workshops, or will identify additional sites within six months of the identified shortfall.			
Program 12: Homeownership Assistance	The Housing Division provides low-interest FTHB loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or do not have the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing,	Ongoing and Annual Basis	N/A	Continue to provide up to 2 FTHB loans annually to qualified low-income homebuyers and advertise program availability. Annually evaluate the City's funding capacity and as needed, pursue additional HOME/CalHOME funds from HCD.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	full payment of the first mortgage, or 30 years. As of 2021, the maximum assistance is 30% of the purchase price and the home price cannot exceed $669,750. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.			
Program 23: Housing Mobility	The City will strive to increase opportunities and promote housing mobility, specifically, the City will strive to improve housing mobility and options north of Foothill Boulevard. To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 150 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period. The City will create and implement an ADU Bonus Program. The City amend its zoning ordinance to allow more than one ADU on single family lots of a certain size or location. The program will allow additional ADUs on eligible single-family lots given that the bonus ADUs are deed restricted as affordable to lower-income	Ongoing and Annual Basis. Creation of Bonus ADU program by Q1 2025. Promotion of ADU program in 2025 and beyond. Mid-cycle review in 2026.	Goal of at least 50% of ADUs developed in North Upland.	Development of 45 ADUs annually. Creation of 20 bonus, affordable ADUs annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	households for a certain period of time (ex. 15 or 20 years). • ADU Bonus Program: Increase affordable housing opportunity north of Foothill Boulevard through allowing more than one ADU per lot on eligible single-family parcels. Goal of at least 50% of ADUs developed in North Upland. Creation of 20 bonus, affordable ADUs annually. • Encourage multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see Programs 5 and 6). Use of Specific Plans can incentivize higher density housing in these areas. • Develop of ADUs (Program 8). Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland • Rezone to allow additional housing opportunities throughout the City, including an assumed 273 lower-income units north of Foothill (Program 5) • Increase Housing Choice Voucher use in north Upland			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Housing Mobility				
Program 3: Emergency Repairs for Homeowners	The Emergency Repairs Program for Upland Homeowners Program provides a grant of up to $10,000 for emergency repairs. The grant is eligible for very-low-income homeowners of single-family homes, condominiums, and mobile homes. The grant can be increased to $12,000 for homeowners wishing to provide a dollar-for-dollar match above the $4,000 emergency grant limit. Qualifying home repairs include structural, mechanical, plumbing, electrical, and code violations, as well as weatherproofing, installation of low-flow toilets and smoke detectors, HVAC repairs, and accessibility improvements. This program works in tandem with the code enforcement program where income qualified homeowners who have housing units with code violations can be referred to seek grants to make necessary repairs. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.	Ongoing and Annual Basis	50% of assistance south of Foothill Boulevard	Provide grants to up to 25 (VL) qualified homeowners annually to address emergency repairs; disseminate information to property owners; and seek additional funding for the program to ensure its long-term viability.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 5: Multiple Family Rental Rehabilitation Program	The Multi-Family Rental Rehabilitation Program (MFRRP) is designed to assist low to moderate income (LMI) tenants (i.e., tenant's whose combined family income does not exceed 80% of the County median adjusted by family size, as promulgated by the U. S. Department of Housing and Urban Development [HUD]) by providing Upland landlords of multi-family apartments (8-units or less) with grants to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. Energy improvements will include energy star rated dual-pane vinyl windows, attic insulation, cool roofs, HVAC improvements, LED lighting, low-flow toilets and water fixtures. The amount available for rehabilitation financed under this Program will be $25,000 and will be dependent on a 50% match contribution from the property owner. As such, for every one-dollar ($1.00) of grant funds provided by the City, the property owner will be required to make a fifty-cent ($0.50) match used towards making other living condition improvements to the units.	Ongoing and Annual Basis	At least 65% of funds to areas south of Foothill Boulevard	Provide up to 5 grants annually to qualified multiple family rental properties.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 9: Accessory Dwelling Units	The City has seen significant increase of ADU development in recent years, and is currently averaging 45 ADUs per year. In 2021 the City received approval for a State SB 2 grant to prepare an ADU Assessment, Workbook and Website. Encouraging the development of ADUs is one of several ways to increase housing production in the City. This activity will include conducting an assessment that will be looking at ADU capacity within the City, preparation of pre-approved ADU plans to reduce the cost to property owners. This activity will provide sample floor plans, useful videos, a list of local regulations, and a cost calculator to assist homeowners in developing ADUs for low-income households. These tools will encourage and assist in developing ADUs in Upland. Additionally, the City participated in an ADU Education Workshop in December 2023 held by Chaffey Federal Credit Union. This workshop provided information on financing options for ADUs including Home Equity Line of Credit and Reverse Mortgages Line of Credit as well as answered	Review of ADU production annually and additional incentives adopted within six months of any identified shortfall. One outreach event annually.	50% of ADUs in north Upland	Development of 45 ADUs annually, One outreach event annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	questions on the process of building an ADU in Upland. As a part of outreach to encourage ADUs, the City will actively continue participation in education events with local credit unions and other partners working to develop ADUs in the area. The City will participate in at least one such outreach, workshop or ADU educational event annually. To ensure that City regulations remain consistent with State laws, the City will review ADU regulations each year and process Code amendments as necessary to incorporate any changes. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met. If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program such as adopting fee waivers,			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	additional promotion of ADU opportunities through outreach such as surveys and workshops, or will identify additional sites within six months of the identified shortfall.			
Program 12: Homeownership Assistance	The Housing Division provides low-interest FTHB loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or do not have the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing, full payment of the first mortgage, or 30 years. As of 2021, the maximum assistance is 30% of the purchase price and the home price cannot exceed $669,750. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.	Ongoing and Annual Basis	N/A	Continue to provide up to 2 FTHB loans annually to qualified low-income homebuyers and advertise program availability. Annually evaluate the City's funding capacity and as needed, pursue additional HOME/CalHOME funds from HCD.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 14: Acquisition of Existing Units for Affordable Housing	The Housing Division oversees the management of 255 City-owned dwelling units which are generally contained within three apartment complexes: Magnolia Colony, Sunset Ridge and The Village. A majority of the 255 units are designated for up to Low-Income households. Magnolia Colony was constructed in 1960 and consists of thirty-seven (37) fourplexes on individual lots. The City owns eighteen (18) of the fourplexes which were purchased in the early 2000's with Low- and Moderate-Income Housing Funds (LMIHF) and are restricted to up to Low-Income households. Seven (7) of the fourplexes are owned by a private non-profit which provides transitional housing and eleven (11) are individually owned by private parties and are market rate properties. This program entails the City to proactively acquire the remaining eleven (11) fourplexes to add to the City's affordable housing portfolio. The City is currently in escrow on one of the eleven (11) fourplexes.	Ongoing, as units are made available for purchase.	Magnolia Colony, Sunset Ridge and The Village	Pursue the acquisition of the remaining eleven (11) privately-owned fourplexes in Magnolia Colony and covenant for affordable housing up to the Low-Income level. Acquire at least one fourplex every two years. Annually evaluate the City's Housing Fund for funding capacity and pursue additional grant opportunities to augment the financial capacity to purchase the remaining eleven (11) fourplexes at Magnolia Colony.
Program 23: Housing Mobility	The City will strive to increase opportunities and promote housing mobility, specifically, the City will strive to improve	Ongoing and Annual Basis. Creation of Bonus ADU program by Q1 2025. Promotion of ADU program in	Goal of at least 50% of ADUs developed in North Upland.	Development of 45 ADUs annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	housing mobility and options north of Foothill Boulevard. To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 150 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period. The City will create and implement an ADU Bonus Program. The City amend its zoning ordinance to allow more than one ADU on single family lots of a certain size or location. The program will allow additional ADUs on eligible single-family lots given that the bonus ADUs are deed restricted as affordable to lower-income households for a certain period of time (ex. 15 or 20 years). • ADU Bonus Program: Increase affordable housing opportunity north of Foothill Boulevard through allowing more than one ADU per lot on eligible single-family parcels. Goal of at least 50% of ADUs developed in North Upland. Creation of 20 bonus, affordable ADUs annually. • Encourage multi-family affordable rental housing developments as part of infill projects or as part of	2025 and beyond. Mid-cycle review in 2026.		Creation of 20 bonus, affordable ADUs annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	Specific Plans where mixed use and flexible residential uses are currently allowable. (see Programs 5 and 6). Use of Specific Plans can incentivize higher density housing in these areas. • Develop of ADUs (Program 8). Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland • Rezone to allow additional housing opportunities throughout the City, including an assumed 273 lower-income units north of Foothill (Program 5) • Increase Housing Choice Voucher use in north Upland			
Program 24: Place-Based Improvements in South Upland	Develop and continue programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in south Upland, communities south of Foothill Boulevard, and low-resource areas of the City as well as annually work with the City Council to prioritize other funding sources in these areas. This will serve to continue to improve communities through	BAAP and CRP are ongoing. CIP projects per CIP schedule. Seek grant funding annually or as available.	South Upland	Increased or equivalent participation in BAAP and CRP. CIP completion per schedule.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. • Business Attraction Assistance Program (BAAP). This program provides up to $75,000 via a forgivable loan to sales tax producing businesses in locate in Downtown Upland in exchange for creating full time equivalent jobs for low to moderate income persons. Since its inception, the program has provided 15 business loans, ranging from $25,000 to $75,000. • Historic Downtown Revitalization Program (Commercial Rehabilitation Program, CRP). This program provides a grant to businesses located in downtown Upland of up to $30,000 for eligible façade improvements and an additional $15,000 for mitigation of asbestos or lead-based paint hazards. The City has provided 15 grants through this program. Eligible improvements include ADA entry improvements, exterior lighting, doors and windows,			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	façade reconfiguration, and signage. • Capital Improvements in south Upland. The City will continue to complete Capital Improvement Projects in south Upland. Recent and ongoing projects south of Foothill include o ARPA Alley Rehabilitation Phase I ($465,490, 50% of project south of Foothill) o Civic Center Paving and ADA Improvements ($247,626) o 17th Street rehabilitation ($2.6 million) o Pavement maintenance on Euclid Ave ($436,749, 60% of project south of Foothill) o Street and Alley Program from 2018-2020, ($732,414) • Multiple Family Rental Rehabilitation Program (Program 5) provides targeted funding to improve affordable existing affordable housing stock, including a target of 50% of funding going to properties south of Foothill. • The City will continue to seek grant funding for improving and encouraging			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	redevelopment in south Upland.			
Place-Based Improvements				
Program 2: HOME Improvements	The HOME Improvement Program provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. Loans are deferred at 0% or 3% interest and are due upon sale or transfer of property, 30 years or no longer occupied as a primary residence, whichever is less. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.	Ongoing	N/A	Provide up to 4 HIP loans annually to qualified low- and moderate-income (1 VL, 3 Low) homeowners earning less than 80% of CMFI.
Program 16: Mobile Home Rent Stabilization	The City's Mobile Home Rent Ordinance is intended to	Annual	Mobile Home Parks	Continue to enforce the Mobile Home Rent Ordinance to

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	protect occupants of from unreasonable rent increases while still recognizing the need for park owners to receive a reasonable return on investment and increase rents at a rate sufficient for covering the costs of repairs, maintenance, insurance, upkeep, and amenities. Under the Mobile Home Rent Ordinance, the annual rent increase is indexed to the consumer price index. The Ordinance covers six mobile home parks: Mountain View Estates, Oasis Mobile Estates, Upland Cascade, Upland Eldorado, Upland Meadows Mobile Estates, and Upland View Terrace. The City had been updating the Rent Review ordinance in response to community concerns, but the process is on hold while the courts decide the legality of rent stabilization laws.			preserve mobile home affordability throughout the planning period consistent with State law.
Program 24: Place-Based Improvements in South Upland	Develop and continue programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in south Upland, communities south of Foothill Boulevard, and low-resource areas of the City as well as annually work	BAAP and CRP are ongoing. CIP projects per CIP schedule. Seek grant funding annually or as available.	South Upland	Increased or equivalent participation in BAAP and CRP. CIP completion per schedule.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	with the City Council to prioritize other funding sources in these areas. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. • Business Attraction Assistance Program (BAAP). This program provides up to $75,000 via a forgivable loan to sales tax producing businesses in locate in Downtown Upland in exchange for creating full time equivalent jobs for low to moderate income persons. Since its inception, the program has provided 15 business loans, ranging from $25,000 to $75,000. • Historic Downtown Revitalization Program (Commercial Rehabilitation Program, CRP). This program provides a grant to businesses located in downtown Upland of up to $30,000 for eligible façade improvements and an additional $15,000 for mitigation of asbestos or lead-based paint hazards. The City			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	has provided 15 grants through this program. Eligible improvements include ADA entry improvements, exterior lighting, doors and windows, façade reconfiguration, and signage. • Capital Improvements in south Upland. The City will continue to complete Capital Improvement Projects in south Upland. Recent and ongoing projects south of Foothill include o ARPA Alley Rehabilitation Phase I ($465,490, 50% of project south of Foothill) o Civic Center Paving and ADA Improvements ($247,626) o 17th Street rehabilitation ($2.6 million) o Pavement maintenance on Euclid Ave ($436,749, 60% of project south of Foothill) o Street and Alley Program from 2018-2020, ($732,414) • Multiple Family Rental Rehabilitation Program (Program 5) provides targeted funding to improve affordable existing affordable housing stock, including a target of 50%			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	of funding going to properties south of Foothill. • The City will continue to seek grant funding for improving and encouraging redevelopment in south Upland.			
Displacement Prevention				
Program 2: HOME Improvements	The HOME Improvement Program provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. Loans are deferred at 0% or 3% interest and are due upon sale or transfer of property, 30 years or no longer occupied as a primary residence, whichever is less. The City will promote the availability of the HOME Improvement Program through	Ongoing	N/A	Provide up to 4 HIP loans annually to qualified low- and moderate-income (1 VL, 3 Low) homeowners earning less than 80% of CMFI.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	the City website, word of mouth and articles in City newsletter on a yearly basis.			
Program 4: Rental Acquisition and Rehabilitation	The Rental Acquisition and Rehabilitation Program (RARP) is designed to assist lower income tenants (whose combined family income does not exceed 80% of the County median income) by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties. The program offers zero interest deferred loans of up to $30,000 per dwelling unit for rehabilitation expenses. Eligible improvements include structural, roofing, insulation, plumbing, electrical, lead paint abatement, accessibility improvements, foundation work, habitability, health and safety, etc. Code violations take precedent. The minimum affordability covenant may be 5, 10, 15 and up to 55 years depending on the project, the loan amount, and the funding source used for the rehabilitation loan. The City will reach out to existing RARP participants annually to extend loans and affordability provisions to the extent funding is available.	Ongoing and Annual basis	Geographic target of 50% of assistance south of Foothill Boulevard.	Continue to provide RARP grants to up to 4 units annually to address properties with substantial rehabilitation or maintenance needs.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 5: Multiple Family Rental Rehabilitation Program	The Multi-Family Rental Rehabilitation Program (MFRRP) is designed to assist low to moderate income (LMI) tenants (i.e., tenant's whose combined family income does not exceed 80% of the County median adjusted by family size, as promulgated by the U. S. Department of Housing and Urban Development [HUD]) by providing Upland landlords of multi-family apartments (8-units or less) with grants to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. Energy improvements will include energy star rated dual-pane vinyl windows, attic insulation, cool roofs, HVAC improvements, LED lighting, low-flow toilets and water fixtures. The amount available for rehabilitation financed under this Program will be $25,000 and will be dependent on a 50% match contribution from the property owner. As such, for every one-dollar ($1.00) of grant funds provided by the City, the property owner will be required to make a fifty-cent ($0.50) match used towards making other living condition improvements to the units.	Ongoing and Annual Basis	At least 65% of funds to areas south of Foothill Boulevard	Provide up to 5 grants annually to qualified multiple family rental properties.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 14: Acquisition of Existing Units for Affordable Housing	The Housing Division oversees the management of 255 City-owned dwelling units which are generally contained within three apartment complexes: Magnolia Colony, Sunset Ridge and The Village. A majority of the 255 units are designated for up to Low-Income households. Magnolia Colony was constructed in 1960 and consists of thirty-seven (37) fourplexes on individual lots. The City owns eighteen (18) of the fourplexes which were purchased in the early 2000's with Low- and Moderate-Income Housing Funds (LMIHF) and are restricted to up to Low-Income households. Seven (7) of the fourplexes are owned by a private non-profit which provides transitional housing and eleven (11) are individually owned by private parties and are market rate properties. This program entails the City to proactively acquire the remaining eleven (11) fourplexes to add to the City's affordable housing portfolio. The City is currently in escrow on one of the eleven (11) fourplexes.	Ongoing, as units are made available for purchase.	Magnolia Colony, Sunset Ridge and The Village	Pursue the acquisition of the remaining eleven (11) privately-owned fourplexes in Magnolia Colony and covenant for affordable housing up to the Low-Income level. Acquire at least one fourplex every two years. Annually evaluate the City's Housing Fund for funding capacity and pursue additional grant opportunities to augment the financial capacity to purchase the remaining eleven (11) fourplexes at Magnolia Colony.

Appendix D Public Comments

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February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

1. **Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

2. **Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

3. **Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

4. **Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

5. **Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.

8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.

10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

11. **Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.

12. **Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.

13. **Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.

14. **Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss
Executive Director
YIMBY Law
sonja@yimbylaw.org

Appendix E Divestment of Thrall Hall

Project 8 is proposed for FY28. Designs for the project would not begin until FY26. This long-range project will undergo future NEPA analyses as needed, tiering from this EA, when specific project design details are known.

Project 9. Construct new training building at CA165 March AFRC/AMSA 19(G) and divest of CA088 Thrall Hall ARC in Upland. CA165 March AFRC/AMSA 19(G) is a 48-acre site in the City of Moreno Valley in Riverside County. The property is USAR-owned and is encompassed by the March Air Reserve Base (ARB) to the north, west, and south, while much of the surrounding land is owned by the March Joint Powers Authority (JPA). The site is completely developed, and has three training buildings (Buildings 100, 101, and 1000), an AMSA/OMS (Building 103), and several storage buildings. Each of the three training buildings is a two-story concrete structure built within the last 13 years.

The proposed project would be to construct a 300-member ARC with primary facilities to include an approximately 37,700-SF training building and 2,130-SF unheated storage building on previously developed land within the CA165 March AFRC property boundary. Site activities would include land clearing, paving, general site improvements, and utility connections. The project also provides for unit storage and adequate parking space for MEP and POV. In addition, the project includes demolishing two buildings totaling 28,290 SF at CA088 Thrall Hall ARC and divesting of the property.

Located in the City of Upland in San Bernardino County on 3.8 acres, CA088 Thrall Hall ARC is an overutilized 1963 vintage facility consisting of a 24,073-SF training building and 4,217-SF vehicle maintenance shop. The facility does not meet AT/FP standards; it is encroached on all sides by surrounding development. CA088 Thrall Hall ARC is not designed to accommodate the number of units currently assigned, and it is missing training areas required to meet unit mobilization missions. Units currently assigned to Thrall Hall ARC would be reassigned to the new training facility at CA165 March AFRC upon project completion, and Thrall Hall ARC would be divested. A REC would be completed by the USAR when the property would be divested as divestment of facilities is categorically excluded from a full NEPA analysis per 32 CFR Part 651, Appendix B § II (f)(3).

If this project is not provided, the units will be forced to operate in facilities not properly configured to allow the most effective training to complete mission requirements. This will continue to have a negative impact on unit readiness and retention objectives. This project is proposed for FY28. This long-range project will undergo future NEPA analyses as needed, tiering from this EA, when specific project details are known.

Project 10. Construct a consolidated AMSA/OMS at CA002 Patton Hall ARC/AMSA 94 (Phase 2). Phase 2 of the LRC projects at CA002 Patton Hall ARC/AMSA 94 would be to construct an approximately 19,230-SF consolidated AMSA/OMS on CA002 Patton Hall ARC/AMSA 94. The project also includes constructing an approximately 7,590-SF unheated

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December 22, 2022

Michael Blay, City Manager
City of Upland
460 N. Euclid Ave
Upland, CA 91786

Dear Robert Dalquest:

RE: City of Upland's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Upland's (City) housing element, which was adopted October 24, 2022 and received for review on October 25, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from David Kellogg, 350 Contra Costa, Greenbelt Alliance, California Renters Legal Advocacy and Education Fund (CaRLA), Scott O'Neil, Watson Ladd, Marven Normal, Dara Dadachanji, and George Grohwin pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses some statutory requirements described in HCD's November 22, 2021 and May 23, 2022 review; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code) See enclosed Appendix.

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c) paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and Program 5 (Adequate Sites to Accommodate Regional Housing Needs) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,

Melinda Coy
Proactive Housing Accountability Chief

Enclosure

APPENDIX
CITY OF UPLAND

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

While Table A1 was revised to state when a program will be continued and does now provide an analysis of the effectiveness of some programs, it must still state what was learned from implementing the programs in the previous element and state how programs will be revised in the 6th cycle element to reflect the lessons learned in 5th cycle implementation.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Enforcement and Outreach: While the element was revised to include past or current fair housing lawsuits, findings, settlements, judgements, or complaints, it must still confirm compliance with existing fair housing laws.

   Integration and Segregation: The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

   Racial/Ethnic Areas of Concentration of Poverty (R/ECAP): The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

   Disparities in Access to Opportunity: The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

   Disproportionate Housing Needs and Displacement Risk: The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

Sites Inventory: The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

Contributing Factors to Fair Housing: The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

Goals, Priorities, Metrics, and Milestones: The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress in Meeting the Regional Housing Needs Allocation (RHNA): While the element was revised on Page H-91 in a footnote under Table B-3 to state that all projects are "expected to be built within the planning period," there is no description as to when they are estimated to be completed, or why it is reasonable to believe they will be completed during the planning period. Table B-3 should be revised to state more specifically when each project is anticipated to be completed.

   Sites Inventory: While the element was revised to include current and proposed zoning for sites in Table B-8 (previously Table B-6), the element was otherwise not revised to meet the requirements outlined in HCD's May 25, 2022 review.

   Suitability of Nonvacant Sites: While the element was revised to give specific examples nonvacant sites being developed in specific zones in terms of calculating realistic capacity (pages 86-88), it was not revised to adequately complete an analysis of nonvacant sites to accommodate the regional housing need for lower-income households. As stated in HCD's prior review, the element must describe a methodology used to determine the additional development potential within the planning period, and this methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).) For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment.

   Additionally, the element was revised on pg. H-88 to clarify that the City does rely on nonvacant sites to accommodate over fifty percent of its lower-income RHNA. However, the element must still demonstrate existing uses are not an impediment to

additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Small Sites: While the element has been revised to move individual sites smaller that half an acre to accommodate only above moderate income RHNA, there are still sites smaller than half an acre combined with other sites used to accommodate lower-income RHNA. As the inventory indicates these sites can be consolidated, it should also provide analysis demonstrating the potential for consolidation. For example, the analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for lot consolidation, or information from the owners of each aggregated site. Please see HCD's prior reviews.

Environmental Constraints: While the element has been revised to state that there is an additional cost to building in High Fire Hazard Severity Zones, but that these costs are necessary to protect public safety, it should still quantify what portion of the City's RHNA at which income levels would be affected by these additional costs to determine whether these additional costs constitute a constraint on housing development.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   Design Review: While Program 7 (Reduce Potential Constraints to Housing Development) was revised to clarify which projects will be eligible for ministerial review, the element must still describe the design review criteria and evaluation process for non-ministerial projects and analyze the overall design review process as a potential constraint on housing development.

   Fees: While Table H-10 has been revised to include fees for general plan amendments, zone changes, specific plans, and variances, it must also analyze all required fees for single family and multifamily housing development for their impact as potential constraints on hosing supply and affordability. The analysis must also identify the total amount of fees and their proportion to the development costs for both single-family and multifamily housing.

4. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

While the element was revised to provide most of the analysis requested in HCD's prior review, it must still quantify the number of permanent and seasonal farmworkers in the City (USDA agricultural census) and provide an analysis of housing needs for farmworkers in the City.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

   Program 6 (Specific Plans): The program was not revised to meet this requirement. Please see HCD's prior review.

   Program 13 (Housing Incentives): While the element was revised to provide a small list of incentives that will be offered, it must still outline lot consolidation requirements and commit to proactive outreach.

   Program 14 (Mobile Home Rent Stabilization): The program was not revised to meet this requirement. Please see HCD's prior review.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
   *(*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Emergency Shelters: While the element revised Program 16 (Homeless Services and Facilities) to ensure compliance with state law in regard to emergency shelter requirements, the program should be further revised to clarify exactly which of the City's emergency shelter requirements will be revised as part of the program.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

   Definition of Family: While Program 18 (Housing for People with Disabilities or Other Special Needs) was amended to state it will either remove or revise the definition of family in the zoning code that may not be needed by December of 2022, the program should also include language that the City will take actions to "address constraints on unrelated persons and the number of persons" as part of this revision process.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding B1, the element requires a complete Affirmatively Furthering Fair Housing (AFFH) analysis. Depending upon the results of that analysis, the City may need to revise or add programs.

   In addition, the element was not revised to meet the prior findings related to Program 19 nor include other metrics and milestones to address the City's obligation to AFFH. Please see HCD's prior review.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this*

paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)

The element was not revised to meet these requirements. Please see HCD's prior review.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element was revised to provide a more thorough description of the public participation process, it must still describe specific outreach to lower-income and special needs groups. The element must include a program or add language to an existing program to describe methods for additional public outreach efforts in the future to include lower-income and special needs households. The element must also clarify whether translation services were available.

#	Chapter	Topic	Comment (December 2022)	Prior Review (If Applicable)	Page # / Section	Response / Revisions
1	A. Review and Revision		While Table A1 was revised to state when a program will be continued and does now provide an analysis of the effectiveness of some programs, it must still state what was learned from implementing the programs in the previous element and state how programs will be revised in the 6th cycle element to reflect the lessons learned in 5th cycle implementation.		Appendix A Evaluation of the Prior Housing Element, H-81 to H-88	The element was revised to state how each program will be revised and identify 6th Cycle program locations for each 5th Cycle program identified. Programs were revised with specific goals and timelines based on a review of their effectiveness in the 5th Cycle.
2	B. Housing Needs, Resources, and Constraints	AFFH: Enforcement and Outreach	While the element was revised to include past or current fair housing lawsuits, findings, settlements, judgements or complaints, it must still confirm compliance with existing fair housing laws.		Appendix C Fair Housing Assessment, H-133 to 134	The City Attorney is unaware of any unresolved or other litigation concerning compliance. Per review from the City attorney November 29, 2023, the element was revised to confirm compliance with existing fair housing laws, including, but not limited to the following laws.
3	B. Housing Needs, Resources, and Constraints	AFFH: Integration and Segregation	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	The revised element provided some data on integration and segregation, but additional information and analysis is needed. The element included data across racial groups and one map displaying income by census tracts, but it must discuss and analyze this data for trends over time and patterns across census tracts. Additionally, it must evaluate patterns at a regional level, comparing the City to the region. The element must also analyze integration and segregation for persons with disabilities both locally and regionally including patterns over time, availability of services, and concentrations within or between census tracts. The element must also include an analysis of familial status including whether there are concentrations within the City and also provide a regional analysis. In addition, the element must analyze integration and segregation of income both locally and regionally as well as analyze the distinguished pattern provided in the map. Lastly, the element must integrate local data and knowledge into the analysis.	Appendix C, Fair Housing Assessment, H-135 to H-150	The element was revised to discuss and analyze data across racial groups for trends over time and patterns across census tracts. Additionally, it evaluates patterns at a regional level, comparing the City to the region. The element was also revised to include integration and segregation analysis for persons with disabilities both locally and regionally including patterns over time, availability of services, and concentrations within or between census tracts. The element was also revised to include an analysis of familial status including whether there are concentrations within the City, the presence of children in female-headed or married couple households, and also a regional analysis. In addition, the element was revised to analyze integration and segregation of median income and the low to moderate income population both locally and regionally and distinguished all integration and segregation patterns by census tract in several added maps. The element was revised to include a full fair housing analysis. This includes an analysis of Integration and Segregation, Access to Opportunities, Disproportionate Housing Needs, and R/ECAPs.This includes additional regional and local analysis regarding persons with disabilities, including patterns over time, availability of services, and concentrations within or between census tracts. The element was revised to include a local and regional analysis of familial status and income segregation. Local data and knowledge was incorporated as appropriate. Included how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. Included metrics and milestones for evaluating progress on programs, actions, and fair housing results.
4	B. Housing Needs, Resources, and Constraints	AFFH: R/ECAP	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	While the revised element includes information relative to R/ECAP and concentrated areas of affluence, the combined R/ECAP and areas of affluence analyses should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region). This analysis will help guide goals and actions to address fair housing issues. The element should also address the effects of the nearby R/ECAP. In addition, the element must provide a geographic analysis of concentrated areas of affluence both locally and regionally.	Appendix C, Fair Housing Assessment, H-150 to H-154	The element was revised to include a full analysis of both R/ECAPs and RCAAs. There are no R/ECAPs in the City or in the nearby vicinity. There are RCAAs in the northern area of the City. The element was revised to note that Program 23 in included to increase affordable housing opportunities and expand housing mobility in north Upland and list the programs included to improve quality of life in south Upland.
5	B. Housing Needs, Resources, and Constraints	AFFH: Disparities in Access to Opportunities	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	The revised element provides information on the disparities in access to opportunity through the TCAC opportunity maps but must also provide a complete local and regional analysis of patterns and trends for all components. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data. It should also analyze persons with disabilities as well as access to transit. Please refer to page 35 of the AFFH guidebook (link: https://www.hcd.ca.gov/community- development/affh/index.shtml#guidance) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Upland. In addition, the element should analyze any overall patterns in disparities in access to opportunity within the City.	Appendix C, Fair Housing Assessment, H-154 to H-169	The element was revised to include a full analysis of disparities in access to opportunities. This includes local and regional comparison, as well as additional TCAC maps for the composite scores, environmental opportunity, educational opportunity, economic opportunity, and access to transit services.
6	B. Housing Needs, Resources, and Constraints	AFFH: Disproportionate Housing Needs	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	While the revised element includes some information on all components of disproportionate housing needs (e.g., overpayment, overcrowding, substandard housing, and homelessness), analyses should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region) for each of these components. The element must also provide an analysis of regional patterns and trends in relation to displacement risk. The element should include a regional analysis for overpayment as well as analyze local and regional concentrations of substandard housing. For overcrowding, the local analysis should include details on what contributes to overcrowding in certain areas of the City, how it relates to other fair housing factors, as well as a regional analysis. The analysis of persons experiencing homelessness should describe any demographics or characteristics for impacts on protected characteristics (e.g., race and disability) and access to shelter and services. Lastly, the element must analyze displacement risk both locally and regionally including displacement due to investment, disinvestment, and disaster driven displacement.	Appendix C, Fair Housing Assessment, H-169 to H-179	The element was revised to include a complete analysis of disproportionate housing needs, including additional regional and local analysis on overpayment, substandard housing, overcrowding, homelessness, and displacement risk.
7	B. Housing Needs, Resources, and Constraints	AFFH: Sites Inventory	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	The analysis must identify whether sites improve or exacerbate conditions and whether sites are isolated by income group. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that affects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to promote equitable quality of life throughout the community (e.g., anti-displacement and place-based community revitalization strategies).	Appendix C, Fair Housing Assessment, H-134 to H-179	The element was revised to include a full analysis of the sites inventory with respect to fair housing. An analysis of the sites by location and income level was added in each fair housing section. The sites, in tandem with programs, do not exacerbate conditions but improve opportunity for housing in transit oriented areas and housing mobility in northern Upland.

#	Chapter	Topic	Comment (December 2022)	Prior Review (If Applicable)	Page # / Section	Response / Revisions
8	B. Housing Needs, Resources, and Constraints	AFFH: Contributing Factors to Fair Housing	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	The element mentions fair housing issues and goals and priorities from the City's Analysis of Impediments. However, these issues and goals do not appear to be rooted in any analysis related to Upland and do not appear adequate to facilitate the formulation of meaningful action to Affirmatively Furthering Fair Housing (AFFH). The element should re-assess and prioritize contributing factors upon completion of analysis and make revisions as appropriate.	Appendix C, Fair Housing Assessment, H-180 to H-194	The element was revised to include identification and prioritization of contributing factors and meaningful actions. The City adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. Higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing per Government Code section 65583(c)(10)(A)(iv). The AFFH identifies fair housing issues as well as related contributing factors and actions taken to address the contributing factor. Each issue is prioritized. Relevant programs are referenced in the action column for each contributing factor. Actions are categorized by their identified fair housing issue, including Outreach and Enforcement, New Opportunities in High Resource Areas, Housing Mobility, Place-Based Improvements, and Displacement Prevention.
9	B. Housing Needs, Resources, and Constraints	AFFH: Goals, Priorities, Metrics, and Milestones	The element was not revised to meet this requirement. Please see HCD's May 23, 2022 review.	The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.	Appendix C, Fair Housing Assessment, H-181 to H-194	The element was revised to add and amend programs based on the outcome of the full AFFH analysis. This includes adding the following programs: - Program 5: Multiple Family Rental Rehabilitation Program - Program 14: Acquisition of Existing Units for Affordable Housing - Program 22: Housing Outreach and Information - Program 23: Housing Mobility - Program 24: Place-Based improvements in South Upland Additionally, the following programs were expanded or revised to add geographic targets and/or metrics: - Program 2: HOME Improvements - Program 3: Emergency Repairs for Homeowners -Program 4: Rental Acquisition and Rehabilitation - Program 9: Accessory Dwelling Units - Program 15: Housing Incentives
10	B. Housing Needs, Resources, and Constraints	Sites: Sites Inventory	While the element was revised to include current and proposed zoning for sites in Table B-8 (previously Table B-6), the element was otherwise not revised to meet the requirements outlined in HCD's May 25, 2022 review.	Sites Inventory: The element was revised to list parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use must include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites. For example, many sites that are listed as "vacant" and candidate sites for rezoning have existing uses (e.g., Site 90 has an existing use of "well site", Site 93 has a parcel with an existing use of "storage yard", and some sites list an existing use as "flood control"), but those uses are not sufficiently described nor analyzed to demonstrate additional development potential in the planning period.' While table B5 was revised to include current and proposed zoning, table B6 must also include this information.	Table B-9, H-114 to H-125 Appendix B: Non-Vacant Sites	The Sites inventory table (Table B-9) was revised to include all the information, including current and proposed zoning for all parcels. Analysis of non-vacant sites is provided in depth in the sites section.
11	B. Housing Needs, Resources, and Constraints	Sites: Suitability of Nonvacant sites	While the element was revised to give specific examples nonvacant sites being developed in specific zones in terms of calculating realistic capacity (pages 86-88), it was not revised to adequately complete an analysis of nonvacant sites to accommodate the regional housing need for lower-income households. As stated in HCD's prior review, the element must describe a methodology used to determine the additional development potential within the planning period, and this methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).) For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment.		Non-Vacant Sites, H-101 to H-113	The element was revised to provide additional analysis regarding the potential capacity for additional housing on nonvacant sites. This analysis reviewed non-vacant trend sites that have been recently completed, approved, or have property inquiries. This analysis provided a set of trends and established market conditions for redevelopment of non-vacant sites to residential uses. These trends included building age, LIR, and use type. The non-vacant sites were separated into 6 geographic clusters and 2 clusters based on use types. All clusters were compared directly to the 10 recent trend sites. The methodology used considered building age, use and likelihood it discontinues, similarity to recently developed sites, proximity to transit and services, and market conditions. Owner and developer interest was noted where applicable. All sites meet the characteristics based on the trends.
12	B. Housing Needs, Resources, and Constraints	Sites: Suitability of Nonvacant sites	Additionally, the element was revised on pg. H-88 to clarify that the City does rely on nonvacant sites to accommodate over fifty percent of its lower-income RHNA. However, the element must still demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.		Non-Vacant Sites, H-101 to H-113	The element was revised to demonstrate that the existing uses are not an impediment to additional residential development during the planning period. This is based in part on an analysis showing redevelopment of similar uses and owner interest in redevelopment. The non-vacant sites were separated into 6 geographic clusters and 2 clusters based on use types. All clusters were compared directly to the recent trends. The methodology used considered building age, use and likelihood it discontinues, similarity to recently developed sites, proximity to transit and services, and market conditions. Owner and developer interest was noted where applicable. All sites meet the characteristics based on the trends.
13	B. Housing Needs, Resources, and Constraints	Sites: Small Sites	While the element has been revised to move individual sites smaller that half an acre to accommodate only above moderate income RHNA, there are still sites smaller than half an acre combined with other sites used to accommodate lower-income RHNA. As the inventory indicates these sites can be consolidated, it should also provide analysis demonstrating the potential for consolidation. For example, the analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for lot consolidation, or information from the owners of each aggregated site. Please see HCD's prior reviews		Appendix B, H-94 to H-95	The element was revised to include the analysis of small sites. All sites used to satisfy the lower income RHNA are larger than 0.5 acres with the exception of two groups of parcels. The groups of parcels, consisting of 11 and 4 parcels that have parcels smaller than 0.5 acres are vacant and are functionally developable as one parcel.Together the groups of parcels are 5.35 and 1.63 total acres, respectively. Analysis and details were added to show they are still appropriate for development of lower-income units. Additionally, five examples of lot consolidation were added to demonstrate the City's track record in facilitation small-lot consolidation.

#	Chapter	Topic	Comment (December 2022)	Prior Review (If Applicable)	Page # / Section	Response / Revisions
14	B. Housing Needs, Resources, and Constraints	Sites: Environmental Constraints	While the element has been revised to state that there is an additional cost to building in High Fire Hazard Severity Zones, but that these costs are necessary to protect public safety, it should still quantify what portion of the City's RHNA at which income levels would be affected by these additional costs to determine whether these additional costs constitute a constraint on housing development.		Environmental Hazards and Availability of Infrastructure, H-95 to H-96	Added detail regarding number of units (216 moderate income units and three pending projects) within the high fire hazards severity zone as well as high level analysis that the location of sites in High Fire Hazard severity zones does not result in a constraint.
15	B. Housing Needs, Resources, and Constraints	Constraints: Design Review	While Program 7 (Reduce Potential Constraints to Housing Development) was revised to clarify which projects will be eligible for ministerial review, the element must still describe the design review criteria and evaluation process for non-ministerial projects and analyze the overall design review process as a potential constraint on housing development.		Design review Process, H-51 to H-54	An analysis of the process for non-ministerial process and overall design review was added. It is explained why the process is not a constraint. As part of development review plan process the City provides design feedback to applicants administratively and uses the Residential Design Guidelines as guidance during the review process. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review and there is not design review board or review committee. Coupled City staff receive comments from multiple departments and work with applicant to address all comments comprehensively.
16	B. Housing Needs, Resources, and Constraints	Constraints: Fees	While Table H-10 has been revised to include fees for general plan amendments, zone changes, specific plans, and variances, it must also analyze all required fees for single family and multifamily housing development for their impact as potential constraints on hosing supply and affordability. The analysis must also identify the total amount of fees and their proportion to the development costs for both single-family and multifamily housing.		Constraints Analysis, Development Fees, H-33 to H-34	Revised Table H-10 to include total amount of fees and their proportion to the development costs for both single-family and multifamily housing as well as additional related analysis.
17	B. Housing Needs, Resources, and Constraints	Needs: Farmworkers	While the element was revised to provide most of the analysis requested in HCD's prior review, it must still quantify the number of permanent and seasonal farmworkers in the City (USDA agricultural census) and provide an analysis of housing needs for farmworkers in the City.		Special Housing Needs - Farmworkers, H-27	The element was revised to state the following: "According to the USDA Census on agriculture population there are 2,246 farmworkers residing in San Bernardino County. As a consequence of the small population and rapidly declining agricultural production, no statistical need for housing has been identified for farmworkers."
18	C. Programs	Program 6	To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following: Program 6: The program was not revised to meet this requirement. Please see HCD's prior review.	Program 6 (Specific Plans): While the timeframe was changed in the objective, the overall program timeframe should include a specific timeline	Programs, H-63- H-79	Programs were revised to include specific timelines, objectives, and identifications, including the following: - Program 22: Housing Education and Outreach includes objectives for two workshops annually, outreach to 100 households annually, and testing once in the planning period. - Program 15 was amended to include specific outreach and incentives for lot consolidation. - Program 9: Accessory Dwelling Units: was revised to include a goal of 45 ADUs annually and update ADU strategies within 6 months of an identified net loss. - Programs 22, 23, and 24 were added. These programs include additional outreach efforts, increase housing mobility in higher resource areas, and place-based improvements in south Upland. - Program 7 was updated to note the timeline of annual outreach to developers and monitoring developments as applications are received. - Programs 5 and 14 were added in increase affordable housing stock and quality. Additionally, the following programs were expanded or revised to add geographic targets and/or metrics: - Program 2: HOME Improvements - Program 3: Emergency Repairs for Homeowners -Program 4: Rental Acquisition and Rehabilitation - Program 9: Accessory Dwelling Units - Program 15: Housing Incentives
19	C. Programs	Program 13	Program 13 (Housing Incentives): While the element was revised to provide a small list of incentives that will be offered, it must still outline lot consolidation requirements and commit to proactive outreach.	Program 13 (Housing Incentives): While the program was revised to provide a specific timeframe, it must outline the lot consolidation requirements. In addition, it must commit to proactive outreach and list incentives that the City will implement.	Program 15, H-73	Program 15 (formely 13) was revised to include proactive outreach for lot consolidation and to outline lot merger requirements. The current lot consolidation process consists of completing the Lot Merger application. It is a ministerial process. The City will provide a number of incentives for the consolidation of small lots including: - Expedite processing of lot consolidation. - Provide fee waivers for lot consolidation projects that have affordable units or housing for special needs households . - Proactive outreach to developers and applicants regarding opportunities for lot consolidation. The City will outreach to developers on an annual basis regarding opportunities for development in the City. - Assisting developers in identification of parcels with lot consolidation potential.. - Provide technical assistance with the lot consolidation process. - Continue to utilize a ministerial process for lot mergers.
20	C. Programs	Program 14	Program 14 (Mobile Home Rent Stabilization): The program was not revised to meet this requirement. Please see HCD's prior review.	Program 14 (Mobile Home Rent Stabilization): The program is currently listed as dependent on litigation. The program must clarify the timeframe and include back-up implementation actions to take with a set timeframe depending on the litigation results.	Program 16, H-74	The element was revised to provide an update on ongoing litigation regarding mobile home rent stabilization and an updated timeline now that staff can implement the ordinance.
21	C. Programs	Programs	As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:		n/a	The sites inventory was revised to include a complete site analysis. Program 5 was revised to identify the specific acreages of rezoning efforts and include a figure showing rezones.

#	Chapter	Topic	Comment (December 2022)	Prior Review (If Applicable)	Page # / Section	Response / Revisions
22	C. Programs	Emergency Shelters	While the element revised Program 16 (Homeless Services and Facilities) to ensure compliance with state law in regard to emergency shelter requirements, the program should be further revised to clarify exactly which of the City's emergency shelter requirements will be revised as part of the program.		Program 18, H-74 - H-75	The element was revised to state: "Key development standards that would be revised include separation/distance requirements, parking requirements, waiting and intake area requirements, and operational requirements."
23	C. Programs	Constraints	As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.		n/a	The element was revised to address all comments regarding governmental constraints and now contains a complete analysis of potential government constraints.
24	C. Programs	Definition of Family	While Program 18 (Housing for People with Disabilities or Other Special Needs) was amended to state it will either remove or revise the definition of family in the zoning code that may not be needed by December of 2022, the program should also include language that the City will take actions to "address constraints on unrelated persons and the number of persons" as part of this revision process.		Program 20, H-75 to H-76	Program 20 was revised to remove the definition of "single housekeeping unit" that required a single lease to ensure there are no constraints on unrelated persons and the number of persons within the definition of family.
25	C. Programs	AFFH	As noted in Finding B1, the element requires a complete Affirmatively Furthering Fair Housing (AFFH) analysis. Depending upon the results of that analysis, the City may need to revise or add programs. In addition, the element was not revised to meet the prior findings related to Program 19 nor include other metrics and milestones to address the City's obligation to AFFH. Please see HCD's prior review.	In addition, currently the element only addresses AFFH in Program 19. The element should revise other program actions to address the City's obligation to AFFH including how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. The programs must also include metrics and milestones for evaluating progress on programs, actions, and fair housing results.	n/a	The element was revised to include a complete AFFH analysis. This includes an analysis of Integration and Segregation, Access to Opportunities, Disproportionate Housing Needs, and R/ECAPs. Included how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. Included metrics and milestones for evaluating progress on programs, actions, and fair housing results. Additionally, Programs 20, 21, and 22 were added. These programs include additional outreach efforts, increase housing mobility in higher resource areas, and place-based improvements in south Upland.
26	C. Programs	ADUs	The element was not revised to meet these requirements. Please see HCD's prior review.	While Program 8 (Accessory Dwelling Units) was revised to add general language regarding incentives and strategies for accessory dwelling units (ADUs), the element must describe incentives and strategies that will be provided if ADU production goals (both number and affordability) are not met. In addition, the program must include specific timing to implement the additional incentives and strategies if needed. The program must include a description of activities and incentives to encourage ADU construction and affordability.	Program 9, H-69 to H-70	Program 9 was revised to add the following: If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program or identify additional sites within six months. Additional efforts to develop lower-income ADUs were added and specific objectives, timing, and geographic targeting were incuded.
27	D. Public Participation	Public Participation	While the element was revised to provide a more thorough description of the public participation process, it must still describe specific outreach to lower-income and special needs groups. The element must include a program or add language to an existing program to describe methods for additional public outreach efforts in the future to include lower-income and special needs households. The element must also clarify whether translation services were available.		Public Outreach, H-2 to H-10 Program 22: Public Outreach and Information, H-76 to H-77	The element was revised to state how outreach efforts were conducted to ensure all economic segments of the community were engaged in the Housing Element Update process, direct mail notice was sent out to stakeholders who represent lower-income and special needs groups. The stakeholders represent a variety of special needs groups active in the City. Additional outreach was conducted during January and early February focusing on lower-moderate income households and special needs groups. The outreach was summarized and changes to programs based on outreach results were noted. In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development. Translation services were available for all meetings upon request. Clarified that translation services were available for all meetings upon request. Program 20: Public Education and Outreach includes outreach to 100 households annually, and matched pair testing once in the planning period.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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April 12, 2024

Robert Dalquest, Director
Development Services Department
City of Upland
460 N. Euclid Ave
Upland, CA 91786

Dear Robert Dalquest:

RE: City of Upland's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Upland's (City) draft housing element received for review on February 13, 2024. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The following describes the revisions needed to comply with State Housing Element Law.

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Integration and Segregation: While the revised draft element provides a general local and regional analysis for each element of the integration and segregation analysis, it must still provide a detailed regional analysis that includes neighboring jurisdictions (other than San Bernardino County), and a clearer analysis of how patterns and trends have changed over time.

   Racial/Ethnic Areas of Concentration of Poverty (R/ECAP): While the revised draft element provides a general local and regional analysis, it must still provide a detailed regional analysis that includes neighboring jurisdictions (other than San Bernardino County), and a specific analysis of how patterns and trends have changed over time.

   Disproportionate Housing Needs and Displacement Risk: While the draft element was revised to add additional useful analysis, it was not sufficiently revised to completely

address this finding. Specifically, the element must still provide a regional analysis of overpayment, a local analysis of substandard housing that includes any known concentrations of substandard housing within the City, a local analysis and contributing factors to overcrowding, and a local analysis of persons experiencing homelessness for any demographics or characteristics and impacts on protected characteristics.

Programs: As noted above, the element requires a complete Affirmatively Furthering Fair Housing (AFFH) analysis. Depending upon the results of that analysis, the City may need to revise or add programs.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09.

   Suitability of Nonvacant Sites: While the element was revised to provide a more thorough and detailed analysis and lists some recent projects in Table B-8, characteristics of these project sites should be more clearly linked to the criteria provided on Page H-105, and to the sites in the inventory in order to demonstrate that selected sites will develop at a similar capacity, and that similar existing uses have not posed constraints on past projects. Additionally, the criteria on page H-105 listed as "Similar Types of Non-Vacant Uses" should be further explained and linked to sites in the inventory based on enumerated similar uses.

   In addition, the element states that some sites have an existing use of "public parking lot." The element should identify if there are any lease agreements or other regulatory agreements that would inhibit the development of housing on these lots during the planning period.

   As noted in the housing element, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the Regional Housing Needs Allocation (RHNA) for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy has the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).

Publicly-Owned Sites: The element identified City-Owned sites to accommodate a portion of the RHNA. The element should include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of City-Owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance.

Programs: Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

Program 6 (Adequate Sites to Accommodate Regional Housing Needs): While this program has been revised to add more specificity as to the rezoning actions that will be taken, it must provide a timeline as to when these rezoning actions will be completed. The program must commit to acreage, allowable densities and anticipated units that will be rezoned to accommodate the City's shortfall. Please note, the element cannot be found in full compliance until these actions have been completed and submitted to HCD for review and approval.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). (Gov. Code, § 65583, subd. (a)(5).)*

   Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

   Design Review: While the draft element was revised to describe the evaluation process for certain projects in the City, it must still describe the design review criteria for non-ministerial projects and analyze the overall design review process as a potential constraint on housing development.

Programs: Depending upon the results of a complete analysis of potential governmental constraints, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and Programs 6 (Adequate Sites to Accommodate Regional Housing Needs) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the City's housing element team during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at Reid.Miller@cd.ca.gov.

Sincerely,

Melinda Coy
Proactive Housing Accountability Chief

Upland Housing Element Update
May 2024 (5th) Draft
Response to April 12, 2024 HCD Letter Comments

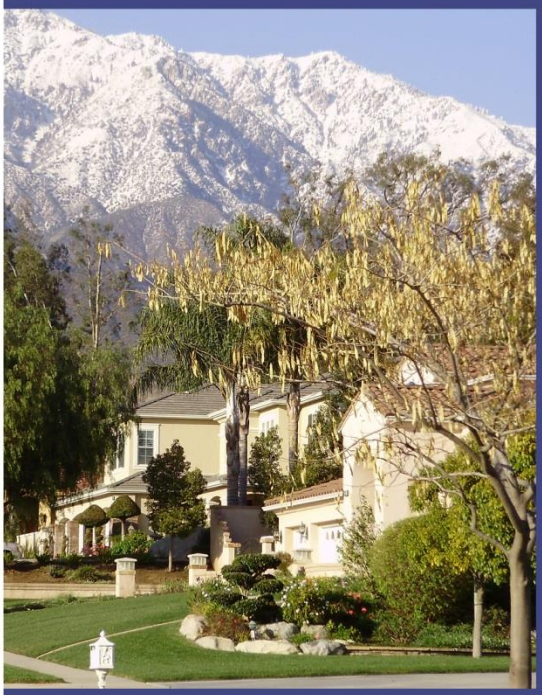
#	Chapter	Topic	HCD Comment (4-12-24 Letter)	Page # / Section	Response / Revisions
1	AFFH	Integration and Segregation	While the revised draft element provides a general local and regional analysis for each element of the integration and segregation analysis, it must still provide a detailed regional analysis that includes neighboring jurisdictions (other than San Bernardino County), and a clearer analysis of how patterns and trends have changed over time.	H-151/Race and Ethnicity H-156/Income H-162/Familial Status H-165/Persons with Disabilities	Provided a detailed regional analysis that includes neighboring jurisdictions including the Cities of Pomona, Ontario, San Bernardino, and La Verne. Noted nearby areas of concentration and compared the demographics in Upland to nearby jurisdictions. Analyzed of how patterns and trends have changed over time in Upland and regionwide.
2	AFFH	Racial/Ethnic Areas of Concentration of Poverty (R/ECAP)	While the revised draft element provides a general local and regional analysis, it must still provide a detailed regional analysis that includes neighboring jurisdictions (other than San Bernardino County), and a specific analysis of how patterns and trends have changed over time.	H-168/ Racially/Ethnically Concentrated Areas of Poverty	In addition to existing analysis noting that there are no R/ECAPs in Upland, the draft was revised to include regional analysis that includes neighboring jurisdictions in San Bernardino County and Riverside County. Analyzed trends in median income and racial demographics with the presence of a R/ECAP regionwide, including in the nearby cities of Ontario and San Bernardino. Analyzed how patterns and trends have changed over time in the City and regionwide in neighboring jurisdictions.
3	AFFH	Disproportionate Housing Needs and Displacement Risk	While the draft element was revised to add additional useful analysis, it was not sufficiently revised to completely address this finding. Specifically, the element must still provide a regional analysis of overpayment, a local analysis of substandard housing that includes any known concentrations of substandard housing within the City, a local analysis and contributing factors to overcrowding, and a local analysis of persons experiencing homelessness for any demographics or characteristics and impacts on protected characteristics.	H-191/Cost Burden (Overpayment) H-193/Overcrowding H-196/Homelessness	Provided a regional analysis of overpayment, including trends over time and trends in both San Bernardino County and nearby jurisdictions in Riverside County. Added a map and local analysis of areas of known concentrations of substandard housing within the City based on data from local officials. Included an analysis of contributing factors to overcrowding, and noted programs encouraging ADU production to address the need for more affordable housing stock and large households. Added a map and local analysis of persons experiencing homelessness including demographic data on age, disability, gender, and race, and compared these characteristics with the overall population in the City. Linked the geographic targeting in programs for housing assistance with the areas experiencing higher rates of substandard housing.
4	AFFH	Programs	As noted above, the element requires a complete Affirmatively Furthering Fair Housing (AFFH) analysis. Depending upon the results of that analysis, the City may need to revise or add programs.	N/A	The element was revised to include a full AFFH analysis.

#	Chapter	Topic	HCD Comment (4-12-24 Letter)	Page # / Section	Response / Revisions
5.1	Sites and Resources	Suitability of Nonvacant Sites	While the element was revised to provide a more thorough and detailed analysis and lists some recent projects in Table B-8, characteristics of these project sites should be more clearly linked to the criteria provided on Page H-105, and to the sites in the inventory in order to demonstrate that selected sites will develop at a similar capacity, and that similar existing uses have not posed constraints on past projects. Additionally, the criteria on page H-105 listed as "Similar Types of Non-Vacant Uses" should be further explained and linked to sites in the inventory based on enumerated similar uses.	H-107 - H-129/Non-Vacant Sites	The element was revised to include the evaluation of each non-vacant site against each of the five criteria. Table B9 was added to show that every site meets at least three of the five criteria shown. The "Similar Types of Non-Vacant Uses" was expanded on to describe the uses that have been recently developed and link them to the non-vacant sites. The description of the five criteria was expanded to provide a full rationale for each threshold. An evaluation of each of the 292 non-vacant sites has been provided in Table B9. Each site is evaluated against the five criteria from recently developed sites. All 292 of the sites meet a majority, at least three of the five, criteria. 270 sites meet at least four of the five criteria. 110 of the sites meet all five of the five criteria.
5.2	Sites and Resources	Suitability of Nonvacant Sites	In addition, the element states that some sites have an existing use of "public parking lot." The element should identify if there are any lease agreements or other regulatory agreements that would inhibit the development of housing on these lots during the planning period.	H-113/Non-Vacant Site Descriptions	Clarified that there are no lease or other regulatory agreements on the 18 public parking lots. Added information on the City's plans to surplus the land after the construction of a downtown parking lot with the intent to develop affordable housing.
5.3	Sites and Resources	Suitability of Nonvacant Sites	As noted in the housing element, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the Regional Housing Needs Allocation (RHNA) for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.	N/A	The City is planning on re-adopting the Housing Element. A finding will be included in the adoption resolution state that based on substantial evidence, the existing uses will be not impeded additional residential development.
5.4	Sites and Resources	Suitability of Nonvacant Sites	Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy has the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).	H-67-70/Program 6	Program 6 was revised to include a replacement policy for sites with residential uses projected to accommodate lower-income households.

Upland Housing Element Update
May 2024 (5th) Draft
Response to April 12, 2024 HCD Letter Comments

#	Chapter	Topic	HCD Comment (4-12-24 Letter)	Page # / Section	Response / Revisions
6	Sites and Resources	Publicly-Owned Sites	The element identified City-Owned sites to accommodate a portion of the RHNA. The element should include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of City-Owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance.	H-67 - 70/Program 6	Program 6 was amended to include a portion on the 18 City-owned public parking lots. The parcels will be declared surplus during the planning period with the intent to develop at least 96 lower and moderate income units, as identified in the housing element. The City will provide outreach with developers and incentives as possible to develop the site. An estimated timeline was added.
7	Programs	Programs	Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	N/A	The element was revised to include a full sites inventory analysis. An analysis of criteria was provided for each non-vacant site and additional narrative was provided for each non-vacant site characteristic. Program 6 was revised to include a replacement policy and clearly identify the timeline, acreages, allowable densities, and anticipated units of the rezoning program. Compliance with the surplus lands act for publicly owned sites was also added to Program 6.
8	Programs	Program 6 (Adequate Sites to Accommodate Regional Housing Needs)	While this program has been revised to add more specificity as to the rezoning actions that will be taken, it must provide a timeline as to when these rezoning actions will be completed. The program must commit to acreage, allowable densities and anticipated units that will be rezoned to accommodate the City's shortfall. Please note, the element cannot be found in full compliance until these actions have been completed and submitted to HCD for review and approval.	H-67 - 70/Program 6	Program 6 was revised to include the number of units projected in each rezone area and anticipated timeline for completing rezoning. The timeline is as provided to HCD in December 2023.
9	Constraints	Design Review	While the draft element was revised to describe the evaluation process for certain projects in the City, it must still describe the design review criteria for non-ministerial projects and analyze the overall design review process as a potential constraint on housing development.	H-52 - H-54/Design Review Process	The element was revised to clarify that the review process for ministerial and non-ministerial projects are similar, and the described process is applicable to non-ministerial projects as well. The process does not add time to the review, and projects are typically approved in one hearing. No projects have been rejected due to the design review process. Additionally, Program 8 includes a commitment to remove the AUP/CUP requirements on residential development and establish objectives standards for projects that are eligible for ministerial review.
10	Programs	Programs	Depending upon the results of a complete analysis of potential governmental constraints, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	N/A	The element was revised to include a full analysis of potential governmental constraints.

CITY OF UPLAND



City of Upland
Housing Element

Revised February 2024 and May 2024

City Council Resolution No. 6697

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1. INTRODUCTION

Background

The State of California recognizes that an adequate supply of affordable housing for all income levels is a fundamental need for all communities. To achieve that goal, it is critical that all local governments share in the responsibility of implementing solutions to address local and regional housing needs. To that end, all California local governments are required to prepare a Housing Element that specifies how the community will plan for its housing needs.

The detailed statutory requirements for Housing Elements are codified in the California Government Code (§§65580–65589). The Housing Element must contain an identification and analysis of its existing and projected housing needs; an analysis of governmental and nongovernmental constraints to meeting those needs; and goals, policies, programs and objectives to further the development, improvement, and preservation of housing.

This Housing Element includes the following six sections:

- *Chapter 1, Introduction* provides an introduction to the statutory authority and requirements for the Housing Element, related planning efforts, and a description of the public outreach process.
- *Chapter 2, Community Profile* provides an analysis of demographic and housing characteristics; current and future housing needs; and analysis of fair housing issues.
- *Chapter 3, Constraints Analysis* provides an analysis of the governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups.
- *Chapter 4, Housing Resources* provides an analysis of the available land for housing, as well as the financial resources and administrative capacity to manage housing programs.
- *Chapter 5, Program Evaluation* provides a review of the City's accomplishments relative to the programs and objectives established in the prior Housing Element.
- *Chapter 6, Housing Plan* establishes goals, policies, and implementation programs to address the development, improvement, and conservation of housing to address housing needs in Upland for the next 8 years.

Related Plans

This Housing Element is related to several other local planning efforts, some of which are mandated by the State of California or the federal government. The most important of these related plans and programs are summarized below.

- **General Plan Consistency.** The Housing Element is a component of the City's General Plan and must be consistent with other General Plan elements. The sites identified in this Housing Element for future housing development are correlated with the Land Use Plan shown in the Land Use Element. The City will maintain consistency between General Plan elements by ensuring that any proposed changes in this Housing Element that would result in an inconsistency with another element will be reconciled through amendments to other elements. As an example, a Housing Element program calling for changes to land

use designations to create additional capacity for future housing development would be implemented through amendments to the Land Use Element.

- **Water and Sewer Services.** The Water Division of the Public Works Department, San Antonio Water Company, West End Consolidated Water Company, and Water District of Southern California provide water to Upland residents. The Inland Empire Utilities Agency (IEUA) and the City provide wastewater services in Upland. In accordance with State law, the City provides a copy of its Housing Element to each water and wastewater service agency. These agencies are required to establish a priority system for water and sewer services to housing projects serving lower-income households in accordance with Section 65589.7 of the Government Code.

- **City of Upland Consolidated Plan.** The City of Upland is an entitlement jurisdiction and receives housing and community development funds directly from the federal government. Upland's Consolidated Plan was last revised for the 2021–2024 period. The housing, community development, and economic needs identified in the Consolidated Plan have been evaluated as part of the 2021 Housing Element update process to ensure that these efforts work together to address the community's needs. The Housing Element also reflects the public housing agency plan prepared by the San Bernardino County Housing Authority.

Public Outreach

The Housing Element Update process provided numerous opportunities for Upland residents and other stakeholders to be involved in shaping the City's housing policies and programs. From the outset, diligent efforts were made to involve all economic segments of the community and persons with special needs in the development of the housing element. A list of community stakeholders was compiled based upon City knowledge and previous projects including the Upland Consolidated Plan, and direct mail notice was sent to all parties inviting them to participate. To ensure all economic segments of the community were engaged in the Housing Element Update process, direct mail notice was sent out to 35 stakeholders, including specifically those who represent lower-income and special needs groups; the list is provided below. The stakeholders represent a variety of special needs groups active in the City and larger region. Additionally, further public outreach was conducted in January and February 2024, specifically targeting groups who ae comprised of and represent lower-moderate income populations and special needs populations.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development. Translation services were available for all meetings upon request.

As an entitlement city, Upland also conducts an extensive public outreach process every four years as part of the Consolidated Plan process. The City is including Program 22 to provide for additional public outreach efforts in the future. The program includes the following, specific outreach efforts:

- Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns. Provide information to 100 households annually.

- The Upland Development Services Department and Inland Fair Housing and Mediation Board (IFHMB) will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and

reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes.

- The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.

The following is a summary of the outreach activities that were held over the course of the Housing Element update. Table H-1 below provides a summary of public comments received during preparation of the Housing Element and how those comments are addressed in the Housing Element. Written correspondence received during the course of the Housing Element update is provided in Appendix D. Copies of HCD's review letters and summaries of the City's revisions to the Housing Element in response to HCD comments are also available as part of the Planning Commission and City Council meeting materials posted on the City's Housing Element website (https://www.uplandca.gov/2021-2029-housing-element-update).

- **Housing Element Interest List**. At the beginning of the Housing Element update process the City compiled a list of agencies, organizations and other stakeholders with expertise in housing issues, particularly those that provide or advocate for lower-income households and persons with special needs. The City distributed notices of public meetings to these parties by direct mail or email prior to each meeting.
- **Housing Element Website.** At the beginning of the update process a web page was created on the City's website where background information, meeting notices, draft documents, and other relevant materials regarding the Housing Element update were posted. The website was updated throughout the course of the project.
- **Frequently Asked Questions.** The City prepared an FAQ containing background information regarding Housing Element requirements, including the RHNA process and assessment of housing needs, which was posted on the Housing Element web page.
- **Public Workshops**. The City held two public workshops with the City Council and Planning Commission in February and June 2021 prior to the preparation of the draft Housing Element to provide decision-makers and interested stakeholders with background information on Housing Element requirements and to solicit comments regarding housing needs and policy options. Public comments were considered in the preparation of the draft Housing Element, which was posted for public review on September 16, 2021.
- **Joint Study Session**. After preparing the draft Housing Element and prior to submitting the draft to the Department of Housing and Community Development (HCD), a joint study session was held on September 23, 2021 with the Planning Commission and City Council to review the draft Housing Element and its goals, policies, and implementation programs. Stakeholders on the Housing Element interest list were invited to attend and offer comments on the draft Housing Element. The draft Housing Element was then revised to incorporate comments received at this meeting.

  Comments on the draft Housing Element focused on housing affordability and the challenges faced by local governments in addressing those needs. Specific comments included the following:

  ✓ The elimination of the redevelopment agency has diminished the City's ability to address housing problems

- ✓ ADUs provide opportunities for affordable housing but also bring challenges such as adequate parking
- ✓ More housing also increases the City's cost of providing adequate services such as infrastructure and public safety

- **HCD Review**. The draft Housing Element was submitted to HCD for review on September 24, 2021. On November 22, 2021 HCD issued a letter finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.

- **Planning Commission Review**. After receiving HCD's November 22, 2021 review, a revised draft Housing Element was prepared addressing HCD's comments. The revised draft Housing Element was posted for public review on March 16, 2022 and a public meeting was held by the Planning Commission on March 23, 2022 to review HCD comments, other public comments and the revised draft Housing Element. An agenda and invitation to attend the meeting was sent to all parties on the Housing Element interest list. Comments offered at the meeting included whether changes to parking requirements would result in adequate parking for new housing developments. A letter dated February 28, 2022 was also submitted by YIMBY Law (see Appendix D).

- **HCD Review #2**. Following the March 23, 2022 Planning Commission meeting the revised draft Housing Element was submitted to HCD for review on March 24, 2022. On May 23, 2022 HCD issued a letter finding that the draft element addresses some statutory requirements described in HCD's November 22, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law.

- **Planning Commission Public Hearing**. After receiving HCD's May 23, 2022 comments a revised draft Housing Element was prepared addressing HCD's comments. The revised draft Housing Element was posted for public review on September 29, 2022 and on October 5, 2022 the Planning Commission conducted a public hearing to review the revised draft Housing Element. At the conclusion of the hearing the Planning Commission adopted a recommendation for City Council approval of the Housing Element. In addition to the formal public hearing notice, direct notice of the hearing was provided to all parties on the Housing Element stakeholder list.

- **City Council Public Hearing**. On October 24, 2022 the City Council conducted a public hearing to review the revised draft Housing Element. At the conclusion of the hearing the City Council adopted a resolution approving the revised draft Housing Element.

- **Targeted Stakeholder Outreach.** During the month of January and early February, 2024, the City conducted additional, targeted stakeholder outreach focusing on low-moderate income and special needs populations. The City conducted five additional stakeholder interviews with groups who include and represent low-moderate income and special needs populations in Upland. Target populations include extremely low-income persons, those in transitional housing, those in senior housing, mobile home communities, fair housing services, homeowner wraparound services, and disability services. Interviewees stressed the high cost of construction, importance of housing choices, need for education on fair housing and housing resources, homeownership and repair programs, and importance of ADUs, including educating homeowners on ADU development. The City has included and modified a number of programs in the Housing Element based in part on this feedback. The feedback and where it is addressed in Housing Element Programs is as follows:

  - Increased housing mobility and housing options (Program 6, Program 23)

- Importance of education, especially regarding fair housing and tenant's rights (Program 21, Program 22)
- Importance and opportunity for ADUs (Program 9, Program 23)
- Need for additional low-income housing (Program 6, Program 14, Program 15, Program 20)
- Home Repair and Assistance Programs (Program 2, Program 3, Program 5)

The revised Housing Element was published for a full seven day public review from February 5th to February 12th, 2024. No public comments were received.

Chapter 5, the Housing Plan, describes the City's goals, policies and specific program actions over the next 8 years to address issues raised during the public outreach process (see also **Table H-1**).

Table H-1 Public Comment Summary

Comment	Response
There is a limited amount of vacant land remaining for housing development in Upland. The RHNA goals assigned to the city are far higher than in the past. How can the city achieve these goals?	The availability of vacant land suitable for housing development is a significant problem in most cities in Southern California, particularly those that are near major employment centers. Over the past several decades, most of the vacant properties in the urban areas without major development constraints such as steep slopes, floodplains, or wildland fire hazards have already been developed. Therefore, a large component of new housing development is occurring through redevelopment of previously developed properties that are economically or physically underutilized. Appendix B of the Housing Element identifies underutilized properties that are suitable for redevelopment and the following programs encourage the redevelopment of those properties for housing or mixed use: Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Accessory dwelling units (ADUs) can provide additional housing opportunities.	ADUs are an important strategy for meeting housing needs, especially for single persons and small households. The City encourages production of ADUs through a variety of methods as described in Program 9: Accessory Dwelling Units.
Past underproduction of housing has resulted in higher prices and rents that make it difficult for younger persons to live in the community. A market-based solution is needed to provide more housing.	Many factors contribute to high housing cost, and the problem is not unique to California. While cities play an important role in housing production, there are also many factors that are beyond the City's control, such as housing speculators and investors, State environmental regulations, private business decisions, the cost of labor and materials, federal economic policies, interest rates, etc. The following programs are intended to facilitate housing production in all areas of Upland: Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units;

Comment	Response
	Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
How will the City pay for the additional cost of providing public services to new housing?	California cities face major fiscal challenges in providing public services. After the passage of Proposition 13 in 1978 and its limitation on local governments' property tax revenues, local governments have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on developers, which has contributed to increased housing costs. The Housing Element addresses this issue by encouraging efficient housing development patterns and provision of infrastructure as described in Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 10: Water Priority System, Program 11: Neighborhood Improvements; and Program 15: Housing Incentives.
Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements.	It is important to recognize that the residential areas of the city are nearly built-out, and State laws already facilitate more housing opportunities in existing residential areas through ADUs and SB 9 lot splits. Redevelopment in residential areas also could lead to displacement of existing occupants. Commercial and industrial areas have the greatest opportunity for additional housing. The following programs are intended to facilitate housing production in all areas of Upland: Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.	Strong tenant protections are already provided under State and Federal law. The City helps to facilitate tenant protection through partnerships with fair housing organizations and enforcement of existing laws. The following programs address this comment: Program 2: HOME Improvement; Program 4: Rental Acquisition and Rehabilitation; Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 13: Rental Housing Assistance; Program 15: Housing Incentives; Program 16: Mobile Home Rent Stabilization; Program 17: Affordable Housing at Risk of Conversion to Market Rate; Program 19, Administrative Capacity; Program 20: Housing for People with Disabilities or other Special Needs; Program 21: Affirmatively Furthering Fair Housing.
Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth,	The City helps to facilitate homeownership for all segments of the community through the following programs: Program 2: HOME Improvement; Program 3: Emergency Repairs for

Comment	Response
which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.	Homeowners, Program 4: Rental Acquisition and Rehabilitation; Program 6: Adequate Sites to Accommodate Regional Housing Needs, Program 12: Homeownership Assistance, Program 15: Housing Incentives; Program 17: Affordable Housing at Risk of Conversion to Market Rate; Program 19: Administrative Capacity; Program 21: Affirmatively Furthering Fair Housing.
Adequately plan for density. Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.	The following programs are intended to facilitate housing production at appropriate densities in Upland Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 15 Housing Incentives.
Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.	The Housing Plan identifies sites and zoning strategies to accommodate all income levels as assigned through the RHNA. State law (Government Code 65583.2(h)) requires zoning to accommodate 100% (not 130%) of the RHNA allocation for lower-income households. The following programs are intended to facilitate housing production at appropriate densities in Upland Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 15 Housing Incentives.
Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.	Calculating the likelihood of development on the basis of development during the previous housing cycle is not a valid methodology for estimating current potential for development due to significant changes in market conditions over the past decade. The "Great Recession" that began in 2007-08 resulted in a near-catastrophic collapse in property values and housing construction, particularly in the Inland Empire. The RHNA is a planning goal, and cities are required to identify adequate sites that could accommodate the RHNA allocation. State law recognizes that cities do not have control over many aspects of the development process, and therefore achieving the RHNA is not a legal mandate. Many strategies have been suggested that the State Legislature could adopt to stimulate housing production, such as CEQA reform and real estate tax policy, but it has declined to do so. To address this comment, the following programs identify actions the City intends to take to facilitate additional housing development: Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing	The Housing Element utilizes HCD "safe harbor" methodology in estimating future potential for ADU

Comment	Response
element. We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.	production. This comment is addressed in Program 9: Accessory Dwelling Units, which includes a mid-cycle review and adjustment.
Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second story ADU construction, etc.	It should be noted that ADU regulations beyond those authorized in State law is prohibited. Also, after the State's dissolution of redevelopment agencies a significant source of City funding for housing was eliminated. Many worthwhile housing activities now compete for scarce public subsidies such as CDBG and HOME funds. This comment is also addressed in Program 9: Accessory Dwelling Units.
Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.	The following programs are intended to facilitate housing production in areas currently zoned for commercial use: Program 6: Adequate Sites to Accommodate Regional Housing Needs; Program 7: Specific Plans; Program 8: Reduce Potential Constraints to Housing Development; Program 9: Accessory Dwelling Units; Program 11: Neighborhood Improvements; Program 15: Housing Incentives.
Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.	"Inclusionary housing" refers to a requirement that a portion of new housing is made available at affordable rents or prices. There are valid arguments among experts for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate. There are currently no inclusionary requirements in Upland, and inclusionary housing is not a requirement of State housing law.
Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.	This comment is addressed in Program 8: Reduce Potential Constraints to Housing Development. With regard to impact fees, the elimination of such fees for affordable housing would need to be backfilled from another source or there would be insufficient funds to provide the public facilities paid for by impact fees. There are limited sources of funding that could be used to offset that loss.
Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.	This comment is addressed in Program 8: Reduce Potential Constraints to Housing Development.

Comment	Response
Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.	The City is serious about facilitating the construction of new housing. However, this comment disregards the fact that impact fees are determined by the cost of providing public services and facilities, and cannot be reduced without rendering the services financially infeasible.
Provide local funding. One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three new revenue streams that should be considered: 1) Transfer tax, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) Vacancy tax may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) Commercial linkage fees should be adopted or revisited for increases on new commercial developments.	This comment correctly notes that public funding is a major limiting factor on affordable housing development. However, increased taxes on real estate is not a universally accepted strategy for raising additional funding. A statewide real estate transfer tax of $1.10 per $1,000 is assessed on transactions. In addition, SB 2 of 2017 (the Building Homes and Job Act) requires County Recorders to charge an additional $75 fee at the time of recording every real estate instrument, paper, or notice, except those expressly exempted from payment of recording fees, per each transaction per parcel of real property, not to exceed $225 per single transaction. Funds raised by this fee are used to support affordable housing.

Upland Housing Element Stakeholders

Pacific Lifeline
315 N. San Antonio Avenue
Upland, CA 91786

Foothill Family Shelter
1501 W. 9th Street, Suite D
Upland, CA 91786

Inland Regional Center
1365 S. Waterman Avenue
San Bernardino, CA 92408

San Bernardino County Housing Authority
1200 N. Campus Avenue
Upland, CA 91786

Inland Valley Hope Partners
1753 N. Park Avenue
Pomona, CA 91786

Inland Valley Recovery Services
1260 E. Arrow Hwy
Upland, CA 91786

Time for Change Foundation
2164 N. Mountain View Ave
San Bernardino, CA 92405
info@timeforchangefoundation.org

Linc Housing
3590 Elm Avenue.
Long Beach, CA 90807

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Inland Fair Housing and Mediation Board
1500 South Haven Avenue, Suite 100
Ontario, CA 91761

Neighborhood Partnership Housing Services
9551 Pittsburgh Avenue
Rancho Cucamonga, CA 91730

Neighborhood Housing Services of The Inland Empire
1845 Business Center Drive South, Suite 120
San Bernardino, CA 92408

Building Industry Association
3891 11th Street

Riverside, CA 92501

Apartment Association Greater Inland Empire
8250 White Oak Avenue, Suite 00
Rancho Cucamonga, CA 91730

County of San Bernardino Economic Development Agency
385 N. Arrowhead Avenue
San Bernardino, CA 92455

Lewis Land Developers
1156 N. Mountain Avenue
Upland, CA 91786

KB Homes
36310 Inland Valley Drive
Wildomar, CA 92595

Lennar Homes
980 Montecito Drive, Suite 302
Corona, CA 92879

RC Homes, Inc.
Ridge Crest Real Estate, LLC
550 N. Larchmont Blvd., Suite 201
Los Angeles, CA 90004

GFR Homes
434 N. 2nd Avenue
Upland, CA 91786

Williams Homes
21080 Centre Pointe Pkwy.
Santa Clarita, CA 91350

Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Taylor Morrison
4695 MacArthur Court
8th Floor
Newport Beach, CA 92660
dhahn@habitatsb.org

Century Communities
4695 MacArthur Court, Suite #350
Newport Beach, CA 92660

Frontier Communities
2151 E. Convention Center Way
Suite 114
Ontario, CA 91764

San Bernardino Association of Governments
1170 W. 3rd Street, Suite 140
San Bernardino, CA 92410

Upland Chamber of Commerce
215 N. 2nd Ave Suite D
Upland, CA 91786

OmniTrans
1700 W. Fifth Street
San Bernardino, CA 92411

Community Action Partnership of San Bernardino County
696 S. Tippecanoe Avenue
San Bernardino, CA 92408

Upland Unified School District
390 N. Euclid Avenue
Upland, CA 91786

Habitat for Humanity California
2200 Ritchey Street
Santa Ana, CA 92705

Pomona Valley Habitat for Humanity
2111 Bonita Ave
La Verne, CA 91750-4927
ed@habitatpv.org

San Bernardino Area Habitat for Humanity
25948 Business Center Dr
Redlands, CA 92374

Southern California Association of Non-Profit Housing
340 E. 2nd Street, Suite 406
Los Angeles, CA 90012

Jamboree Housing Corporation
17701 Cowan Suite 200
Irvine, CA 92614

2. HOUSING NEEDS

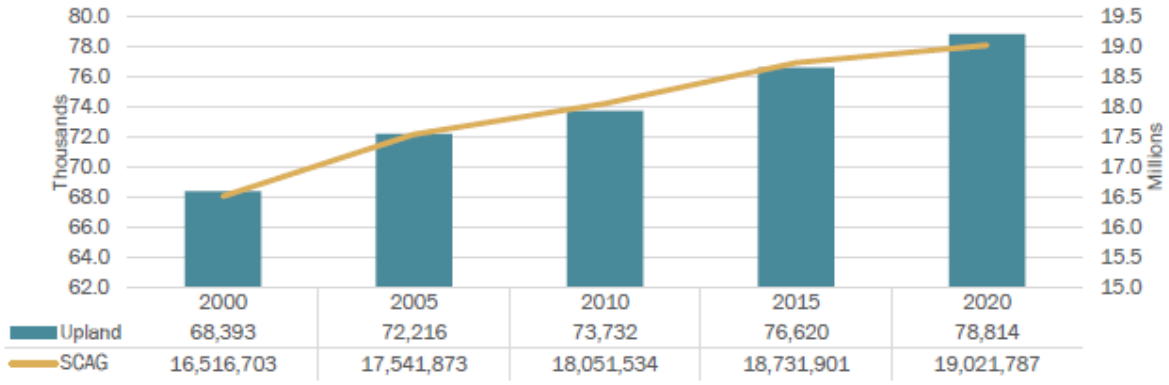
This chapter provides an overview of Upland's demographic, economic, housing, and special needs characteristics and trends and identifies issues that affect the city's existing and future housing needs.

Demographic Trends

Population Growth

Upland had an estimated 2020 total population of 78,814 including 682 living in group quarters according to the California Department of Finance. **Figure H-1** shows population growth trends in Upland from 2000 to 2020. Over this period Upland's annual growth rate of 0.7% was the same as the region as a whole.

Figure H-1 Population Growth 2000-2020 – Upland vs. SCAG Region



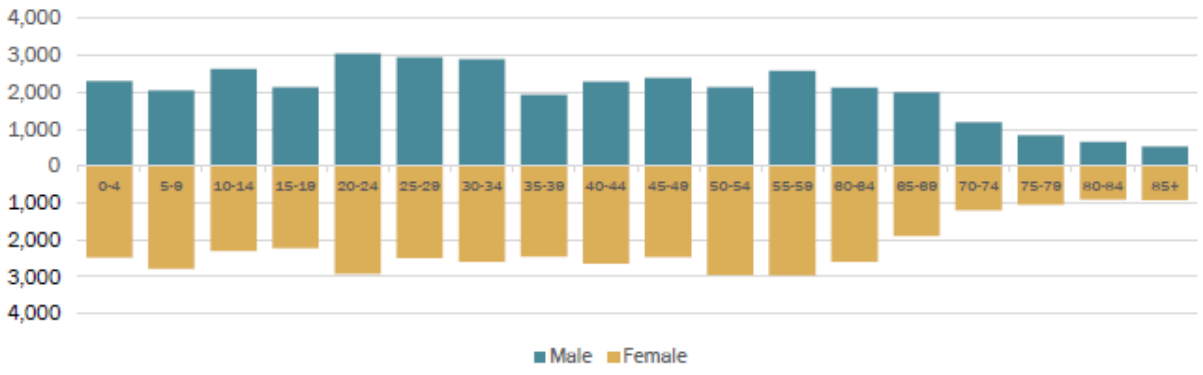
CA DOF E-5 Population and Housing Unit Estimates

Population Age and Gender

Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Typically, younger households seek affordable rental housing opportunities as they begin their careers. As adults spend more time in the workforce and form families, they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

The population of Upland is 48% male and 52% female. The share of the population of Upland that is under 18 years of age is approximately 22%, which is slightly lower than the regional share of 23%. Upland's seniors (65 and above) make up about 15% of the population compared to 13% for the regional as a whole (**Figure H-2**).

Figure H-2 Population by Age and Gender – Upland

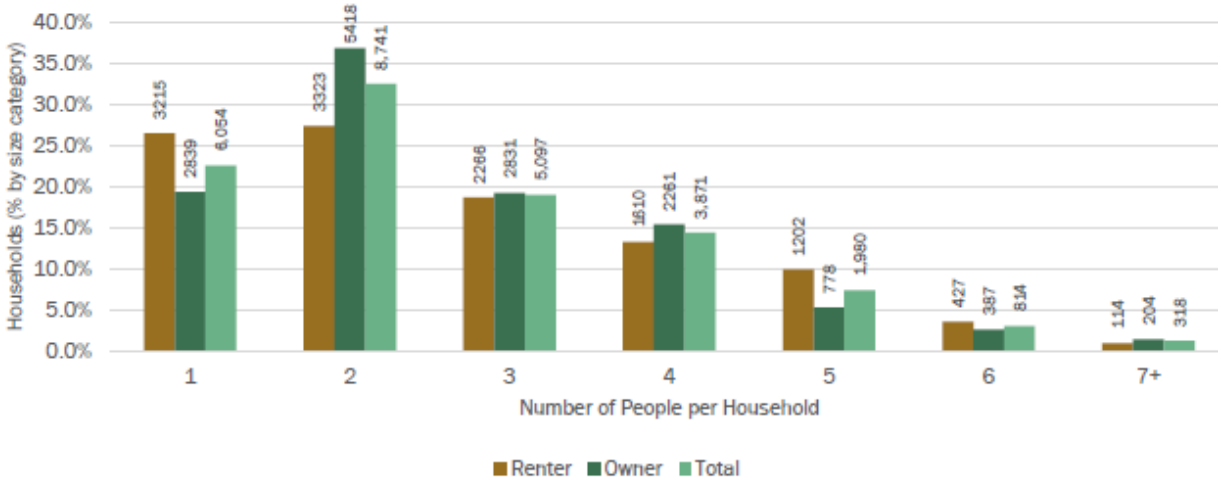


American Community Survey 2014-2018 5-year estimates

Household Size

Figure H-3 illustrates the range of household sizes in Upland for homeowners, renters, and overall. The most commonly occurring household size is of two people (33%) and the second-most commonly occurring household is of one person (23%). Upland has a similar share of single-person households as the SCAG region overall (23%) and a smaller share of large households with 7+ persons than the SCAG region overall (1% vs. 3%).

Figure H-3 Household Size by Tenure - Upland

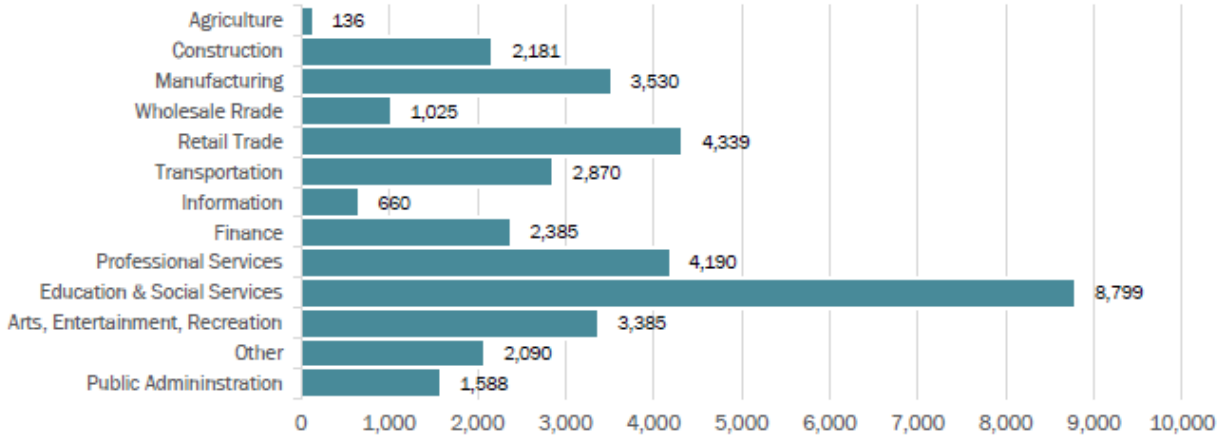


American Community Survey 2014-2018 5-year estimates.

Employment Characteristics

According to recent Census estimates, Upland has 37,178 workers living within its borders who work across 13 major industrial sectors. **Figure H-4** shows that most prevalent industry for Upland residents is Education & Social Services with approximately 24% of the total while the second most prevalent industry is Retail trade with 12% of employed residents. The largest employers in Upland are San Antonio Community Hospital, Upland Unified School District, Home Depot and Upland Rehabilitation and Care Center.

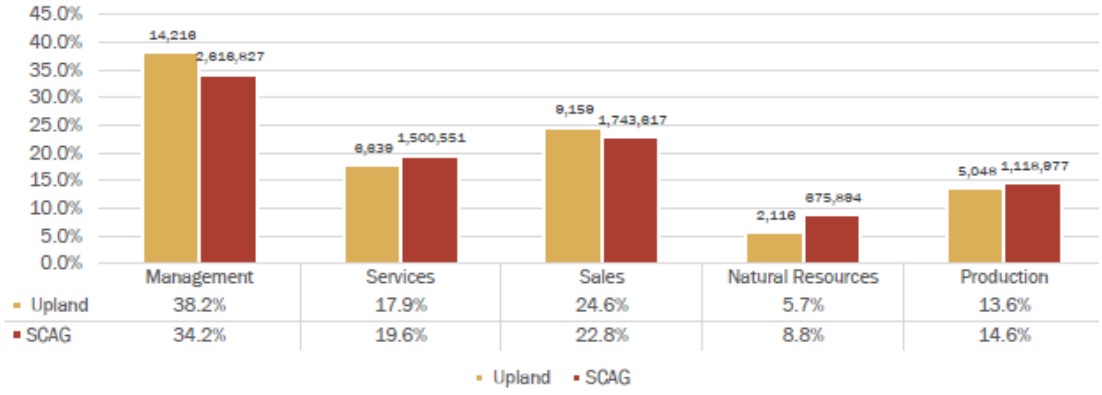
Figure H-4 Employment by Industry - Upland



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

As shown in **Figure H-5**, the most prevalent occupational category in Upland is Management, in which about 38% of employees work. The second-most prevalent type of work is in Sales, which employs about 25% of residents.

Figure H-5 Employment by Occupation - Upland

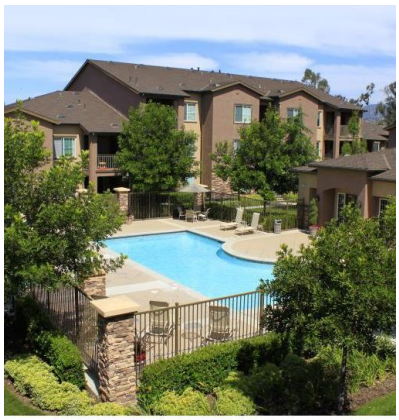


American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Housing Characteristics

This section describes housing characteristics and trends including housing type, tenure (owner vs. renter), vacancy, age and condition, housing prices and rents, and homeownership rates.

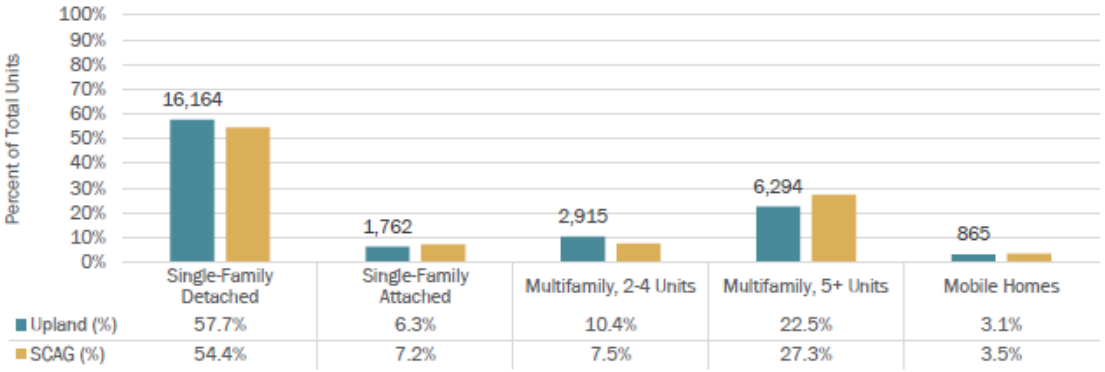
Housing Type



A range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Upland. As shown in **Figure H-6**, the most prevalent housing type in Upland is single-family detached homes. According to recent Department of Finance estimates, the share of all single-family housing units in Upland is approximately 64%, which is higher than the 62% share for the SCAG region as a whole. The estimated vacancy rate is 2.8% and the average household size (as expressed by the population to housing unit ratio) is approximately 2.9.

Looking forward, the City of Upland anticipates continued residential growth in several focus areas and specific plan areas such as the Foothill Boulevard corridor, College Heights, and Downtown.

Figure H-6 Housing Units by Type – Upland vs. SCAG Region

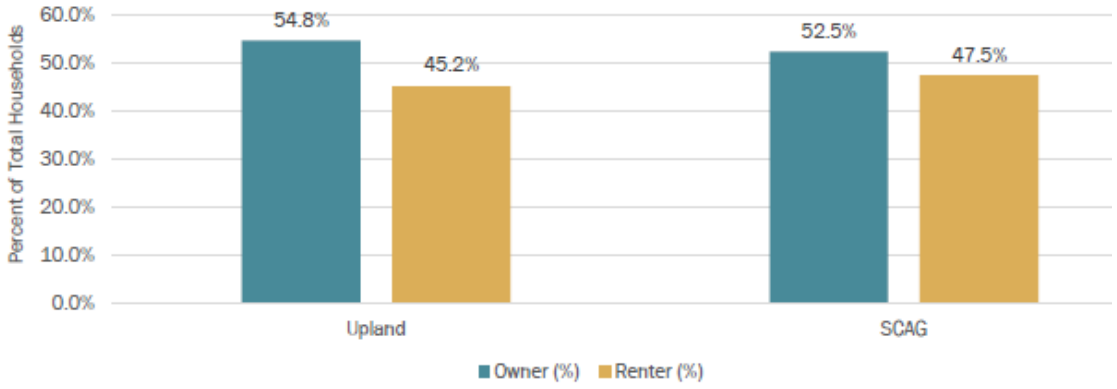


CA DOF E-5 Population and Housing Unit Estimates

Housing Tenure

Tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing. Recent Census data estimated that Upland's housing stock consists of 26,875 total units, 14,718 of which are owner-occupied and 12,157 of which are renter-occupied (**Figure H-7**). The home ownership rate in Upland is slightly higher than in the SCAG region overall.

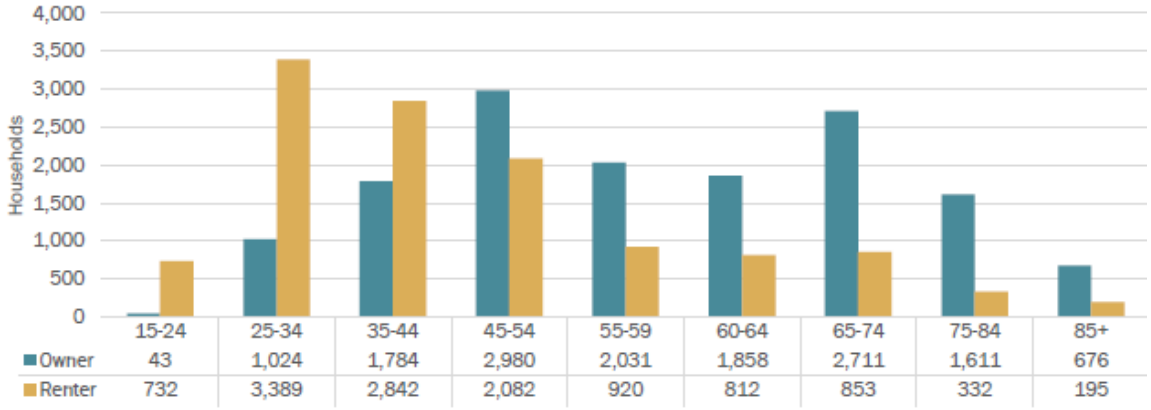
Figure H-7 Housing Tenure – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Figure H-8 shows recent Census estimated of housing tenure for different age groups. As may be expected, younger residents are more likely to be renters while those over age 45 are more often homeowners.

Figure H-8 Housing Tenure by Age – Upland



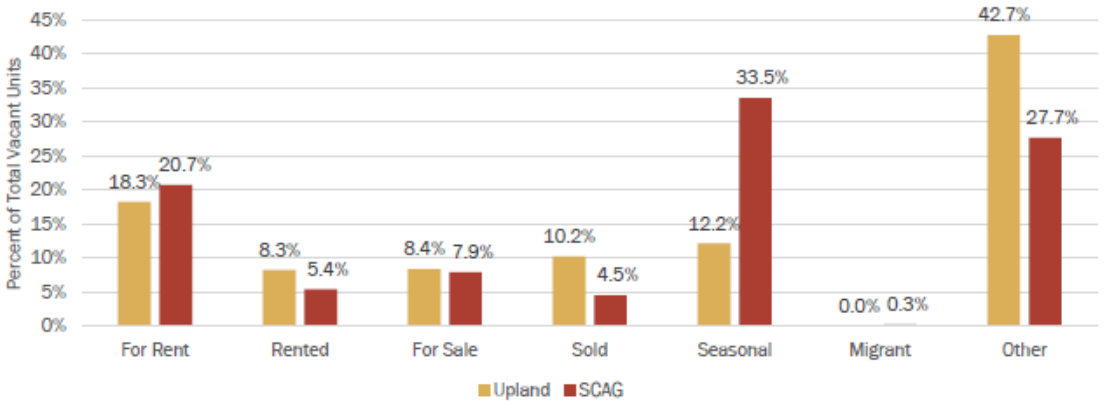
American Community Survey 2014-2018 5-year estimates.

Vacancy Rates

Housing vacancies are one measure of how well the supply of housing matches the demand. Typically, housing vacancy rates of 5% for apartments and 1% to 2% for owner-occupied homes are considered to be a healthy housing market with enough vacancies to provide consumers with sufficient choices for different types of housing products, and that developers have a financial incentive to continue building housing. Higher vacancy rates may lead to price depreciation while lower vacancy rates indicate a tight market and generally cause housing rents and prices to increase.

According to recent Census estimates, Upland's overall vacancy rate is approximately 2.8%. The various categories of vacant units for Upland and the entire SCAG region are shown in **Figure H-9**. In Upland the highest number of reported vacant units was "other" while "seasonal" vacant units were most common throughout the region. The estimated vacancy rate in 2019 was 0% for owner-occupied units and 5.7% for rental units.

Figure H-9 Vacant Units by Type – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

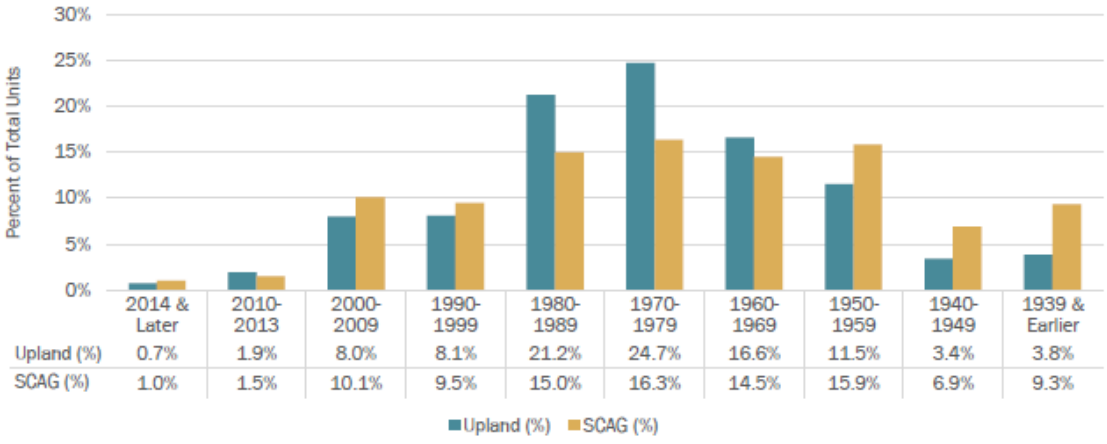
Housing Age and Condition

Well-maintained housing is important for maintaining property values and neighborhood stability. However, the majority of homes in Upland are over 50 years old, indicating a need for ongoing maintenance and rehabilitation such as roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs or need renovation.

Another concern related to the age of housing is That homes built prior to 1978 typically contain lead-based paint, which can cause hazardous health conditions for children (specifically, developmental delays). Health hazards occur when the paint chips and is inhaled by residents, particularly children. Since 1978, the federal government has banned the use of lead-based paint.

Figure H-10 shows the age of Upland's housing stock. City staff estimates that approximately 70-80% of housing units (approximately 21,000 units) may be in need of minor repair while one-third (approximately 9,000 units) may require more substantial rehabilitation. Most of the homes in need of repair are located in the older southern portions of the city, while the majority of newer housing is located in the northern area. The City's code enforcement activities are primarily based on complaints. When violations are noted, City staff directs residents to programs that may be available to assist lower-income residents with needed repairs.

Figure H-10 Age of Housing Stock – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Cost and Affordability

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI): extremely low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table H-2 shows affordable rent levels and estimated affordable purchase prices for housing in San Bernardino County by income category for on a 4-person family. Based on 2022 State standards, the maximum affordable monthly rent for extremely-low-income households is $694, while the maximum affordable rent for very-low-income households is $1,100. The maximum affordable rent for low-income households is $1,760, while the maximum for moderate-income households is $2,623.

Affordable purchase prices are more difficult to determine due to variations in conditions such as mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category shown in **Table H-2** have been estimated based on typical current conditions.

Table H-2 Affordable Housing Costs – San Bernardino County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	$27,750	$694	*
Very low	$44,000	$1,100	*
Low	$70,400	$1,760	*
Moderate	$104,900	$2,623	$400,000
Above moderate	Over $104,900	Over $2,623	Over $400,000

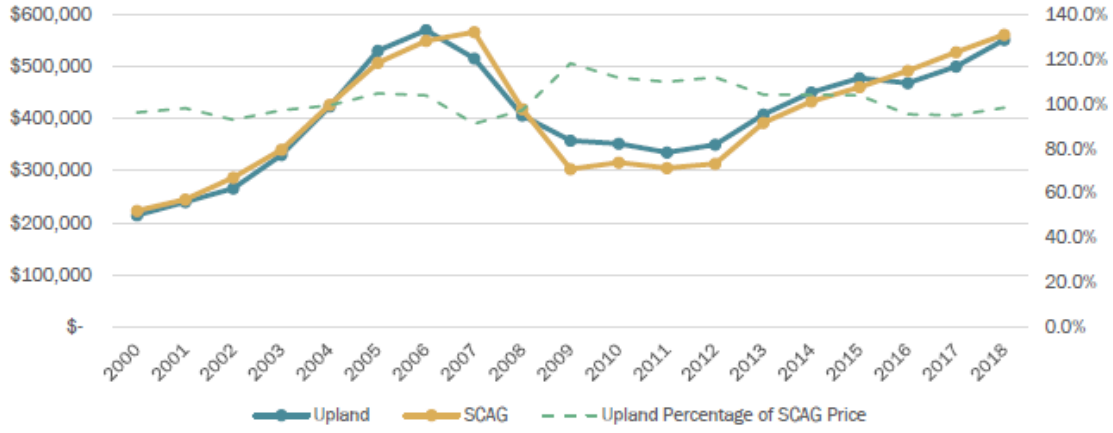
Assumptions:
- Based on a family of 4 and 2022 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 5.5% interest, 1.25% taxes & insurance, $300 HOA dues

* For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning LLC

For-Sale Housing Cost

Between 2000 and 2018, median home sales prices in Upland increased 157% while prices in the SCAG region increased 151%. 2018 median home sales prices in Upland were $551,000 and the highest experienced since 2000 was $569,500 in 2006. Prices in Upland have ranged from a low of 91% of the SCAG region median in 2007 and a high of 118% in 2009 (**Figure H-11**).

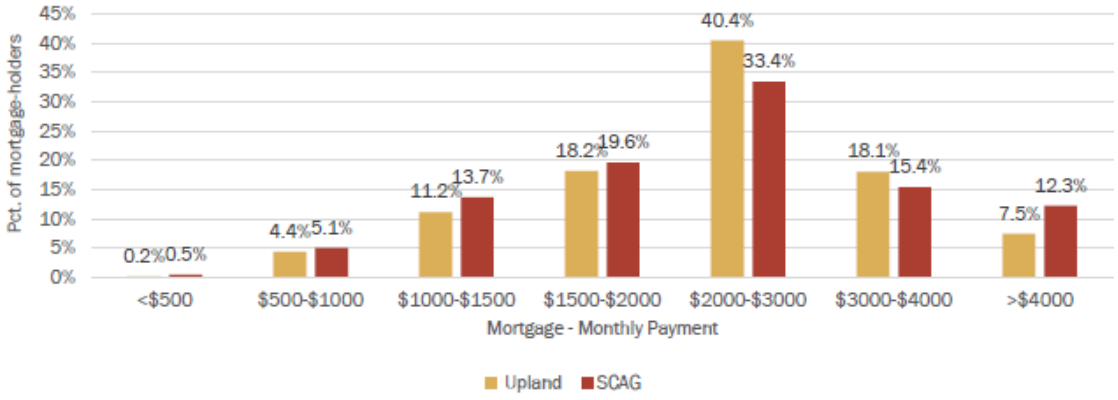
Figure H-11 Median Sale Price for Existing Homes – Upland vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Recent data for monthly homeowner housing costs are shown in **Figure H-12**. The most common amount paid is $2,000 to $3,000 in Upland and in the SCAG region as a whole.

Figure H-12 Monthly Owner Cost for Mortgage Holders – Upland vs. SCAG Region

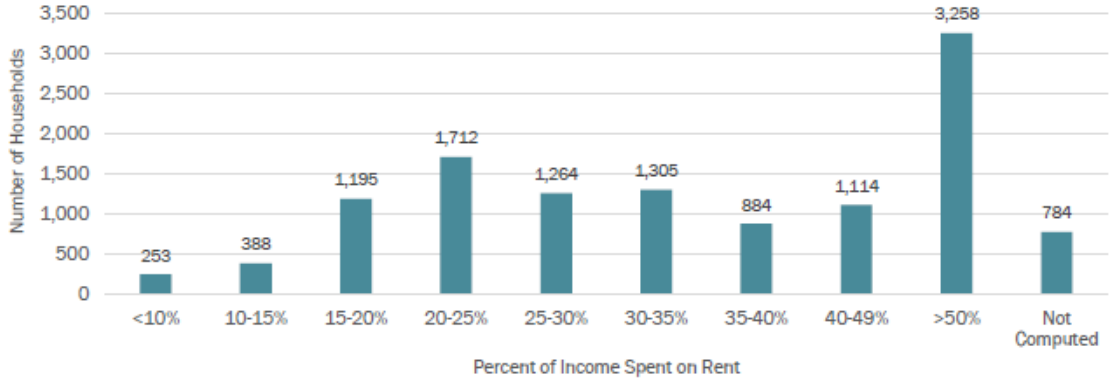


American Community Survey 2014-2018 5-year estimates.

Rental Housing Cost

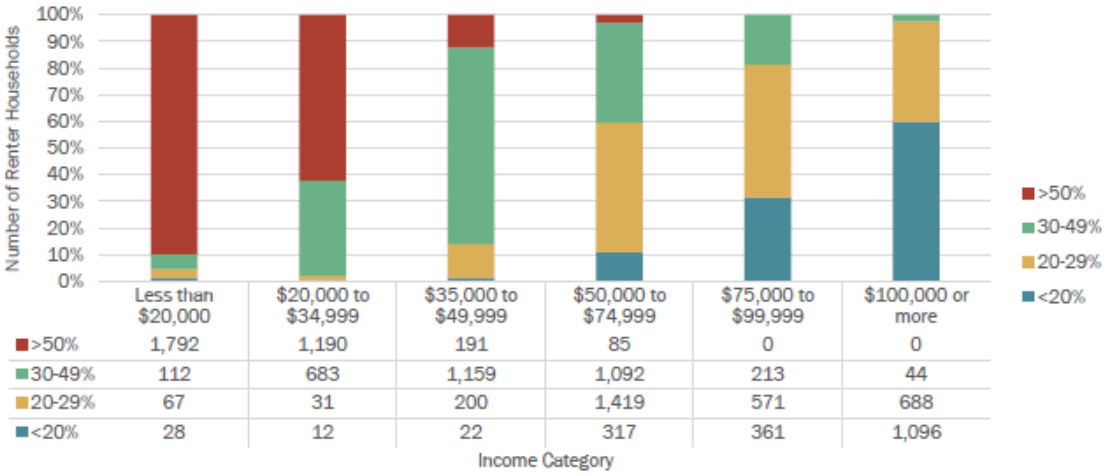
Across Upland's 12,157 renter households, about 54% spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. About 27% of Upland renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (**Figure H-13**). According to 2019 Census estimates the median rent in Upland was $1,600 per month. An August 2022 internet survey of apartments offered for rent found typical rents for 2-bedroom units in Upland ranging from $1,845 to $2,840 per month.

Figure H-13 Percentage of Income Spent on Rent – Upland



As illustrated in **Figure H-14**, lower-income households typically pay a higher proportion of their incomes for rent.

Figure H-14 Rental Cost by Income Category – Upland



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	1,792	1,190	191	85	0	0
30-49%	112	683	1,159	1,092	213	44
20-29%	67	31	200	1,419	571	688
<20%	28	12	22	317	361	1,096

American Community Survey 2014-2018 5-year estimates.

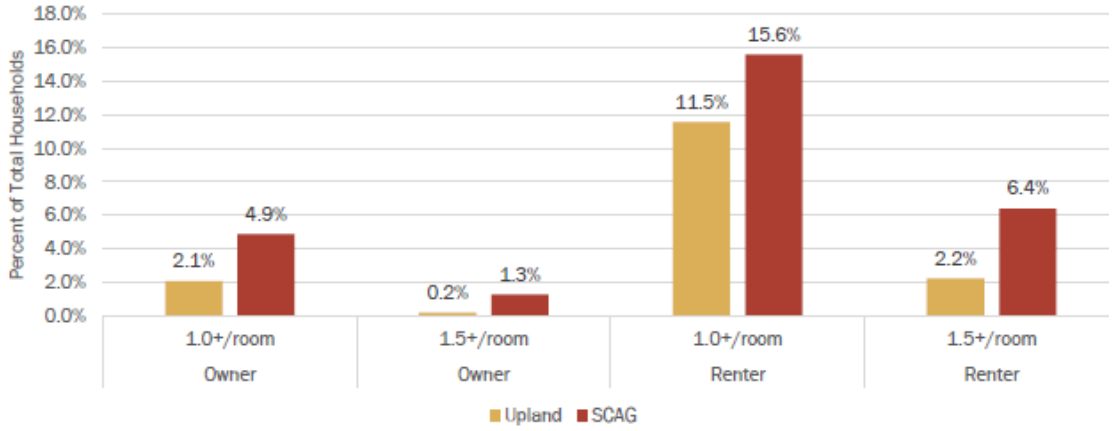
Housing Problems

Housing problems refer to overpayment, overcrowding, and the difficulties faced by extremely-low-income households.

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of a shortage of affordable housing. **Figure H-15** shows recent Census estimates of the prevalence of overcrowding in Upland compared to the SCAG region as a whole. Among renters, approximately 11.5% of Upland renter households reported more than 1.0 person per room while an additional 2.2% reported more than 1.5 persons per room. These rates are substantially lower than for the region as a whole. Rates of overcrowding were significantly lower for owner households.

Figure H-15 Overcrowding by Tenure – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. **Table H-3** displays recent HUD estimates for overpayment by tenure and income category, and shows that overpayment is closely related to income, with lower-income households far more likely to be cost-burdened than those in higher income categories.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, homeowners paying a higher percentage toward a mortgage may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table H-3 Overpayment by Income Category – Upland

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,475	1,415	1,960
Household Income >30% to less-than or= 50% HAMFI	1,415	1,125	1,585
Household Income >50% to less-than or= 80% HAMFI	1,695	500	2,000
Household Income >80% to less-than or= 100% HAMFI	840	55	1,385
Household Income >100% HAMFI	840	55	5,230
Total	6,265	3,150	12,155
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	535	475	755
Household Income >30% to less-than or= 50% HAMFI	415	365	645
Household Income >50% to less-than or= 80% HAMFI	700	425	1,265
Household Income >80% to less-than or= 100% HAMFI	520	170	1,010
Household Income >100% HAMFI	2,155	265	11,045
Total	4,325	1,700	14,720

Source: HUD CHAS, 2014-2018
HAMFI = Housing Urban Development Area Median Family Income

Extremely-Low-Income Households

Housing the extremely-low-income (ELI) population (below 30% of area median income) can be especially challenging. Recent HUD data (**Table H-4**) provides a breakdown of extremely-low-income households by race/ethnicity and tenure. ELI households often experience overcrowding, overpayment and other difficulties.

Table H-4 Extremely-Low-Income Housing Needs – Upland

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	13,795	1,205	8.7%
Black, non-Hispanic	1,869	480	25.7%
Asian and other, non-Hispanic	2,658	410	15.4%
Hispanic	8,805	1,255	14.3%
Total	27,127	3,350	12.3%
Renter-occupied	12,325	2,625	21.3%
Owner-occupied	14,830	730	4.9%
Total	27,155	3,355	12.4%

Source: HUD CHAS, 2012-2016
HAMFI = Housing Urban Development Area Median Family Income

Special Housing Needs

This section contains a discussion of the housing needs of special needs groups who reside in Upland. Special needs households include seniors, large families, single-parent households, people who are homeless, farmworkers and people with disabilities.

Senior Citizens

Seniors are defined as persons 65 years or older, although for some housing purposes the age may be as low as 55 years. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. As shown in **Table H-5**, of Upland's 6,495 such households, approximately 11% earn less than 30% of median income, (compared to 24% in the SCAG region), and 23% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region).

Table H-5 Elderly Households by Income and Tenure – Upland

Income Category, Relative to Surrounding Areas	Owner	Renter	Total	Percent of Total Elderly Households
< 30% HAMFI	355	375	730	11.2%
30-50% HAMFI	430	320	750	11.5%
50-80% HAMFI	785	255	1,040	16.0%
80-100% HAMFI	470	185	655	10.1%
> 100% HAMFI	3,015	305	3,320	51.1%
Total Households	5,055	1,440	6,495	

Providing appropriate housing for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as this group ages and approaches retirement or elderly years, many communities will see an increased demand for all types of senior housing, from smaller condominiums to independent age-restricted housing to assisted residential settings for those requiring more supportive services.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Upland. Support services are essential in facilitating the ability of seniors to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low-cost loans or grants to rehabilitate homes.

The City uses its CDBG funds, and implements the Emergency Repair Program (ERP), which provides a grant up to $15,000 to make emergency repairs and/or code violations corrections. Many of the ERP grants that the City processes are for low-income seniors living in mobile home parks and help to address safety and emergency repairs that they cannot afford. The City also uses its Home Improvement Program (HIP) funds from CalHOME and HOME which provides a deferred low or no interest loans (silent seconds) of up to $90,000 which allows low-income seniors the ability to address life/safety repairs, or upgrades to their home due to a lack of ongoing maintenance.

The City also supports the housing needs of seniors through reasonable accommodation for persons with disabilities as well as programs including Program 9: Accessory Dwelling Units, Program 13: Rental Housing Assistance and Program 16: Mobile Home Rent Stabilization.

In addition to these housing programs, the City's Gibson Senior Center[1] serves over 3,500 seniors each month with a lunch program and over 40 classes and activities taking place weekly, with over half of those being free.

The Gibson Center also hosts free monthly health lectures with community doctors, free non-invasive medical screenings, free AARP Tax-Aide, AARP 55 Alive Driver Safety courses, a free Fall flu shot clinic and wellness faire, non-biased medical insurance counseling, and a multitude of services at little to no cost to seniors.

Persons with Disabilities

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, persons with disabilities have special housing needs. Many disabled persons live on fixed incomes, thus limiting their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes or projects with elevators). Someone with a visual impairment may require a home that allows service animals.

Recent Census estimates reported that the most prevalent types of disabilities for Upland residents were ambulatory and independent living disabilities (**Figure H-16**). Of those aged 65 and over, ambulatory difficulties were the most common type of disability, with approximately 25% of Upland seniors affected (**Figure H-17**). As seen in **Table H-6**, over one-third of those with a disability in Upland were employed. Housing opportunities for persons with disabilities can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

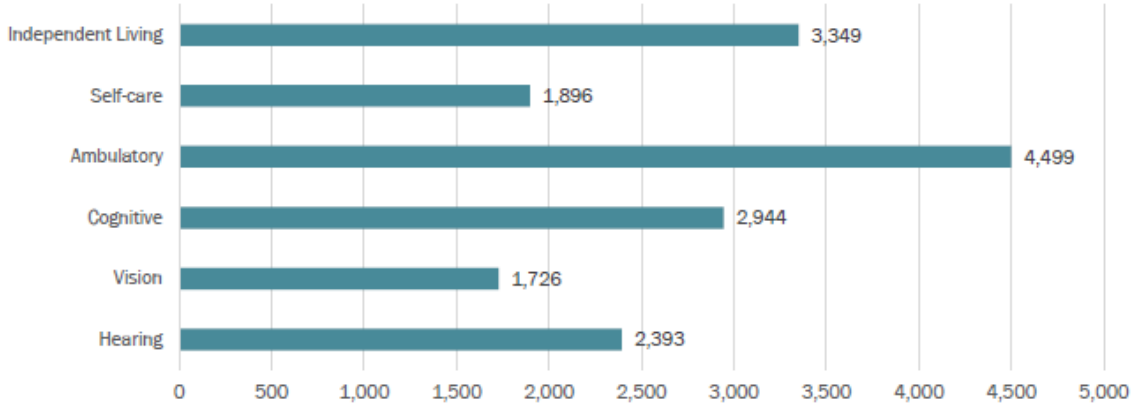
The Housing Plan addresses the housing needs of persons with disabilities through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 9: Accessory Dwelling Units, Program 13: Rental Housing Assistance, Program 16: Mobile Home Rent Stabilization, Program 17: Affordable

[1] https://www.uplandca.gov/gibson-senior-center

Housing at Risk of Conversion to Market Rate, Program 18: Homeless Services and Facilities, Program 20: Housing for People with Disabilities or other Special Needs, and Program 21: Affirmatively Furthering Fair Housing.

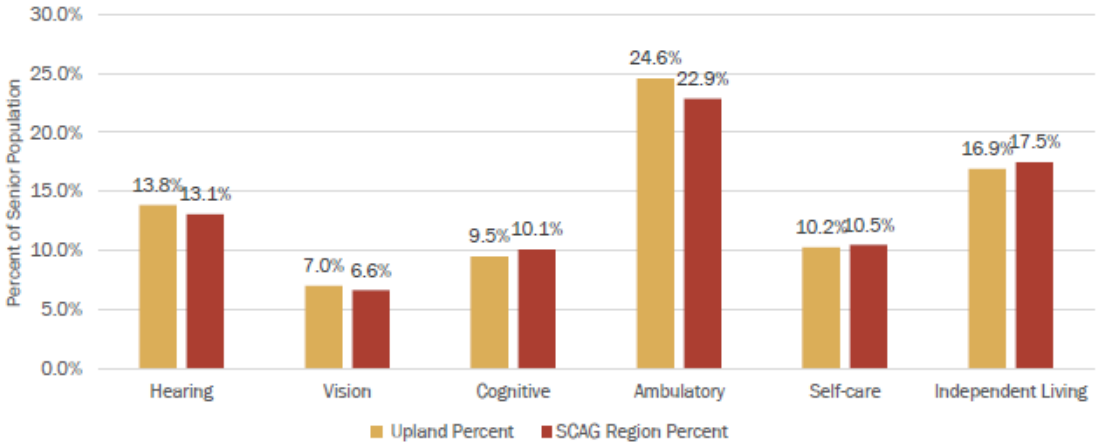
The Emergency Repair Program (ERP), which is funded with the City's share of CDBG, provides a grant up to $15,000 to make emergency repairs and/or code violations corrections, but also includes addressing Americans with Disabilities Act (ADA) such as ramps, widening doorways, and any other improvements necessary to comply with ADA improvements for disabled persons who are on fixed incomes and make up to 80% of the Area Median Income.

Figure H-16 Disabilities by Type – Upland



American Community Survey 2014-2018 5-year estimates.

Figure H-17 Disabilities by Type for Seniors 65+ – Upland



American Community Survey 2014-2018 5-year estimates.

Table H-6 Disabilities by Employment Status – Upland

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,488	37%	33,258	76%
Unemployed	262	7%	1,893	4%
Not in Labor Force	2,222	56%	8,880	20%
Total	3,972		44,031	

Source: American Community Survey, 2014-2018 5-year estimates

Developmental Disabilities

State law defines "Developmental disability" to mean a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The California Department of Developmental Services (DDS) provides community services to persons with developmental disables and their families through a system of regional centers. In San Bernardino County, the Inland Regional Center (IRC) is the local service provider for the State Department of Developmental Services. The center provides access to a variety of resources such as educational, employment, health, and housing to persons with developmental disabilities. The IRC coordinates housing programs with In-Home Supportive Services (through the County Department of Aging and Adult Services) and family support services such as respite, for persons living at home with the family. Respite services may include a behavior modification specialist and educational services. The IRC also provides transportation vouchers. Recent DDS data for persons in Upland is provided in **Table H-7**.

Many persons with developmental disabilities may live independently with minimal supervision. Others may live in a group facility with some supervision, while more severe conditions may require institutional living with regular supervision.

Table H-7 Developmental Disabilities – Upland

By Residence	
Home of parent/family/guardian	455
Independent/supported living	31
Community care facility	30
Intermediate care facility	85
Foster/family home	19
Other	5
By Age	
0-17 years	625
18+ years	297
Total	1,547

California DDS consumer count by California ZIP code, age group, and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions

Upland has a variety of services available for people with disabilities. Centerbest Neurofeedback Centers for Success, Scheu Family YMCA, OPARC, and Easter Seals Child Development Center provide programs to

enhance the independent living skills for those with a disability. Services may include advocacy, counseling, employment assistance, housing referrals, and transportation to medical appointments.

Large Families

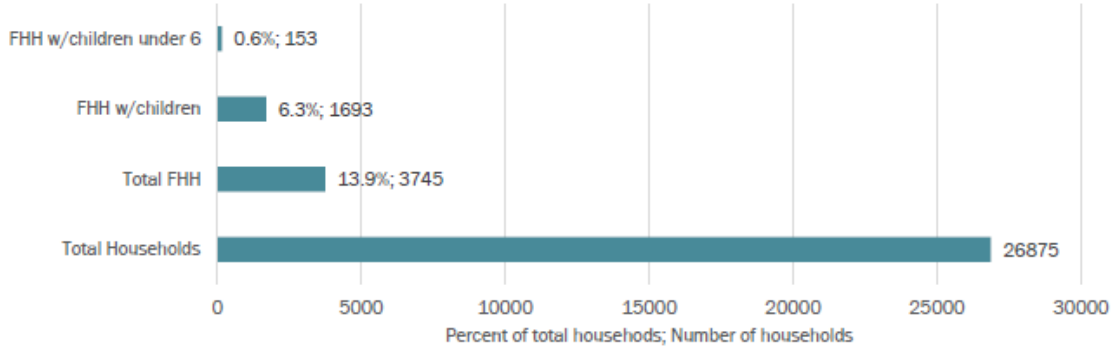
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among both owners and renters, more than half of all households have only one or two members. According to recent Census estimates, about 12% of all households in Upland had five or more members. Families with five or more persons require larger units with three or more bedrooms in order to avoid overcrowding.

The Housing Plan addresses the needs of large families, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 13: Rental Housing Assistance, Program 16: Mobile Home Rent Stabilization, Program 17: Affordable Housing at Risk of Conversion to Market Rate and Program 21: Affirmatively Furthering Fair Housing. The City's Home Improvement Program (HIP) provides a deferred low or no interest loans (silent seconds) of up to $90,000 to low-income households with incomes up to 80% of the Area Median Income for owner-occupied homes. The City uses its CalHOME and HOME funds for this program. The HIP would enable large family household to expand the number of bedrooms to help address overcrowding.

Female-Headed Households

Female headed households typically have greater housing needs than other households due to their limited income and higher expenses. According to recent Census Bureau estimates (**Figure H-18**), approximately 14% of Upland households are female-headed (compared to 14% in the SCAG region), 6% are female-headed and with children (compared to 7% in the SCAG region), and 0.6% are female-headed and with children under 6 (compared to 1% in the SCAG region).

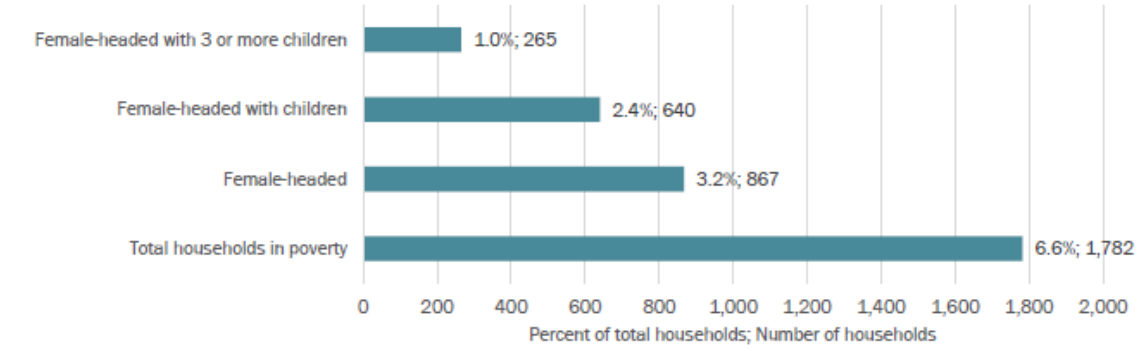
Figure H-18 Female Headed Households – Upland



American Community Survey 2014-2018 5-year estimates.

It is estimated that about 7% percent of Upland's households are experiencing poverty, compared to 8% of all households in the SCAG region. Nearly half of Upland households below the poverty line were female-headed households (**Figure H-19**).

Figure H-19 Female Headed Households by Poverty Status – Upland



American Community Survey 2014-2018 5-year estimates.

The Housing Plan addresses the needs of female headed households, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 13: Rental Housing Assistance, Program 16: Mobile Home Rent Stabilization, Program 17: Affordable Housing at Risk of Conversion to Market Rate and Program 21: Affirmatively Furthering Fair Housing.

Farmworkers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in San Bernardino County; however, over the past several decades agriculture has diminished in importance in Upland and adjacent areas. Recent Census estimates for agricultural employment in Upland published by SCAG in its HCD pre-approved data set (**Figure H-20**) shows that there were only about 24 full-time year-round jobs in the farming/fishing/forestry occupations. According to the USDA Census on agriculture population there are 2,246 farmworkers residing in San Bernardino County. As a consequence of the small population and rapidly declining agricultural production, no statistical need for housing has been identified for farmworkers. Farmworker housing needs can be met with the City's programs for lower-income housing populations.

Program 20 is included in the Housing Plan to ensure compliance with the Employee Housing Act, and other programs intended to assist lower-income persons and households would also serve any agricultural workers who may live in Upland.

Figure H-20 Agricultural Employment – Upland

Farmworkers by Occupation:

Upland	Percent of total Upland workers:	SCAG Total	
26	0.07%	57,741	Total jobs: Farming, fishing, and forestry occupations
24	0.10%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Upland	Percent of total Upland workers:	SCAG Total	
110	0.30%	73,778	Total in agriculture, forestry, fishing, and hunting
134	0.53%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Homelessness

Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and other problems.

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report[2] there were 44 unsheltered and no sheltered homeless persons in Upland at the time of the survey.

Housing accommodations for homeless people include emergency shelters, navigation centers, transitional housing, and permanent supportive housing. The City helps to support the establishment and operation of these types of facilities by ensuring that City regulations are consistent with current law (see Program 20: Housing for People with Disabilities or other Special Needs). Facilities serving the homeless in Upland are briefly summarized below.

- **Foothill Family Shelter**. Foothill Family Shelter is the primary facility serving Upland's homeless. This facility provides emergency shelter, transitional housing, and permanent housing in one center for homeless individuals and families. It includes 75 emergency beds, 7 short-term apartments for homeless families with children, 12 transitional housing apartments, and 8 apartments for affordable permanent housing.
- **Pacific Lifeline Ministry**. Pacific Lifeline Ministry in Upland is a faith-based ministry that empowers women and children facing chronic homelessness to achieve personal and social stability. Pacific Lifeline provides 28 beds for women and their young children at a transitional shelter in Upland. As part of the

[2] https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf

transitional housing, Pacific Lifeline provides services that include case management, individual group and family therapy, tutoring and counseling services, clothes, food, and limited housing services.

- **Substance abuse**. Inland Valley Recovery Services provides a number of programs for the Upland community. The Women and Children Program/Staying Sober provides a support base for recovering parents to restore relationships with children. IVRS also offers residential treatment in a 75-bed treatment center in Upland.

- **Service agencies**. Inland Valley Hope Partners provides emergency assistance with food, utilities, and educational classes. Other groups, such as OUR Homeless, links local ministries to community service providers and other congregations implementing solutions to ending homelessness on the west end of San Bernardino County.

- **Housing Authority**. The County Housing Authority (HACSB) has jurisdiction over a number of housing voucher programs, including those for homeless people. The Upland Housing Authority entered into a memorandum of understanding (MOU) with the San Bernardino County Housing Authority (HACSB) to administer housing assistance contracts with landlords in the City of Upland for applicants/participants of HACSB special purpose homeless voucher programs (Housing Opportunities for Persons with AIDS, Shelter Plus Care, Veterans Affairs Supportive Housing).

Affordable Housing at Risk of Conversion

Affordable housing that has received public subsidies in return for long-term affordability covenants represents a significant component of the City of Upland's affordable housing inventory. Assisted lower-income rental units that could convert to market rate due to the expiration of covenants or prepayment of mortgage are considered to be "at-risk" of conversion. **Table H-8** summarizes publicly assisted affordable projects in Upland and identifies those that are at risk of conversion during the 2021-2031 period.

Table H-8 Publicly Assisted Lower Income Rental Units in Upland

Project	Project Characteristics					
	Target Group	Total Units	Affordable Units	Unit Size	Project Funding	Expiration Date of Covenants
Richland Apts.	Family	33	8 LI	2 BR	HOME	2022
Sycamore Terrace	Senior	100	100 VLI	1 BR	LIHTC, HUD	2069
Northwoods	Family	324	64 LI	2 BR	MRB	2024
Arbor Park	Family	260	104 LI	2 BR	MRB	2028
Sunset Ridge[1]	Family	108	16 VLI	1 & 2 BR	MRB, RDA	2037
Village Apts [1]	Family	72	20 VLI	1 & 2 BR	MRB, RDA	2037
Alpine Woods	Family	137	136 LI	1 & 2 BR	LIHTC	2053
Magnolia Colony[1]	Family	40	18 VL; 18 LI 36 Moderate	2 & 3 BR	HOME, RDA	2058
Coy D. Estes	Senior	130	110 LI 20 Moderate	1 & 2 BR	LIHTC, HUD, CalHFA	2051
Los Olivos	Family	97	97 VLI	2 BR	Public Housing	Permanent
9th Street Terrace	Family	24	24 VLI	1 & 2 BR	Section 8	Permanent
FFS	Family	20	13VL; 7 LI	2 BR	RDA	2058

Source: CHPC and City of Upland, 2021

VLI: Very low income
LI: Low income
HUD2: Dept. of Housing and Urban Development
HOME: Federal Home Investment Partnership Funds
MRB: Mortgage Revenue Bonds
LIHTC: Low Income Housing Tax Credit
RDA: Upland Redevelopment Agency
Section 8: Federal Housing Voucher program
[1]Projects owned by the City of Upland

At-Risk Status

Three developments with 176 lower-income units are at risk of converting to market rate during the 2021 to 2031 period.

Preservation and Replacement Alternatives

Options for preserving or replacing at-risk units are described below. The cost to preserve affordable multiple-family housing depends on market rents, availability of funding sources, and the administrative capacity of housing organizations.

Project Acquisition

The estimated market value of the 176 at-risk units is approximately $48 million. The actual property values will change over time based on market conditions, property conditions, and other factors.

Purchase of Affordability Covenants

As an alternative to project acquisition, the affordability of at-risk projects could be extended through the purchase of affordability covenants. Based on current market conditions, the estimated cost of purchasing affordability covenants ranges from $400,000 to $725,000 per unit, or a total cost of approximately $70.4 to $127.6 million.

Rental Subsidies

The third option for preserving affordable units is to provide rental assistance. Rent subsidies could be structured similar to the Section 8 program, where HUD pays the difference between what tenants can afford (defined as 30% of household income) and HUD's estimates of the fair market rent. The feasibility of this alternative is highly dependent upon the availability of reliable funding sources necessary to make rent subsidies and the willingness of property owners to participate in the program. The cost of subsidizing rents at 176 at-risk units is estimated to be $8.8 million per year.

Construction of Replacement Units

The construction of new low-income housing units is a costly means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Assuming an average construction cost of $310,000 per unit (including the cost of land), the total cost of developing 176 new low-income units is estimated to be approximately $54.6 million.

Qualified Entities

Entities having the capacity to acquire and/or manage affordable housing projects in Upland include the San Bernardino County Housing Authority, National CORE, Abode, A Community of Friends, Jamboree Housing Corporation and many others posted on HCD's *Public Lands for Affordable Housing Development* web page.[3]

[3] https://www.hcd.ca.gov/community-development/public-lands-for-affordable-housing-development.shtml

Funding Sources

Potential funding sources that may be used to preserve affordable housing include Low Income Housing Tax Credits (LIHTC), Federal CDBG and HOME funds, CalHOME and other State affordable housing programs, and the City's Housing Fund.

2021-2029 Housing Needs

California law requires local governments to facilitate and encourage the production of housing to accommodate population and employment growth. To assist in that effort, the Southern California Association of Governments (SCAG) prepares housing planning goals for each city as part of the RHNA pursuant to criteria established State law, including household growth, existing needs such as overpayment and overcrowding, proximity to transportation, replacement of housing units expected to be lost, and vacancy rates. The total housing need is distributed among income categories as shown in **Table H-9**. SCAG's detailed methodology used in preparing the RHNA is posted at https://scag.ca.gov/rhna.

Table H-9 Upland Regional Housing Needs Allocation, 2021–2029

Income Category	Definition	RHNA Allocation	
		Number of Units	Percentage
Extremely Low*	30% or less of MFI	792	14%
Very Low*	31–50% of MFI	792	14%
Low	51–80% of MFI	959	17%
Moderate	81–120% of MFI	1,013	18%
Above Moderate	above 120% of MFI	2,130	37%
Total		**5,686**	**100%**

Source: Southern California Association of Governments, 3/4/2021.
Note: Extremely-low-income units are estimated as half of the very-low-income need, pursuant to Government Code Sec. 65583(a)(1).

The City's strategy for accommodating future housing needs is discussed in Section 4.

3. CONSTRAINTS ANALYSIS

This chapter contains an analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing for persons of all income levels, including persons with disabilities.

Market Constraints

In recent years, communities have seen a decline in the number of new housing units built due to a variety of factors including limited supply of buildable land, labor shortages, the rising cost of materials, and the business strategies of developers and homebuilders. This section analyzes the impact of market factors on the development of new and affordable housing. Cities have little control over many of these factors.

Development Cost

Development cost is a major constraint that affects the feasibility of building housing. Land costs include the cost of raw land and site improvements (e.g., grading and installation of infrastructure). If an existing use is on the parcel, the developer must also factor in the cost of demolition and site cleanup. Other factors affecting land cost include the decline in availability of buildable sites without major site constraints such as environmental hazards and sensitive habitat areas.

Upland is a nearly built-out community. As the remaining supply of buildable vacant land is exhausted, development will shift to underutilized properties where higher-value uses will support the additional cost of redevelopment. Based on recent property sales, the typical cost of land in Upland is estimated to be approximately $14 to $16 per square foot for single-family property and $28 to $30 per square foot for multi-family property.

Housing construction constitutes a substantial portion of construction costs. The typical cost of new housing construction can range from $150 to $200 per square foot but can be much higher for luxury homes or developments on difficult sites such as slopes.

Access to Financing

Changes in construction lending practices for housing projects have had a significant impact on the financial feasibility of new construction. In past decades, housing developers could receive construction loans for 100% or more of a project's estimated future value. Following the housing market crash of the early 1990s, financial institutions tightened regulations for approving construction loans. After the boom period of the early to mid-2000s, this cycle repeated itself during the late 2000s. Loan underwriting has grown more conservative, with higher equity requirements and smaller "phases" of large development projects.

Upland is similar to most other California communities with regard to private sector homebuyer financing programs. For those homebuyers with good credit who can qualify, interest rates are currently at historic lows, which improves housing affordability. If grant funding allows, the City also assists homebuyers in financing home purchases through low-interest loans (see Program 12 in Section 5 - Housing Plan).

Development Fees

The City of Upland, like other California communities, charges fees to cover the cost of processing development applications and also charges development impact fees to finance the construction of adequate public facilities, water and sanitation treatment, and other infrastructure needed to support new residential developments. These fees are updated periodically and are based on the City's cost in processing applications, pursuant to the requirements of State law. Development impact fees are assessed through a pro-rata share system, based on the magnitude of the project's impact. **Table H-10** shows the typical fees charged for residential developments.

The City of Upland provides a fee schedule for development impact fees. Impact fees are updated each fiscal year and were last updated on October 16, 2023. Development impact fees add to the cost of residential development; however, they can be a cost-effective mechanism for financing the new infrastructure (e.g., water, sewer, roads) required to support new development. The fees allow for the consolidation of infrastructure projects when it is more cost-effective to do so and, by law, must be linked to the actual impact of the specific project.

Table H-10 Development Fees, City of Upland

Fee Category	Fee Amount
Planning Fees	
Site Plan: Project Review	$4,680
Design Review - Administrative Determination / Minor	$800
Design Review - Architectural Plans	$1,310
Administrative Use Permit - New Development	$8,580 (Deposit)
Administrative Use Permit - Complex	$3,630
Administrative Use Permit - Minor	$810
Conditional Use Permit	$4,860
Tentative Tract Map	$8,770 plus $25 per lot
Tentative Parcel Map	$7,180
Tentative Parcel Map - SB 9 Urban Lot Split	$1,420
General Plan amendment	$ 6,340
Specific plan	$10,230
Variance – General (First Request)	$4,830
Variance – Zone Change	$6,620
Building Permit Fees	$4,911– $23,297
CEQA Review	
Environmental Exemption	$870
Negative Declaration	$3,290
Environmental Impact Report	$10,000 (Initial Deposit)

Source: City of Upland, 2023

The City of Upland imposes a number of development impact fees, including for parks, sewer connection, drainage, police, water, and general government. Typically, and in the case of Upland, fees per unit for high-density residential are lower than fees per unit for low density residential.

Table H-11 Development Impact Fees, City of Upland

Development Impact Fees (per unit)[1]	Single Family	Multi-family
General government	$993	$853
Parks	$10,700	$9,182
Water	$3,768	$2,900

Police	$902	$774
Drainage	$2,856	$2,315
City Sewer Connection	$5,978	$918
Total Impact Fees	**$25,197**	**$16,942**

Notes:
1. Based on a total development cost of $750,000 for single-family and $500,000 for multi-family

Since some fees are based on project valuation and some are charged on per unit or per square foot basis, it is difficult to generalize the total fees which apply to residential projects. Therefore, Table H-12 provides a comparison of the applicable fees for a single family development (0 - 1,500 Sq. Ft.) and a multifamily development project (73,000 sq. ft. with 87 units). These assumptions were established as an average from several recent developments (see Table B6). Fees may represent a barrier to the construction of housing as they increase the minimum cost of development for a dwelling unit and may be passed onto the purchaser or renter. However, the City's fees are not excessive and do not constitute unreasonable constraints on the production of multifamily housing.

Table H-12 Fee Comparison for Single-Family and Multifamily Development

	Single Family (1,500 sq. ft. home in new residential area)	Multifamily (87-unit multi-family complex)
Total Square Footage	1,500	73,000 (average 840 sq. ft. per unit)
Construction Cost per Square Foot	$200	$150
Total Construction Costs	$300,000	$10,950,000 ($126,000 per unit)
Land Costs (vacant land)	$56,000 (3,500 sq. ft. lot)	$1,400,000 ($16,091 per unit)
Estimated Fees per unit:		
Building	$4,911	$297 per unit
Planning	$4,680 (Site Plan: Project review only)	$13,260 (Site Plan and Administrative use Permit)
Public Works (grading, public and private improvement)	$16,432	$188 per unit
Impact Fees	$25,197	$16,942 per unit
Total Fees/Unit	**$51,220**	**$30,687**
Fees as a % of Total Costs	**12.5%**	**17.8%**
Total Costs	$407,220	$15,019,769
Development Cost per Unit	**$407,220**	**$172,778**

Notes:
1. Based on an average square footage of approved single family and multifamily development projects.

Land Use Controls

This section describes the City's land use and development regulations that affect the location, density, and types of permitted residential land uses in Upland. This section also sets the foundation for identifying sites for housing in the land inventory.

General Plan Land Use

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within the various areas of the city. Under State law, the general plan elements must be internally consistent, and zoning must be consistent with the general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element.

Upland's General Plan is the blueprint for the growth and development of the community. The General Plan was comprehensively updated in 2015 and provides six residential land use designations tailored to different locations in the city. To encourage additional housing opportunities in focused areas of the community, the General Plan Land Use Element also allows stand-alone high-density residential uses and mixed uses in two mixed-use designations—the Business/Residential Mixed-Use and Commercial/Residential Mixed-Use land use districts.

Table H-13 describes the primary General Plan land use designations allowing housing, the intensity and density of uses allowed, and primary residential uses.

Table H-13 Land Use Designations Allowing Housing

General Plan Designation	Permitted Density	Primary Residential Use Allowed
Single-Family Low	0–4 units per acre	Single-family detached units
Single-Family Medium	4–10 units per acre	Single-family detached units
Mobile Home	8–14 units per acre	Mobile home parks
Multi-Family Low	10–20 units per acre	Multi-family units (i.e., duplexes, triplexes, townhomes)
Multi-Family Medium	20–30 units per acre	Multi-family units (i.e., stacked flats, etc.)
Multi-Family High	30–40 units per acre	Multi-family attached units (i.e., stacked flats)
Business/Residential Mixed-Use	20 units max	Areas in which business and/or light industrial uses are compatible with multi-family or single-family residential
Commercial/Residential Mixed-Use	20 units max	Combination of retail, service commercial and medium-density multi-family residential

Source: City of Upland General Plan, 2021.

Specific Plans

The City of Upland has adopted several specific plans that offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth will occur in these Specific Plan areas. The Specific Plans with sites identified in Appendix B to accommodate new housing needs during the planning period are summarized in **Table H-14**.

Table H-14 Specific Plans Allowing Housing

Specific Plan	Purpose
Historic Downtown Upland	The Historic Downtown Upland Specific Plan promotes the development of housing, work places, shops, entertainment, schools, parks, and civic facilities within easy walking distance. The plan encourages multi-family, single-family, second dwellings, live/work, mixed-use, senior housing, etc.
Colonies at San Antonio	Establishes a clearly recognizable mixed-use community. The specific plan is developed with 1,050 residential units, 115 acres of commercial, and 71 acres of recreational/community uses. A key feature is a 23.5-acre retention basin surrounded by a greenbelt. Only one residential site remains in the specific plan.

Specific Plan	Purpose
The Enclave	Located within the "College Heights" redevelopment area, the Enclave Specific Plan consists of approximately 19.04 gross acres along Foothill Boulevard. The Specific Plan allows up to 350 single-family attached and/or detached homes within a master planned with multiple recreation opportunities.

These specific plan areas and focus areas are discussed in Chapter 4, Housing Resources in relation to strategies for addressing the City's regional housing needs.

Residential Uses by Zone

All cities are required to facilitate and encourage a range of housing types for all economic segments of the community, as well as housing to address the needs of seniors, families, those with disabilities, farmworkers, and the homeless. Zoning districts that allow residential uses are listed below and in **Table H-15**.

- RS – Residential Single-Family Low Zones
- RS-MH – Single-Family Mobile Home
- RM – Residential Multi-Family Zones (RM-10, RM-20, RM-30)
- C/R-MU – Commercial Residential Mixed-Use
- B/R-MU – Business Residential Mixed-Use
- C/O MU – Commercial Office Mixed-Use
- C/I MU – Commercial Industrial Mixed-Use

Table H-15 Permitted Uses in Zones Allowing Residential Uses

Type of Unit	Zones Allowing Residential Uses						
	RS Zones	RS-MH	RM10 RM20 RM30	C/R MU	B/R MU	C/O MU	C/I MU
Residential							
+ Single-Family Detached	P	P			P		
+ Single-Family Attached			P	P	P		
+ Multi-Family Residential			AUP*	CUP	AUP*		CUP
+ Mobile Home Park		P					
+ Live/Work				AUP	AUP	CUP	CUP
+ Accessory Dwelling Units	P		P		P		
Special Needs							
+ Assisted Living/Convalescent			CUP	CUP	CUP	CUP	
+ Residential Care (6 or fewer)	P	P	P				
+ Residential Care (7 or more)			CUP		CUP		
+ Senior Housing			P	AUP	P	CUP	CUP
+ Single-Room Occupancy				CUP		CUP	CUP
+ Emergency Shelter			CUP	CUP	CUP	CUP	CUP
+ Supportive and Transitional Housing (6 or fewer)	P	P	P	CUP	CUP		
+ Supportive and Transitional Housing (7 or more)			CUP	CUP	CUP		

Source: Upland Zoning Code, 2021
* CUP if the density is over 15 units/acre
P = permitted
AUP = administrative use permit
CUP = conditional use permit

Single-Family Housing

Single-family housing is permitted by-right in the single-family residential zones and also the Business/Residential Mixed-Use zone. The RS-MH is intended to protect areas for mobile homes and manufactured housing.

Accessory Dwelling Units

Accessory dwelling units (ADUs) offer affordable housing opportunities for lower-income households such as seniors, caregivers, household employees and college students. The City's ADU regulations (Municipal Code Chapter 17.37) were updated in 2021 to incorporate the current provisions of State law. ADUs are allowed by-right in all residential zones and in the B/R MU zone. To ensure that City regulations continue to encourage ADU production, Program 8 in the Housing Plan includes annual review of State ADU law and amendments to City regulations as necessary.

Mobile Home Parks

Mobile and manufactured homes provide affordable housing options for many Upland families. The city presently has approximately 865 mobile homes situated in 6 mobile home parks, one of which is age-restricted for seniors and the other five parks are not restricted. Upland's mobile homes are relatively inexpensive, and most parks are fully occupied. The City implements a rent stabilization program for mobile home parks, helping to maintain the affordability for residents.

Manufactured Housing

According to the National Manufactured Home Construction and Safety Act of 1974, a manufactured home built and certified after June 15, 1976, and constructed on a permanent foundation may be located in any residential zone where a conventional single-family detached unit is permitted subject to the same restrictions on density and to the same property development regulations, provided it has received approval of the Architectural Review Board and receives a Certificate of Compatibility. The City complies with this act and permits manufactured homes constructed on a permanent foundation in all residential zones where single-family homes are permitted.

Multi-Family Housing

Multiple-family development (apartments and condominiums) are currently permitted with an administrative use permit (AUP) or conditional use permit (CUP) in the RM multi-family residential zones and B/R mixed-use zone. Multi-family development is also conditionally permitted in the C/R MU and C/I MU zones as part of a mixed-use development that provides a minimum of 0.25 floor area ratio of nonresidential development. The minimum densities in the RM and MU zones are intended to facilitate higher-density multi-family residential. RM zones do not require a minimum parcel area or maximum lot coverage. To reduce potential constraints to multi-family development, Program 7 in the Housing Plan includes a Code amendment to eliminate the administrative use permit/conditional use permit requirement for multi-family housing in multi-family zones.

In the Downtown, multi-family residential uses are permitted by right in all districts, with the exception of the Pleasant View District, which is a single-family historic neighborhood. Given that Downtown is also the commercial heart of Upland, multi-family residential is only permitted on upper floors in Old Town and the

Historic Core except within the 1st Avenue Overlay of the Old Town District, where multi-family is permitted on the ground floor. Each multi-family project requires minimum lot dimensions, setbacks, floor area, and outdoor living space, and maximum lot coverage, development intensities, and height.

Mixed-Use Residential and Live-Work

Mixed-use projects combine nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. The City has created four mixed-use zones to provide flexibility and facilitate mixed-use developments. In Downtown, mixed-use developments are permitted by-right in all districts with the exception of single-family residential-only districts. **Table H-16** summarizes allowable uses in the three mixed-use zones that allow residential use.

Table H-16 Permitted Uses in Mixed Use Zones

Zone	100% Residential?	Limitations
B/R Mixed Use	Yes	0.5 max. non-residential FAR
C/R Mixed Use	Yes (CUP)	1.0 max. non-residential FAR
C/I Mixed Use	Yes	0.25-1.0. non-residential FAR

Stand-alone residential developments are permitted in all three mixed-use zones. While the development standards in these zones allow 100% non-residential development, non-residential FAR limits create a significant financial incentive to include a residential component and fully utilize the allowable development for each site. Recent development trends within these zones in recent years have included a variety of residential projects, including a 6-unit apartment complex, a 203-unit apartment complex, a 78-unit Live-Work development, and a 37-unit residential condominium development. This development trend indicates that residential development is viable and actively sought after by developers within the mixed-use zones, as evident by the addition of 324 new housing units to the City's housing stock. Please see Appendix B for additional information regarding development trends in mixed-use zones.

A live-work unit is an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity. Live-work is permitted with an administrative use permit in the C/R MU and B/R MU zones and conditionally permitted in the C/O MU and C/I MU zones. In the Historic Downtown Specific Plan area, live-work units are permitted by-right in five of the nine districts provided the residential portion is on the upper floors.

Single Room Occupancy

Single Room Occupancy (SRO) units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit with a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are conditionally permitted in the C/R MU, C/O MU and C/I MU zones.

Senior Housing

Senior housing is permitted by-right in the RM zone and permitted through an administrative use permit in the C/R/MU and B/R MU zones. Senior housing is also conditionally permitted in the C/O MU and C/I MU zones. In Downtown, senior housing is permitted by-right in most districts. Senior housing developments are

required to provide amenities, services, and facilities to ensure the comfort, health, and recreation of elderly persons, including health and transportation services. Eligible senior housing developments can receive a density bonus pursuant to State law. In addition, reduced parking standards may be granted.

Housing for Persons with Disabilities

Persons with disabilities often require special consideration to accommodate their housing needs. City standards and procedures for addressing these needs are described below.

Residential Care Facilities

In accordance with State law, residential care facilities that serve six or fewer persons are permitted by-right in all residential zones. Larger residential care facilities and assisted living/convalescent facilities are allowed by CUP in the RM, C/R MU and B/R MU zones. Program 20 includes an amendment to the Zoning Ordinance to ensure that small residential care facilities are allowed subject to the same standards as apply to residential uses of the same type in the same zone, including mixed-use zones, and to ensure that regulations do not pose an unreasonable constraint to large residential care facilities.

Emergency Shelters and Low Barrier Navigation Centers

"Emergency shelter" means housing with minimal supportive services for the homeless, with occupancy limited to six months or less by a homeless person. The Zoning Ordinance allows emergency shelters by-right in the Light Industrial and General Industrial zones and also in the RM and MU zones with approval of a CUP. Development standards for emergency shelters include the following:

- The applicant or operator shall submit a Management and Operation Plan for the emergency shelter for review and approval by the reviewing authority in consultation with the chief of police, as part of the application review process, prior to issuance of permits. The Operation Plan shall be based on Best Practices and include, but not be limited to:
    1. A security plan;
    2. List of services;
    3. Staff training;
    4. Client transport;
    5. Ratio of staff to clients;
    6. Client eligibility and intake and check out process;
    7. Hours of operation;
    8. Refuse collection;
    9. Separation of sleeping areas and restrooms by gender and for families;
    10. Bed bug prevention;
    11. Enforcement of rules and procedures for disruptive clients; and
    12. An outreach plan.

  The Operation Plan shall remain active throughout the life of the facility. The City may inspect the facility at any time for compliance with the facility's Operation Plan and other applicable laws and standards.
- Inability to Pay. No individual or household may be denied emergency shelter because of an inability to pay.

- Separation Criteria. An emergency shelter shall not be located within 300 feet of another emergency shelter, as measured from the closest property line. An emergency shelter shall be located within ½ mile of a transit stop. Emergency shelters shall be located at least 500 feet from any child care center or kindergarten through 12th grade curriculum school, as measured from the closest property line. An exception to this separation requirement may be granted if significant physical features act as barriers from said sensitive uses.
- Abutting Residential. When abutting a residential use or residentially-zoned property, all areas for shelter activities and uses, including, but not limited to, waiting and intake, personal storage, facility storage, and recreation, shall be located indoors.
- Occupancy. The number of beds shall be limited to 30. Any emergency shelter requesting more than 30 beds shall require a Conditional Use Permit, and shall find that:
    1. A larger shelter facility will help meet the City's goals pertaining to emergency housing of the homeless;
    2. The circumstances of the subject property make the larger facility appropriate; and
    3. Design features will minimize impacts of the surrounding area.
- Parking. One (1) vehicle parking space shall be provided per five (5) beds. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need.
- Waiting and Intake Area. A client waiting and intake area shall be provided and contain a minimum of ten (10) square feet per bed provided at the facility. The client waiting and intake area shall be screened from the public right-of-way, and shall be sufficient in size to accommodate all persons waiting to enter the facility.
- On-Site Management. On-site management shall be provided during the hours that the emergency shelter is in operation and at least one hour prior to and one hour after operation hours.
- Support Services. Emergency shelters shall allocate sufficient areas on site, outside of any required landscape areas, to provide the following minimal support services:
    1. Food preparation and dining areas;
    2. Laundry facilities;
    3. Restrooms and showers;
    4. Areas to secure and store client belongings;
    5. Indoor and outdoor recreational facilities and/or open space; and
    6. A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. Referral services refers to the initial assessment of a homeless client to identify the areas in which assistance is needed, and connecting clients with appropriate off-site programs and services depending on their need.
- Length of Stay. The length of stay for each individual at any emergency shelter shall not exceed ninety (90) days within a twelve (12) month period, but extensions up to a total stay of six (6) months within a twelve (12) month period may be provided if no alternative housing is available; days of stay need not be consecutive.
- Lighting. Lighting shall be provided in all exterior areas, including pathways, parking areas, courtyards, rear yard areas, and spaces between structures, and shall be directed in a manner that does not cast light onto neighboring properties.
- Trash Enclosure and Loading Zone. Each facility shall have a trash enclosure and loading zone. The trash enclosure shall be completely enclosed with masonry walls not less than five (5) feet high with a

solid-gated opening, and be large enough to accommodate a standard-sized trash bin adequate for use on the parcel. The trash enclosure shall be accessible to refuse collection vehicles.

- Security Plan. Security shall be provided during the hours that the emergency shelter is in operation. Security plans shall be submitted to City staff for review and approval prior to issuance of an occupancy permit. Security plans shall be resubmitted to City staff on an annual basis.
- Noise Abatement. For the purposes of noise abatement in residential zoning districts, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 10:00 p.m., and no client shall arrive to the emergency shelter after 10:00 p.m.
- Applicable Laws. The facility shall comply with all other laws, rules and regulations that apply, including Building and Fire codes. In addition, the facility is to be consistent with the Cable Airport Land Use Compatibility Plan policies and standards, particularly as it relates to protecting sensitive uses from airport related noise levels.

The Industrial Zone is a suitable location for emergency shelter facilities. The City has approximately 300 parcels zoned industrial. Approximately 25 parcels (38 acres) are significantly underutilized, and 8 parcels (23 acres) are vacant. The industrial zones are located along several public transportation routes and near the Montclair Transportation Center for convenient access. Parcels are also near commercial/professional office areas where homeless persons can access supportive services. These parcels are therefore suitable for emergency shelters.

The amount of land needed to accommodate emergency shelters depends on the number of individuals and families to be housed and the product built. Based upon the most recent homeless count of 44 unsheltered people in Upland and an emergency shelter size of 150 square feet per person, less than one acre would be sufficient to accommodate a shelter. With the potential 23 acres of industrially zoned vacant land and 38 acres of underutilized industrial land that could be adaptively reused for emergency shelters, the City has more than ample sites to accommodate the City's projected need for emergency shelters.

To ensure compliance with State law, Program 20 is included to review current development standards for emergency shelters and process a Code amendment to ensure that permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

AB 139 (2019) revised State law regarding parking standards for emergency shelters. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, Program 16 includes a Zoning Code amendment to revise parking requirements for emergency shelters consistent with current law.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
(2) Accommodation of residents' pets
(3) The storage of possessions
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Chapter V includes Program 1d to address this requirement.

Transitional and Supportive Housing

California Government Code §65582(j) defines *transitional housing* as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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. *Target population* means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. "Supportive services" include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

Program 20 in the Housing Plan includes a commitment to review current City regulations regarding transitional and supportive housing and amend regulations as necessary consistent with current law.

Agricultural Employee Housing

Under the Employee Housing Act (Health and Safety Code, § 17000 et seq.) employee housing for six or fewer employees must be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Program 20 is included in the Housing Plan to ensure that City regulations are consistent with these requirements.

Definition of "Family"

The Zoning Code defines *Family* as "one or more persons living together as a single housekeeping unit in a dwelling unit." There are no constraints on unrelated persons or number of persons in the definition.

Single Housekeeping Unit is defined as the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities (e.g., meals, chores, household maintenance, expenses, etc.) and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager. This definition may cause a constraint on those living together under separate leases.

The City will remove the definition of single housekeeping unit as a part of Program 20 so that the definition of family is inclusive and compliant with all fair housing laws.

Reasonable Accommodation

State and federal fair housing law require cities to make reasonable accommodations to address the special needs of persons with disabilities when applying standards of the Municipal Code and other land use regulations to ensure equal opportunity to use and enjoy a dwelling. State and federal guidelines recommend establishing a process of reasonable accommodation to grant changes in land use, building practices, or permitting processes to allow a disabled person equal access to housing. The process should not be discretionary or achieved through a variance. Program 20 is included in the Housing Plan to establish written procedures for processing requests for reasonable accommodation.

Inclusionary Requirements

There are no inclusionary requirements in the City.

Short-term Rental Requirements

Municipal Code Chapter 17.23.1 establishes regulations for short-term rental of a dwelling unit (i.e., 30 consecutive days or less) including requirements for an administrative use permit, business license and transient occupancy registration certificate. Short-term rentals are conditionally permitted in all residential zones with the exception of RS-MH (Single Family Mobile Home).

Growth Controls

No growth controls have been adopted in Upland.

Residential Development Standards

Residential development standards are designed to promote a sustainable livable environment, with adequate space for recreation, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families. These standards are carefully devised to result in quality housing, while not placing an undue burden on residential developers to building housing in the community.

Table H-17 lists residential development standards for housing in Upland. These standards become increasingly flexible depending on the proximity to employment areas, transportation corridors, or Downtown. As shown below, more rural areas (RS zones) have the largest minimum lot sizes and lowest lot coverage standards—reflective of historical land use patterns and topography. RM zones have less restrictive lot coverage

and greater building heights and density to facilitate multi-family housing. The Downtown has the smallest minimum lot sizes, greatest density, and allow the tallest buildings.

Table H-17 Residential Development Standards

Zoning District	Density (du/ac)	Maximum Building Height	Setbacks			Lot Coverage Regulations	
			Front	Side	Rear	Lot Coverage	Minimum Lot Size
RS	1 du/lot	35'	20-40'	5–10'	20'	35–50%	4,000-20,000 SF
RS-MH	8–14	16'	25'	5'	5'	60%	10 acres
RM-10	5-10	40'	20'	5'	15'	--	--
RM-20	10-20	40'	20'	5'	15'	--	--
RM-30	15-30	40'	20'	5'	15'	--	--
C/R MU	15-20	40'	5'	5–10'	10'	--	20,000 SF
B/R MU	10–20	40'	5'	5'	10'	45% for single-family	4,000 SF
C/O MU	10–20	40'	5'	5'	10'	--	20,000 SF
C/I MU	15–20	40'	5'	5'	10'	--	20,000 SF
HDU SP	0–55	30'–55'	0-25'	0-25'	0-20'	35%–100%	-
Enclave SP	12-20	45'	8-10'	3-10'	-	-	-

Source: Upland Zoning Code, 2021
Notes:
Residential development standards may different slightly in the respective specific plan areas.
Under certain circumstances (e.g., corner lot, adjacent to major highway) setbacks may be increased.

Unit Size Requirements

Upland's development standards require a minimum floor area ranging from 1,000 to 2,000 square feet for single-family homes in RS zones. Given the wide range of RS Zones (due to topography and lot sizes), the minimum floor area increases progressively with the minimum lot size. For multiple-family residential uses, the Zoning Code requires a minimum of 600 square feet for studio and one-bedroom apartments, and an additional 200 square feet for two or more bedrooms. Senior units are allowed up to a 20% reduction in minimum unit sizes.

Open Space Requirements

Given the higher densities in multiple-family housing, such projects must include a minimum of 100 square feet of private open space per unit and on average 250 square feet of common open space per residential unit. These minimum open space requirements are not considered a constraint to the development of housing; they are intended to provide a desired level of privacy and recreational opportunities for residents of multiple-family housing.

Density Standards and Density Bonus

Upland's Zoning Code provides significant flexibility in the density of residential products—reflective of the topography, location, and type of development. Multiple-family housing projects are allowed at 10 to 55 dwelling units per acre depending on location. For instance, corridor housing is typically permitted at up to 20 units per acre, stand-alone residential in a multiple-family district at up to 30 units per acre, and up to 55 units per acre in the Downtown Specific Plan. As discussed later, these density standards have been successful in facilitating ownership and rental housing at a variety of densities and affordability levels.

As required by State law (Government Code Sec. 65915 et seq.) Chapter 17.17 of the Municipal Code establishes standards and procedures for granting a density bonus or other incentives when a development provides affordable or senior housing. State density bonus law has been amended since the current City ordinance was adopted, and Program 15 in the Housing Plan includes a provision to update the City's density bonus regulations consistent with State law.

Height Limitations

The Zoning Code allows for a range in maximum building heights tailored to different neighborhoods and housing types. For instance, lower-density residential zones with single-family homes generally allow structures of one to two stories. Multiple-family residential zones allow structures of 40 feet and accommodate three or more stories. In the Historic Downtown, where higher residential densities are desired, the Historic Downtown Upland Specific Plan allows up to 55 feet in certain areas to accommodate higher residential densities and commercial intensities. These height allowances are comparable to other communities in the Inland Empire.

Parking Standards

Adequate parking is an important component of well-designed residential development, contributing to the value of a project, the safety of residents, its appearance, and the livability of the project. Upland's residential parking regulations are intended to promote efficient land use, reduce street congestion and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to secure financing for a new residential project.

Upland's residential parking requirements offer reduced standards for smaller units and in areas near high-quality transit. **Table H-18** provides a summary of parking requirements.

Table H-18 Residential Parking Standards

Types of Residential Development	Parking Requirements
Conventional Housing	
Single-Family	2 spaces within a garage
Manufactured Housing	Same as single-family units, except can be in a carport
Accessory Dwelling Units	1 space in addition to that required for a single-family unit (Unless parking is waived in accordance with State law
Duplex	2 per unit
Multiple-Family	Studio and 1-bedroom units: 1 for each unit in a garage 2-bedroom: 2 for each unit in a garage 3 or more bedrooms: 2.5 for each unit, including 2 in garage Guest parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units
Mobile Home Parks	2 for each mobile home (tandem parking allowed in an attached carport); plus 1 guest space for every 5 mobile homes [senior mobile-home parks are allowed parking concessions per Chapter 17.17 (Density Bonus Program)]
Senior Housing	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units
Boarding houses	1 per two beds

Types of Residential Development	Parking Requirements
Special Needs	
Elderly & Long-term Care	1 space for each 3 beds the facility is licensed to provide
Assisted Living	1 space for each 3 beds the facility is licensed to provide
Residential Care Facilities[1]	--Small (6 or fewer) - 2 within a garage --Large (7 or more) - 2 within a garage; plus 1 per 300 sq. ft. of office and other non-residential areas 2 spaces, plus 1 per employee onsite at any given time 2 spaces, plus 1 per employee onsite at any given time
Emergency Shelters	1 per 300 square feet of habitable floor area, or sufficient to serve the parking demand determined in a parking study
Supportive & Transitional Housing – small (6 or fewer in a dwelling unit)	2 per dwelling
Supportive & Transitional Housing – large (7 or more in a dwelling unit)	1 per 3 beds plus 1 per 300 sq. ft. of office and other non-residential areas
Single-Room Occupancy	1 space per unit plus 1 guest space for every 3 units

Source: City of Upland Zoning Code, 2021
Notes:
1. See Program 20 to modify parking requirements for small residential care facilities consistent with State law

The Upland Zoning Code sets forth flexible standards for multiple-family residential parking that vary by the location and proposed residential use (**Table H-19**). Whereas all areas of the community have the same parking space requirement for studio units, the number of required parking spaces increases gradually for one- and two-bedroom units.

Table H-19 Multiple-Family Parking Standards

Housing Characteristics	Location of Development		
	Mixed Use Districts	Historic Downtown	Outside Downtown
Type of Development Allowed	Mixed Use Projects	Residential and Mixed Uses	Residential Only
Unit Size			
Studio	1	1	1
1-bedroom	1	1	1
2-bedroom	1.5	2	2
Garage Required	None	Required	Required

Note: Guest parking is also required, which ranges between ¼ space per unit to ½ space per unit and may be uncovered.
Source: City of Upland, 2021

Recent multiple-family projects demonstrate that parking requirements have not been a significant constraint to housing production. Modifications to parking requirements are allowed in the following circumstances:

- **Density bonus projects**–reductions in parking spaces for projects that meet density bonus requirements
- **Senior housing projects**–a 50% reduction in required spaces with covered garages
- **Transit oriented districts**– a 20% reduction in parking space requirements for projects within ¼ mile of a transit station
- **Shared parking**–eligible projects can receive reductions in parking for qualifying mixed-use developments
- **Downtown Specific Plan**. This area allows developers to propose studio or one-bedroom units with only 1.0 parking space per unit and less floor area. This is also allowed for senior units.

- **Minor Variation**. The City Development Services Director has the authority to grant a minor adjustment over the counter (defined as 10% variation) to virtually every physical development standard.

Although apartments outside the Downtown and mixed-use corridors are feasible and built at current parking and garage requirement standards, there are situations where flexibility in garage requirements may be appropriate. Therefore, the Housing Incentives Program includes a statement to amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1-bedroom units in projects outside the Downtown and corridors provided the project qualifies for a density bonus or is deed-restricted as affordable.

In summary, the City's residential development standards, either individually or cumulatively, have not deterred either the production of condominiums or apartments. Adequate provisions are also in place to allow modifications to the residential development standards based on the location, affordability, and type of residential project. Because of these factors, the City's Zoning Code residential development requirements are not a significant constraint to the development of housing. However, to minimize constraints on housing cost, an amendment to multi-family development standards will be processed to eliminate garage parking requirements (Program 8).

Building Codes and Enforcement

The City has adopted the current (2019) Building Codes (Title 15 of the Municipal Code) with minor modifications to address local conditions. Because of the local topography and fire hazards, all newly constructed buildings of any occupancy group when the gross floor area is equal to or exceeds 5,000 square feet are required to have automatic fire sprinklers.

The City's Building Division provides reasonable controls for construction and occupancy of buildings and structures throughout the city through the enforcement of all building-related ordinances. This division serves and protects the public with plan checking services, the issuance of permits, the keeping of building-related records, and building inspections. The division further provides information to its customers through records research, provision of informational handouts, and development consultation through all phases of a project from concept to completion.

In addition to building codes mentioned above, the City has also adopted a variety of property maintenance codes for the protection of property values and the general welfare of the community. These are in the Public Peace and Welfare Code, which addresses graffiti and unnecessary noise; the Health and Safety Code, which addresses public nuisances as well as other occupancy requirements; and the Uniform Code for the Abatement of Dangerous Buildings.

The City's Code Enforcement Division is tasked with the responsibility of protecting property values and eliminating blight through the use of the City's Municipal Code.

Offsite and Infrastructure Requirements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, local governments have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. In fact, one of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on developers.

In order to ensure public health and safety, the City also requires developers to provide onsite and offsite improvements necessary to serve proposed residential projects. Requirements for on- and offsite improvements vary depending on the existing improvements, as well as the size and nature of the proposed development, but the requirements are standard and do not exceed the City's authority under State law.

In areas where existing infrastructure is not adequate, the City requires the following improvements:

- **Drainage:** Including curbs and gutters, storm drains, and culverts in accordance with acceptable standards. These requirements are standard among urban communities in California.
- **Sidewalks and trees:** Including sidewalks—of a width and quality suitable for the local neighborhood use—and parkway trees. Dimensions generally 12 feet on either side of the road, which includes 5 feet of sidewalks.
- **Streets:** Pavement of a width and quality suitable for local traffic. Specifications include 60' right-of-way for residential streets and 66' right-of-way for collectors. All other streets are already in place. Streets within PUDs and specific plans are typically narrower than the requirements for public streets.
- **Water and sewer:** Adequate domestic water supply, including the relocation or replacement of water mains, irrigation lines and appurtenances and appropriate sanitary sewer facilities and connections for each lot.

Energy Conservation

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB 375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable.

The City of Upland encourages resource conservation as follows.

- **Building codes**. The California Green Building Code (CALGreen) is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use, improve indoor air quality, divert construction waste from landfills, and inspect energy systems for nonresidential buildings.

- **Neighborhood design.** Neighborhood design and site planning can reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use. The Zoning Code and Historic Downtown Specific Plan both promote sustainable development patterns to promote energy conservation.

- **Green standards**. The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and

Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and issues certifications based on the points achieved for sustainable practices. The Kohl's at the Colonies and the Wells Fargo building are recent projects that received LEED Silver certification.

- **Retrofits of residential buildings.** Older residential buildings built before energy conservation standards provide the greatest opportunity to make a measurable difference in energy usage. To that end, the City's Housing Improvement Program provides residential rehabilitation loans that can be used to purchase more energy-efficient upgrades to windows, insulation, and other home items. Moreover, local utility companies also offer a wide range of incentive programs to trade in energy-inefficient appliances and receive a rebate to purchase energy-efficient models.

Permitting Process

The City of Upland has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Upland Municipal Code establishes standard procedures for processing applications for the development, maintenance, and improvement of housing. These processes are described in the following section.

Requests to Develop at Lower Densities

The decision on what residential densities to build to are largely market-driven as private developers strive to produce the most marketable housing. The General Plan establishes minimum densities for each of the multi-family and mixed-use residential categories and development in Upland generally falls at 75% of the maximum allowable density or above. In addition, City staff and decisionmakers, increasingly aware of the need to increase housing choice within the City, encourage applicants to propose development near the upper limits of the allowable density range.

Permit Requirements by Residential Project Type

Chapters 17.43 and 17.44 of the Zoning Ordinance establish development review procedures that balance the need for efficient and timely processing, while also recognizing that the final product should reflect quality workmanship and design.

Once a development application is deemed complete, the case planner reviews the project for conformance with applicable development codes, land use regulations, architectural drawings, site design, landscaping plan, design standards, and other requirements. The City provides an application and checklist that can be used to ensure that all relevant requirements and materials are submitted to the City. This ensures a timely submittal so that the project can proceed to the next step. Project review generally requires approximately one month to complete, assuming a well-prepared application.

Permit requirements are briefly described below and in **Table H-20**.

- **Single-family residential.** Single-family dwellings are reviewed through plan check by the Development Services Director or designee. Total time to process permits for new single-family dwellings is typically 30 to 60 days. This assumes that the project is proposed in a zone that allows the use by-right and that the project meets the minimum development and site standards in the municipal code. No specific findings or public hearing is required.

- **Multiple-family residential**. Multi-family projects have three levels of review, depending on the zone in which the project is located and the associated permit required (i.e., P, AUP, CUP). Projects permitted by-right or an administrative use permit are reviewed by the Development Services Director or designee. For AUPs, the director may solicit technical expertise and/or convene staff from affected departments in the review of projects. If an AUP or CUP is required, the findings for approval are as described below. Total time to process AUP permits is typically 30 to 90 days. For multi-family projects requiring a CUP, the Development Services Director or his/her designee performs the initial screening and makes a recommendation to the Planning Commission for final action on the application. Required findings for approval are as described below. Total time to process a CUP for a new project is typically 3 to 6 months.

Although the current AUP and CUP requirements for multi-family development do not appear to have been an unreasonable constraint to development in the past, Program 8 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments, thereby minimizing permit processing time and improving development certainty.

Table H-20 Permit Process and Time Frame for Housing Projects

Criteria	Application Review		
	Single-family	Multi-family (AUP)	Multi-family (CUP)
Application Completeness	1 month	1 month	1 month
Project Review Committee	1 month to review project design	1 month to review project design	1 month to review project design
Decision-maker Regarding Project	Development Services Director	Development Services Director	Planning Commission
Planning Commission Public Hearing	N/A unless project appealed	N/A unless project appealed	3 months
City Council Public Hearing	N/A	None unless appealed	None unless appealed
Environmental Review and Clearance	In accordance with CEQA requirements		
Plan Check	60 days	60 days	60 days
Total Time from Start to Building Permit	30–60 days	4–6 months	4-6 months (up to 9 with EIR)

Source: City of Upland, 2021

Environmental Review

Environmental clearance is required by the California Environmental Quality Act (CEQA). CEQA is quite prescriptive regarding the most appropriate form of clearance and the timelines for noticing, circulation, and public review. The vast majority of projects will qualify as infill and are exempt from CEQA, or the projects can be cleared through a Negative Declaration or Mitigated Negative Declaration. The time frames for this step vary widely and can typically take about 90 days. This step is often taken concurrent with permit processing. However, if an EIR is required, it may add six months or more to the project schedule.

Public Review

Projects that are permitted by-right or through an AUP are not required to be noticed to the public or subject to a public hearing. Projects over 15 du/ac currently require a CUP due to the possibility for unintended impacts on surrounding homes and neighborhoods require a public hearing before a decision can made. Hearings must be scheduled within 45 days of the filing of the application. Notices are mailed to affected local agencies and landowners within 300 feet of the proposed project so that the public can attend or submit comments on the proposed project. The entire process takes approximately three months unless an appeal is filed, which would add approximately 3.5 months.

Once prior stages are complete, the application for residential development moves forward to the building permit stage. The time from entitlement approval to submittal of a building permit application can vary widely depending on the type and size of the project and other issues beyond the City's control, such as project financing or real estate market factors. The process is relatively straightforward and requires filing an application, paying required fees, and commencing work. Overall, the time frame for obtaining permission to build residential projects in Upland is relatively short and therefore not considered an undue constraint for the vast majority of developers proposing projects in Upland. However, in order to minimize permit processing time and improve development certainty Program 8 is included in the Housing Plan to eliminate use permit requirements for multi-family development. **Table H-20** summarizes current time frames for project review in Upland.

Residential Design Standards and Guidelines

Section 17.04.050 of the Zoning Ordinance establishes residential design standards and guidelines for single- and multi-family developments, which provide an added level of definition for the intended character within single and multi-family developments and establish minimum criteria for achieving a high-quality design expression in site and building design while allowing reasonable flexibility in the implementation of developments in the residential zones. As part of development review plan process the City provides design feedback to applicants administratively and uses the Residential Design Guidelines as guidance during the review process. The design review process is described in detail below. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review and there is no design review board or review committee. Coupled City staff receive comments from multiple departments and work with applicant to address all comments comprehensively.

Some of the more pertinent requirements are:

- **Neighborhood context.** Single- and multi-family developments shall be compatible and coordinated with adjacent properties in terms of height, massing, setback, and design character. New development shall contribute to the visual quality and cohesiveness of its setting.
- **Site design**. Single-family developments shall vary the front yard setbacks from unit to unit to avoid long repetitious development patterns. Garages shall also be set back to not dominate the front façade of the residence. For multi-family developments, buildings shall be located as close as possible to the front setback line. Where buildings are set back, enhanced landscaping shall be provided within the setback.
- **Building design**. Single-family homes shall avoid large, box-like structures by employing techniques such as recessed porches, bay windows, dormers, varying planes or setbacks, and varying roof forms. The design should minimize views of garages. For multi-family projects, building massing shall be varied through techniques such as recessed porches, bay windows, dormers, varying planes or setbacks, and varying roof forms. Large masses shall be broken down to give individuality to units to be legible as individual residences or small groups of units.
- **Architectural Style**. Building design should not be limited to any particular style, be compatible with surrounding residential development, and multi-family residential should have varied design elements.
- **Private and Outdoor living space.** In multi-family projects, private open space shall be at the same level as and immediately accessible from within the unit. Outdoor living space for the shared use of

residents should include lawns, courtyards, community gardens, roof gardens, pools, and play areas. Shared spaces should be accessible to all residents, provide seating areas, be lighted, relatively flat and usable, and designed to encourage social activity. When included, such public space should be provided where high levels of pedestrian and/or community activity can be expected.

Design Review Process

The design review process is the same for ministerial and non-ministerial projects, excepting a public hearing requirement for non-ministerial projects. The set of design review standards are the same for ministerial and non-ministerial review. A review of recent projects found that no projects have been denied on the basis of the design review guidelines. Furthermore Program 8 is included to eliminate use permit requirements for conforming multi-family developments as well as adopt a set of purely objective development standards. This will further expedite the permitting process.

Residential construction involving individual single-family homes on an existing lot, mobile homes, and two units are approved at a staff level (ministerial review). Multiple family projects with three-units or more are approved by staff with an administrative use permit, except multiple family projects that are for-sale, such as townhomes and condominiums, which require a Tentative Tract Map and must be approved by the Planning Commission. These projects require a non-ministerial level review.

All projects are evaluated relative to zoning and building code standards and receive approvals within two to four weeks of application. The City's plan check policy is to complete first submittal plan checks within 30 business days and resubmittal plan checks within 10 business days.

The City offers a "Preliminary Review" service where plans may be submitted for review and comment by all relevant City departments prior to formal application. This provides the customer with a quick due diligence process to obtain City comments and requirements. Alternatively, City staff will meet with customers and developers at their request if they want to individually speak with representatives from Planning, Building & Safety, Public Works, and Engineering to receive guidance and obtain standards for development.

The design review process below is applicable for non-ministerial projects. Residential construction involving tracts and larger multi-family projects utilize the following processing schedule.

For projects not requiring legislative actions the entitlement process can take as little as 100 calendar days (approximately) if a CEQA Initial Study is not required under the California Environmental Quality Act. Steps are:

(1) Submission of complete application,

(2) Development Review (Technical Review Committee) (40 days),

(3) Planning Commission (45 days).

During this formal application phase, the applicant submits eight (8) sets of plans, appropriate application forms and all required fees. Completeness review by Planning staff and committee review by the Technical Review Committee occurs within the first 40 days following a complete application submittal. The applicant then provides additional information and prepares plan revisions (if needed) based on the Technical Review Committee comments/corrections. Conditions of approval are prepared, and any final issues are addressed

before the project moves on to Planning Commission review. A public hearing before the Planning Commission is only required if the project includes a Tentative Tract Map.

The Planning Commission's review or public hearing, proposed projects must be included on an agenda in advance. Staff prepares and presents reports on each project. The applicant and members of the public have the opportunity to comment. As for multi-family development (3 or more attached units), the Zoning Ordinance allows projects of 15 du/ac or less to be approved by the Development Services Director with an administrative use permit. In this case, there is not a requirement for a public hearing, including for non-ministerial projects. The Development Services Director on a case-by-case basis may choose to refer any administrative use permit application to the Planning Commission for review and approval. The multi-family projects that are generally referred are those that require a CEQA Initial Study. For multiple family projects that are for-sale, such as townhomes or condominiums, a Tentative Tract Map is required and must be approved by the Planning Commission.

If the project is subject to CEQA, then an Initial Study must be prepared by the City's environmental consultant(s) and typically requires an additional 90 to 120 days including a 20-day public comment period on the environmental document (e.g., a Mitigated Negative Declaration). Consideration of the project's environmental document is part of a public hearing on the entire project and has not been a factor in inhibiting affordable housing in the past.

For non-ministerial projects (General Plan Amendment, Zone Change, Development Agreement, etc.) processing takes approximately 120 calendar days, plus any CEQA environmental review processing requirements. The steps are the same as above plus No. 4 City Council (40 days).

- Once the entitlements are granted developers prepare the final engineering and complete the final map (as well as finalized home designs), which is the same process as other communities.

- During the same time as the above final map process, the developer and his engineer and architect prepare the development plans for plan check review submittal. The plan check review timelines are mentioned in the first paragraph above.

- Note: With implementation of SB 330 provisions through at least January 1, 2025, the evaluation and approval of multifamily residential dwelling units now occur simultaneous with the individual project's DPR and/or AUP entitlement process.

The development review process is not different for residential projects included as part of a mixed-use project.

The City of Upland's permit processing times are in line and/or faster than other communities in the area. Upland's development review process does not represent a constraint that is significant, although additional staff resources would enable staff to process projects more quickly. Since 2016, the City has retained contract staff to supplement City staff to maintain efficient entitlement processing, and also makes use of contractors for planning entitlements and building & Safety plan check. Regulations to include additional environmental assessment, requirements of SB 18 and/or AB 52, and water quality management plan requirements (all federal, state, and regional requirements), etc. have added to the processing time and cost of development in all cities, not just in Upland. These additional requirements are not generally reflected in the timelines above because this information and requirements are required at time of application submittal and determination of completeness.

Developers may face delays in obtaining building permits after entitlements due to the need to create more detailed plan sets after entitlement approval. Plans for land use entitlement are often conceptual. After entitlement approval applicants will prepare detailed construction plan sets for building permit review. Those plans on average take one or more months to prepare and submit for plan check review. Most discretionary applications are generally ready to proceed to plan check within a short period of time upon Planning Commission and/or City Council review. However, the City accepts plan checks "at risk" and some developers take advantage of this option to expedite the permitting process. This process allows the developer to submit their project for plan check review prior to entitlement approval. The plan check is "at risk" as the project may be modified prior to entitlement, but the ability to initiate the plan check process early can result in developers obtaining building permits shortly after the conclusion of the entitlement and/or an appeal period.

Detailed plan sets for building permit issuance is universal across the State and Upland's implementation of the California Building Code does not result in a burden or constraint beyond that experienced in other jurisdictions. Because the City allows for conceptual plans during the entitlement process developers can reserve funds and limit risk by initiating detailed construction plans after entitlement approval. Developers who do not wish to wait and are accepting of risk are permitted to submit detailed plans at-risk to reduce time between approval and permit. Ultimately, the amount of time between approval and permit application is at the discretion of the developer and does not constitute a constraint or hinderance on meeting the RHNA.

A review of recent projects found that no projects have been denied on the basis of the design review guidelines. Furthermore Program 8 is included to eliminate use permit requirements for conforming multi-family developments as well as adopt a set of purely objective development standards. This will further expedite the permitting process.

In 2014, the City streamlined its design review process by repealing provisions requiring separate review by a Design Review Board. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review as well. Coupled with user-friendly design guidelines, projects can be approved in a timely manner. Note that the set of design guidelines are the same for ministerial and non-ministerial review. A review of recent projects found that no projects have been denied on the basis of the design review guidelines. The design review process for both ministerial and non-ministerial process does not add time to the permitting process, as documented in the timelines above. The City works with applicants throughout the permitting process to ensure that design guidelines do not serve as a constraint to the development process, both in cost and time. Therefore, design review is not considered a potential constraint to residential development.

In order to minimize potential constraints, Program 8 includes a commitment to establish objective development and design standards for qualifying residential projects as well as remove the use permit requirements for conforming multi-family developments. This program will serve to expedite the permitting process for multi-family developments.

Development Plan Review

Development Plan review is required for all new construction prior to issuance of a building permit. The Development Services Director or designee is the approving authority on all development plan review applications unless the Director refers the application to the Planning Commission. No public hearing is required for Director approval.

Required findings for approval are as follows:

1. The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.

2. The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.

3. The proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.

4. The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.

Use Permit/Administrative Use Permit

Historically, the Upland Development Code required developers of multiple-family projects to secure a conditional use permit prior to project approval. In 2015 the Development Code was reconfigured to provide more clear guidance for developers, City staff, policy makers, and residents. The Code now only requires an administrative use permit for projects with a density of 15 du/ac or less. The purpose is to provide an appropriate review of land uses and their associated operational characteristics in a particular zoning district, whose effects on a site and surroundings cannot be determined before being proposed for a specific site.

An application for an administrative use permit shall be filed and reviewed in compliance with Chapter 17.42 of the Code. The application shall include the information and materials specified in the Development Services Department handout for an administrative use permit application, together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the required findings.

The Development Services Director or designee shall approve, conditionally approve, or deny administrative use permit applications upon the recommendations of technical staff. However, in certain cases, the Development Services Director or designee may choose to refer any administrative use permit application to the Planning Commission for review and final decision. Unlike most discretionary approvals, no public notice and hearing is required for an administrative use permit application.

The decision-making authority may approve an application for an administrative use permit only if the proposed project complies with applicable standards in the zoning code, other City ordinances, the General Plan, and any other applicable community or specific plans, and as supported by all of the following findings:

- The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.
- The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.
- The proposed use will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of the proposed use.

The administrative use permit is not considered to be a constraint. Indeed, prior to the update, the City conditionally permitted six apartment and condominium projects, providing nearly a thousand affordable housing units. The AUP is intended to streamline the development review process and avoid unnecessary and additional reviews of projects that meet all the applicable standards in the City's general plan and municipal codes. However, to further reduce potential constraints and improve development certainty, Program 8 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments.

Environmental and Infrastructure Constraints

This section analyzes potential environmental conditions and infrastructure availability that could limit housing development during the 2021-2029 planning period.

Environmental Hazards

Potential environmental issues that could constrain development include wildland fire hazards, flood hazard zones and geological conditions.

- **Wildland Fire Hazards**. A small portion of the city is located within the Very High Fire Hazard Severity Zone as designated by Cal Fire (**Figure H-21**). These areas are along the City's western edge and northeast area and do not contain a substantial portion of the City's potential sites for future housing. Housing developments that may be located within fire hazard zones must comply with certain regulations designed to mitigate risk from wildland fires, which could increase development costs, although these requirements would not prevent the City from accommodating its share of regional housing needs. There are four sites that have a capacity of 216 moderate income units that fall within the Very High Fire Hazard Severity Zones as well as three pending projects, therefore, the location of the RHNA sites within the Fire Hazard Severity Zone would not preclude or impact the development of these sites.
- **Flood Hazard Zones**. Upland is located on the southerly side of the San Gabriel Mountains and small areas of the city are within washes that include designated flood hazard zones. None of the sites identified to accommodate the City's housing needs for the planning period are with these flood hazard areas.
- **Geological Conditions**. A mapped Alquist-Priolo fault zone crosses the northern portion of the city. In such areas, housing developments must comply with certain regulations designed to mitigate risk from earthquakes and other geological hazards, which could increase development costs, although these requirements would not prevent the City from accommodating its share of regional housing needs.

Water Availability

The 2015 General Plan Update EIR analyzed water needs for the entire City. That analysis concluded that water supply is projected to be sufficient to accommodate housing needs through 2035.

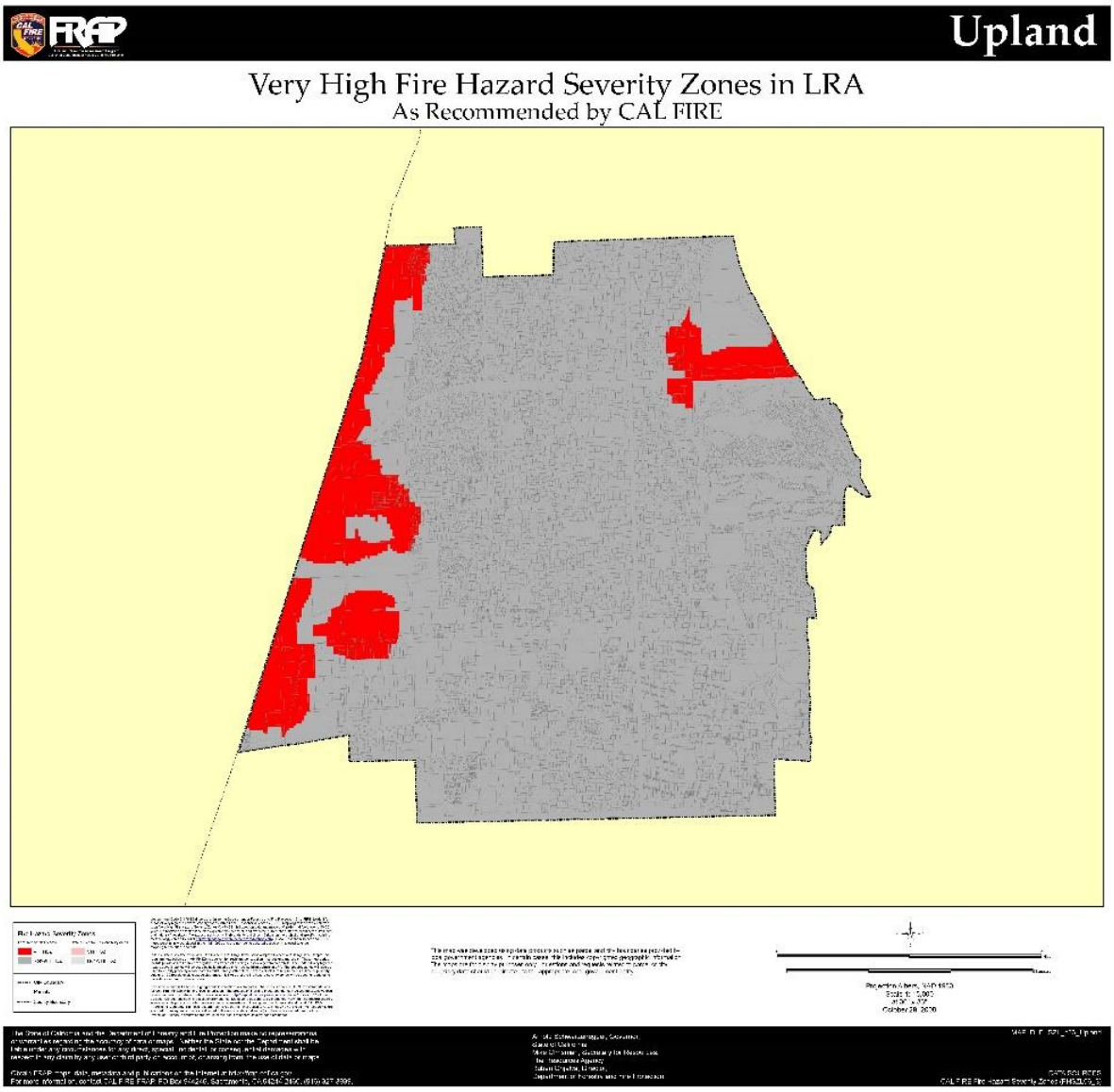
Sewer Availability

The capacity of sewer lines and treatment facilities is projected to be sufficient to accommodate the City's housing needs through 2029.

Dry Utilities

Dry utilities such as electric, telephone, cable and internet are provided by private companies and are expanded to meet demand as development occurs and are not a significant constraint to housing development during the 2021-2029 planning period.

Figure H-21 Very High Fire Hazard Severity Zone - Upland



4. HOUSING RESOURCES

This chapter describes the land, financial, and administrative resources available to assist Upland in addressing its housing needs.

Land to Accommodate New Housing Needs

To facilitate new housing production and address the community's housing needs, cities must ensure that sufficient land with appropriate zoning is available to accommodate the amount of additional housing need as determined through the Regional Housing Needs Assessment (RHNA). The City's land use plans and development regulations are discussed in Section 3 – Constraints. A detailed analysis of how the RHNA allocation for the 2021-2029 planning period can be accommodated is provided in Appendix B, including a parcel-specific inventory of potential housing sites.

Financial and Administrative Resources

Upland has access to local, state, and federal financial administrative resources to fund the construction, improvement, and maintenance of housing or the administration of programs. Some of the primary funding sources and organizations are described below.

Financial Resources

Financial resources to provide housing assistance are summarized below.

- **Community development block grants.** CDBG is the largest federal housing-related program for affordable housing. Cities with populations of over 50,000 receive CDBG funds directly from HUD, while smaller cities usually use County-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for eligible activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. Upland receives $675,000 annually in CDBG funds.

- **State and Federal HOME.** HOME is a formula-based grant that must be spent for the acquisition, construction, and rehabilitation of affordable rental and home ownership. HOME requires local governments to provide matching funds, though the matching ratio depends on the specific uses to which HOME funds are to be put. Upland does not qualify for entitlement HOME funds but rather applies to the State HCD for them. In addition, the City also periodically applies to the state for CalHome funds to support its affordable housing programs. The City uses State HOME and CalHome program income funds to support its First Time Homebuyers and HOME Improvement Programs. Before Upland can apply for additional HOME dollars, staff must expend the $1.25 million of program income the City has on hand. CalHome funds for these programs are no longer available from the State. However, the City has $550,000 of reuse funds available for the same programs.

- **Rental housing choice vouchers (formerly Section 8).** The federal housing choice voucher program is rental assistance provided to lower income households that allows a household to afford to rent a unit. The voucher amount equals the difference between what a household can afford to pay (up to 30% of monthly

income) and the fair market rent. The vouchers are typically granted to individuals who can use the voucher at any apartment project where the property owner accepts the voucher. Although this long-standing federal assistance program is not expected to increase in size, it remains an important affordable housing program. The housing choice voucher program in Upland is administered by the Housing Authority of San Bernardino County, which receives approximately $6.2 million annually to administer the housing voucher program.

- **Tax exempt multi-family revenue bonds**. The construction, acquisition, and rehabilitation of multi-family rental housing developments can be funded by tax exempt bonds which provide a lower interest rate than is available through conventional financing. Projects financed through these bonds are required to set aside 20% of the units for occupancy by very-low-income households or 40% of the units to be set aside for households at 60% of the area median income. Tax exempt bonds for multi-family housing may also be issued to refinance existing tax-exempt debts, which are referred to as a refunding bond issue. The City has several bond-funded affordable housing projects in the community.

- **Housing fund**. Upland owns three multiple-family housing projects funded through mortgage revenue bonds and former redevelopment funds. Due to the low cost of bond refinancing completed in 2007, these apartment projects provide net positive revenues after all operating and long-term expenses on the apartment projects are paid. These projects include Sunset Ridge, Village Apartments, and Magnolia Colony, which provide approximately $2.4 million net annually. The funding is used to support monitoring, implementation and preservation of existing affordable housing units. Although these projects provide a sizable amount for operating the City's housing programs, the long-term viability of this source is uncertain.

- **Enforceable obligations**. The City of Upland historically set aside $1.26 million in redevelopment tax increment financing to provide funding for the Coy D. Estes senior project. Upon dissolution of the Redevelopment Agency, the City petitioned that these funds should be deemed to be an enforceable obligation. The Department of Finance concurred, and the RDA tax increment funds were granted for this project. It is important to note that these are one-time funds and cannot be used for purposes other than the Coy D. Estes project. Upon the use of funds, the City will not have additional redevelopment tax increment funds that can be used to fund the development of new affordable housing.

Administrative Resources

The following agencies and organizations assist the City of Upland in implementing a variety of housing programs and activities.

- **Upland Development Services**. The Development Services Department facilitates the orderly physical and economic development of the City. Following closure of RDA, the department assumed their responsibilities. The Development Services Department administers advance planning, current planning, building permitting, and building inspection programs in compliance with local, state, and federal requirements. The Building Division provides reasonable controls for construction, occupancy, and maintenance of buildings and structures throughout the community. The department also implements programs that promote economic and housing development projects, emphasizing those that produce jobs, build infrastructure, expand the City's tax base, and/or provide housing.

- **Nonprofit Housing Developers**. The City of Upland works with nonprofit partners to assist in administering programs or furthering housing goals. The City has partnered with Upland Community Housing to develop 72 affordable assisted living units for the elderly in Downtown and to develop the 131-

unit Coy D. Estes Senior Apartments project. The City works with the Foothill Family Shelter to provide emergency shelter, transitional housing, and services to homeless residents. The City also assisted the shelter with the acquisition and rehabilitation of 44 units of permanent affordable housing in the Magnolia Colony project. Nonprofit affordable housing developers are a key asset for any community.

- **San Bernardino County Housing Authority.** The San Bernardino County Housing Authority is responsible for management of a public housing development of 97 units and administration of the City's rental assistance program (Section 8 Housing Choice Vouchers). This program encompasses more than 619 housing choice vouchers at an annual value of $6.2 million. The housing authority also manages the Public Housing Modernization Program. Coupled with the City's publicly assisted multiple-family projects, these two efforts are the largest providers of affordable housing for residents. Given the demise of redevelopment, many cities are considering options for enhancing cooperation with housing authorities for implementing or managing affordable housing programs for residents.

5. HOUSING PLAN

This chapter describes the goals, policies, programs and objectives to address the City's housing needs for the 2021-2029 planning period. The Plan addresses the issues of new housing production, rehabilitation, conservation, and assistance for current and future Upland residents.

Goals and Policies

The three goals around which the Housing Plan is organized are:

- **Goal 1: Upland's Neighborhoods.** Strong and healthy neighborhoods with well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.
- **Goal 2: Upland's Housing Supply.** A diverse supply of housing that is designed, built, and located in a manner that is consistent with the City's land use, zoning, circulation, and open space goals.
- **Goal 3: Housing Assistance.** Opportunities for lower- and moderate- income residents and households with special needs to rent, purchase, or maintain adequate housing in the community.

Issue #1: Housing and Neighborhood Quality

Upland residents are drawn to the community for its quality housing and the unique character of neighborhoods. Upland offers a blend of neighborhoods, ranging from traditional to more urban living experiences. Whether it is the hillside ambience of northern Upland, traditional neighborhoods of central Upland, or a more historic neighborhood setting in the Historic Downtown area, each neighborhood offers a unique lifestyle for residents. Strengthening and creating quality neighborhoods while preserving and promoting community character are essential priorities for the community. The following goal and policies further the livability of Upland's neighborhoods.

Goal HE-1	Strong and healthy neighborhoods with well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.

Policy HE-1.1 **Housing Quality.** Promote the repair, improvement, and rehabilitation of single-family housing, multiple-family housing, and mobile homes to enhance the quality of life and improve and maintain property values.

Policy HE-1.2 **Historic Character.** Support the maintenance and preservation of the City's historic districts, historic homes, buffers, and other neighborhood features of local significance that lend identity to the community.

Policy HE-1.3 **Neighborhood Improvement**. Encourage maintenance, and upgrading of neighborhoods through property maintenance codes, graffiti abatement, high quality infill housing, and replacement of deteriorated infrastructure.

Policy HE-1.4 **Neighborhood Amenities.** Maintain a variety of distinctive amenities in Upland (landscape, trees, urban design, parks, etc.) that provide and enhance the beauty, identity, and form of the City's districts and residential neighborhoods.

Policy HE-1.5 **Neighborhood Preservation**. Maintain lower-density residential designations in established low-density residential areas, unless conversion to another use is encouraged by the General Plan land use plan and policies.

Issue #2: Housing Opportunities

Upland is committed to addressing the housing needs of its residents and meeting its State-mandated responsibilities. Addressing these needs requires a multifaceted strategy. Housing needs and preferences differ for families, young and working-age adults, college students, seniors, and other groups. Therefore, the City's housing strategy includes facilitating a wide range of quality housing products—including single-family homes, townhomes, apartments, and mixed-use residential developments where appropriate.

The City is strategically accommodating growth to address several objectives. These include preserving residential neighborhoods, supporting economic development, and managing traffic and safety concerns. Adopted specific plans propose residential and mixed-use developments while incentives are in place to revitalize corridors and other neighborhood areas of Upland. The following goal and policies further these objectives.

Goal HE-2 A diverse supply of housing that is designed, built, and located in a manner that is consistent with land use, zoning, circulation, and open space goals of the City.

Policy HE-2.1 **Housing Growth**. Direct new housing growth into strategic locations that strengthen the City's economy, maximize existing and planned infrastructure, and foster the use and development of transit and multimodal transportation. These areas include Historic Downtown, Foothill Boulevard, Southeast Quadrant, and College Heights.

Policy HE-2.2 **Housing Diversity:** Provide high-quality housing in a range of types, densities, and unit sizes that meet the housing needs of residents of all income levels and household types. This includes single- and multiple-family housing, senior developments, mixed-use projects, and transit-oriented developments.

Policy HE-2.3 **Housing Design**. Require adherence to design standards with respect to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable design practices that adhere to standards set in general plan and design guidelines.

Policy HE-2.4: **Housing Incentives**. Facilitate the development of a mix of prices, types, and affordability of housing products through the implementation of flexible standards, efficient permitting process, and other assistance.

Policy HE-2.5: **Natural Environment**. In meeting housing needs, preserve important natural features of Upland's environment, including hillsides and viewsheds, historic resources, habitat, landscaped amenities, and other distinctive features.

Issue #3: Housing Assistance

Upland residents exhibit a diversity of housing needs. Some Upland residents wish to purchase a new home, while others may wish to downsize to housing that is age-appropriate, such as senior housing. Younger residents may be seeking their first independent apartment. Within its resource limitations, Upland seeks to improve the

ability of residents to secure and maintain adequate housing. The following goal and policies serve as a guide in providing housing assistance.

Goal HE-3 Opportunities for lower- and moderate-income residents and households with special needs to rent, purchase, or maintain adequate housing in the community.

Policy HE-3.1 **Rental Assistance.** Continue to support the San Bernardino County Housing Authority's efforts to provide rental assistance for individuals and families earning lower incomes and the modernization and maintenance of existing affordable housing.

Policy HE-3.2 **Homebuyer Assistance.** Support and increase opportunities for residents and Upland employees to achieve homeownership through the provision of financial or regulatory assistance where feasible.

Policy HE-3.3 **Special Needs.** Address the special housing needs of seniors, families with children, disabled people, homeless people, and others with special needs through proactive strategies aimed at housing production and assistance.

Policy HE-3.4 **Collaborative Partners.** Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

Policy HE-3.5 **Affordable Housing Preservation.** Support the maintenance, rehabilitation, and continued long-term preservation of publicly subsidized rental housing affordable to lower-income and special needs households.

Policy HE-3.6 **Mobile Homes.** Preserve the long-term affordability, condition, quality, and viability of mobile home parks in the community through rent stabilization and proactive maintenance and repair of units.

Policy HE-3.7 **Fair Housing.** Promote equal and fair housing opportunities for residents from all walks of life to allow for adequate choice to purchase or rent a home or live in a neighborhood that is best suited to their individual needs.

Housing Programs

Programs for Housing and Neighborhood Quality

Program 1. Code Enforcement

The Code Enforcement program is intended to ensure compliance with municipal codes to maintain the value and safety of property and structures. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, yard sales, graffiti, stormwater drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City's code enforcement officers work with residents and the business community to remedy code violations in a timely manner. The code enforcement program also includes graffiti removal. This program is essential to maintaining and improving the safety, livability, and value of properties in the City of Upland.

Objective(s):

- Continue to implement code enforcement activities throughout the planning period to ensure full compliance with City ordinances. Inspect up to 4,300 units annually.
- Develop abatement process by October 2024 for buildings where the property owner does not remedy substandard housing conditions; utilize the Administrative Citations Ordinance to obtain code compliance.
- Refer property owners to assistance programs (e.g., Program 2)

Responsible Agency: City Housing Division
Funding Source(s): CDBG Funds; General Funds
Time Frame: Ongoing

Program 2. HOME Improvement

The HOME Improvement Program provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. Loans are deferred at 0% or 3% interest and are due upon sale or transfer of property, 30 years or no longer occupied as a primary residence, whichever is less. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.

Objective(s):

- Provide up to 4 HIP loans annually to qualified low- and moderate-income (1 VL, 3 Low) homeowners earning less than 80% of CMFI.

- Annual outreach to developers

Responsible Agency: City Housing Division
Funding Source(s): CalHome; HOME; Housing Rent Revenues
Time Frame: Ongoing; annual promotion in the City newsletter
Geographic Target: At least 50% of assistance to households south of Foothill Boulevard.

Program 3. Emergency Repairs for Homeowners

The Emergency Repairs Program for Upland Homeowners Program provides a grant of up to $10,000 for emergency repairs. The grant is eligible for very-low-income homeowners of single-family homes, condominiums, and mobile homes. The grant can be increased to $12,000 for homeowners wishing to provide a dollar-for-dollar match above the $4,000 emergency grant limit. Qualifying home repairs include structural, mechanical, plumbing, electrical, and code violations, as well as weather-proofing, installation of low-flow toilets and smoke detectors, HVAC repairs, and accessibility improvements. This program works in tandem with the code enforcement program where income qualified homeowners who have housing units with code violations can be referred to seek grants to make necessary repairs. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.

Objective(s):

- Provide grants to up to 25 (VL) qualified homeowners annually to address emergency repairs; disseminate information to property owners; and seek additional funding for the program to ensure its long-term viability. Geographic target of 50% of assistance south of Foothill Boulevard.

- Annual outreach to developers

Responsible Agency: City Housing Division
Funding Source(s): CDBG Funds; Housing Rent Revenues
Time Frame: Ongoing and Annual Basis
Geographic Target: At least 50% of assistance to households south of Foothill Boulevard.

Program 4. Rental Acquisition and Rehabilitation

The Rental Acquisition and Rehabilitation Program (RARP) is designed to assist lower income tenants (whose combined family income does not exceed 80% of the County median income) by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties. The program offers zero interest deferred loans of up to $30,000 per dwelling unit for rehabilitation expenses. Eligible improvements include structural, roofing, insulation, plumbing, electrical, lead paint abatement, accessibility improvements, foundation work, habitability, health and safety, etc. Code violations take precedent. The minimum affordability covenant may be 5, 10, 15 and up to 55 years depending on the project, the loan amount, and the funding source used for the rehabilitation loan. The City will reach out to existing RARP participants annually to extend loans and affordability provisions to the extent funding is available.

Objective(s):

- Continue to provide RARP grants to up to 4 units annually to address properties with substantial rehabilitation or maintenance needs. Geographic target of 50% of assistance south of Foothill Boulevard.

- Work to pursue and purchase properties defaulting on local taxes to remove substandard housing.

Responsible Agency: City Housing Division
Funding Source(s): Home Funds; Housing Rent Revenues
Time Frame: Ongoing and Annual Basis
Geographic Target: At least 50% of assistance to households south of Foothill Boulevard.

Program 5. Multi-Family Rental Rehabilitation Program

The Multi-Family Rental Rehabilitation Program (MFRRP) is designed to assist low to moderate income (LMI) tenants (i.e., tenant's whose combined family income does not exceed 80% of the County median adjusted by family size, as promulgated by the U. S. Department of Housing and Urban Development [HUD]) by providing Upland landlords of multi-family apartments (8-units or less) with grants to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. Energy improvements will include energy star rated dual-pane vinyl windows, attic insulation, cool roofs, HVAC improvements, LED lighting, low-flow toilets and water fixtures. The amount available for rehabilitation financed under this Program will be $25,000 and will be dependent on a 50% match contribution from the property owner. As such, for every one-dollar ($1.00) of grant funds provided by the City, the property owner will be required to make a fifty-cent ($0.50) match used towards making other living condition improvements to the units.

Objective(s):

- Provide up to 5 grants annually to qualified multiple family rental properties.
- Increase affordable housing stock by requiring affordable covenants to be recorded on each property receiving the grant.

Responsible Agency: City Housing Division
Funding Source(s): Housing Fund balance, and Housing rental revenues
Geographic Target: At least 65% of funds to areas south of Foothill Boulevard
Time Frame: Ongoing and Annual Basis

Programs to Improve Housing Opportunities

Program 6. Adequate Sites to Accommodate Regional Housing Needs

The sites analysis presented in Appendix B indicates that relatively little vacant land suitable for residential development remains in Upland; therefore, most future residential development – especially higher-density housing to facilitate affordable housing – will occur on properties that have previously been used for non-residential purposes but are now underutilized and ripe for residential redevelopment.

The Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period assigned Upland a new housing need of 5,686 units, of which 2,543 (45%) are in the lower-income categories. To address the current shortfall in capacity for potential housing development the City will process zoning amendments to fully accommodate the City's remaining housing need. Rezoned sites will comply with the requirements of Government Code §65583.2(h) and (i).

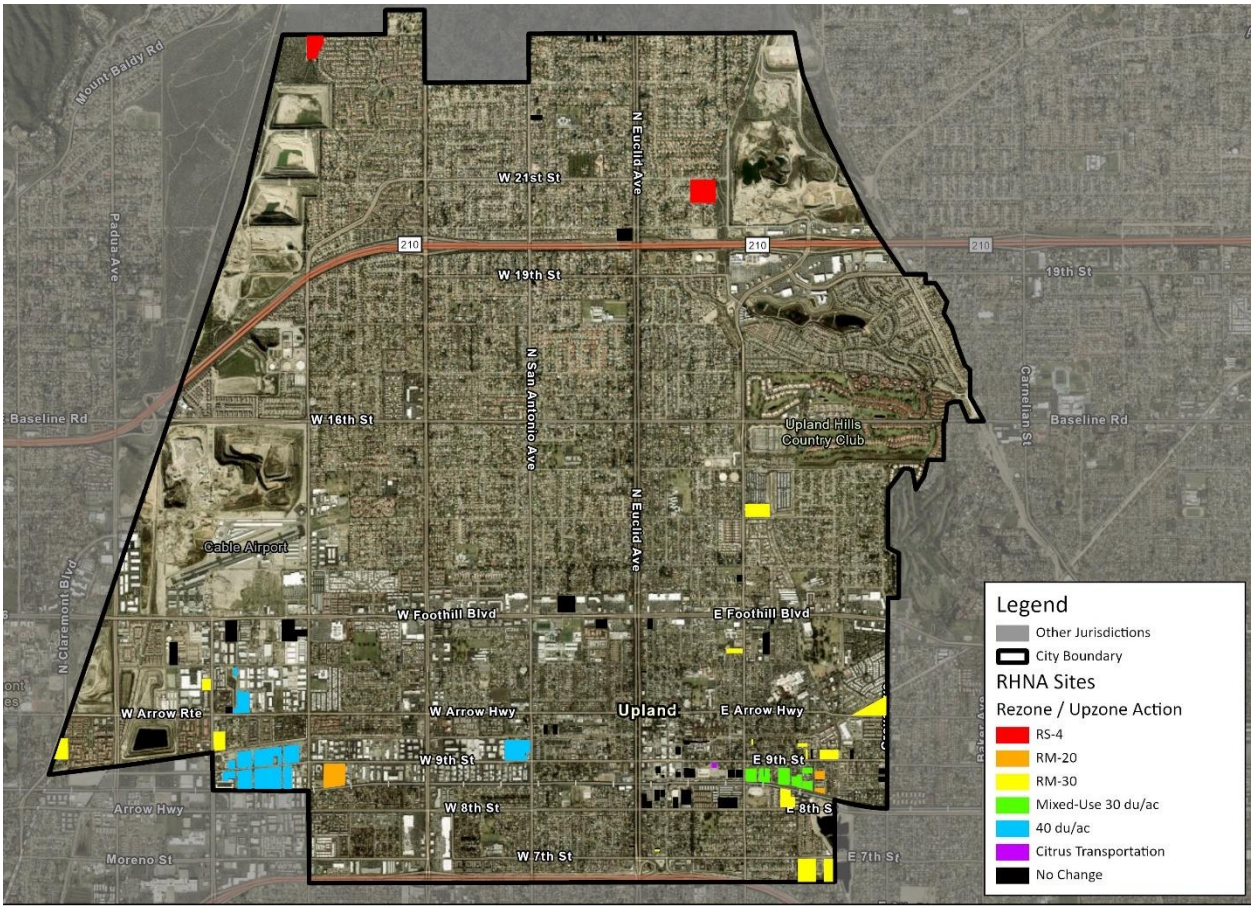
- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    - Allow 100 percent residential use, and
    - Require residential use occupy 50 percent of the total floor area of a mixed-use project.

The rezone program will consist of the following, as shown in Figure H-22:

- Rezone or upzone 132 parcels totaling 63.8 acres to allow residential uses from 20 to 40 du/acre (including parcels to be in the Transit Overlay Zone) (projected for 544 very low, 376 low, 414 moderate, and 385 above moderate, totaling 1,719 units).
- Rezone one 0.48 acre-parcel to the Citrus Transportation District, allowing up to 55 du/acre (projected for 11 moderate and 10 above moderate units, totaling 21 units).
- Rezone or upzone 42 parcels totaling 12.21 acres to allow mixed-use residential up to 30 du/acre (projected for 46 very low, 30 low, 64 moderate, and 49 above moderate units, totaling 189 units).

- Rezone or upzone 8 parcels totaling 10.66 acres to RM-20 (projected for 163 very low, 109 low, 18 moderate, and 16 above moderate units, totaling 306 units).
- Rezone or upzone 60 parcels totaling 41.14 acres to RM-30, allowing residential densities from 20-30 du/acre (projected for 487 very low, 327 low, 131 moderate, and 116 above moderate, totaling 1,061 units).
- Rezone two parcels totaling 15.5 acres to RS-4, allowing densities up to 10 units per acre (projected for 85 moderate and 84 above moderate units, totaling 169 units).

Figure H-22 Rezone and Upzone Areas



To address AFFH goals (see Appendix C) and improve access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are allowed. (see also Program 23)

Reused Sites: The adequate sites rezoning program will include a provision that on any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a

housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Sec. 65583.2(c),

Replacement Policy: Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code Sec. 65583.2(g)(3). RHNA sites with existing residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3).

To facilitate housing development, zoning regulations, development standards and fees will continue to be posted on the City website and updated annually, and the City will establish written procedures for streamlined review consistent with Government Code Section 65913.4 (SB 35) by December 2024.

The City will continue to facilitate development and monitor approvals of all pending projects that are used to meet the RHNA. Currently, City staff coordinates with applicants, supports and assists with funding applications, and expedites approvals of projects as possible. The City will continue to provide technical assistance to ensure that projects counted towards the RHNA are built during the planning period. The City will monitor the status of these projects, including units and income levels.

The City will conduct a mid-cycle review of units built and capacity to meet the RHNA in 2026. If the entitled projects are not anticipated to be completed during the 6th Cycle at this time, the City will identify additional sites and/or programs, such as upzoning or rezoning of additional parcels, to adequately meet the RHNA. The City will identify sites or initiate any necessary programs within six months of the identified net loss.

City-Owned Sites:

There are 18 City-owned parcels in the sites inventory with a projected capacity 96 lower and moderate income units. They are all public parking lots. The City will declare these sites surplus with the intent to develop housing. The sites will be developed in compliance with the Surplus Land Act. The City will issue a request for proposal after the development of a downtown parking garage. The City will outreach with developers by Q3 2025 for the development of the site. To ensure the development of the sites, the City will monitor developer interest and status of the development of the parking garage as well as incentivize the development of the sites, once they are declared surplus. Actions to develop the sites may include, but are not limited to priority processing, flexibility in development standards, and financial assistance as possible.

The parking structure design will be approved in the first quarter of 2025. Construction will be completed toward the end of 2026. Development of the 18 parcels in the RHNA inventory will follow.

Objectives:

- Process amendments to the General Plan and zoning regulations to make adequate sites available to accommodate the City's RHNA allocation for the 2021-2029 planning period. The following outlines the rezone program:
- Rezone or upzone 132 parcels totaling 63.8 acres to allow residential uses from 20 to 40 du/acre (including parcels to be in the Transit Overlay Zone) (projected for 544 very low, 376 low, 414 moderate, and 385 above moderate, totaling 1,719 units).
- Rezone one 0.48 acre-parcel to the Citrus Transportation District, allowing up to 55 du/acre (projected for 11 moderate and 10 above moderate units, totaling 21 units).

- Rezone or upzone 42 parcels totaling 12.21 acres to allow mixed-use residential up to 30 du/acre (projected for 46 very low, 30 low, 64 moderate, and 49 above moderate units, totaling 189 units)
- Rezone or upzone 8 parcels totaling 10.66 acres to RM-20 (projected for 163 very low, 109 low, 18 moderate, and 16 above moderate units, totaling 306 units).
- Rezone or upzone 60 parcels totaling 41.14 acres to RM-30, allowing residential densities from 20-30 du/acre (projected for 487 very low, 327 low, 131 moderate, and 116 above moderate, totaling 1,061 units).
- Rezone two parcels totaling 15.5 acres to RS-4, allowing densities up to 10 units per acre (projected for 85 moderate and 84 above moderate units, totaling 169 units).
- Seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are currently allowed and will be allowed through rezoning.
- Post zoning, development standards and fees on the City website annually throughout the planning period
- Establish procedures for streamlined permit review by October 2024
- Monitor progress annually through Annual Progress Reports
- No net loss of units below the RHNA.
- Development of 96 units on 18 city-owned parking lots within the planning period.

Responsible Agency: City Planning Division
Funding Source(s): State grants; General Fund
Time Frame(s): General Plan and zoning amendments by Q2 2025 begin zoning process in May 2024, CEQA process 2024, hearings in early 2025; annual progress reports and website updates. Mid-cycle review by Q2 2026. Completion of 96 units on 18 city-owned parking lots by end of planning period, reach out to developers by Q3 2025.

Program 7. Specific Plans

Upland has developed specific plans to guide development of key areas in the community according to smart growth principles. These include the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same program components as conventional development, but assembled in a more integrated fashion. These contain housing, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance. The intent is to design complete neighborhoods that are coherent, visually attractive, and integrated. Specific plans with remaining development capacity include the Enclave, Villa Serena and Sycamore Hills.

The Historic Downtown Upland Specific Plan was adopted in 2012. This specific plan covers the City's historic core and contains a transit station, civic center, parks, schools, housing, and commercial uses. The specific plan denotes nine districts, each with a defined purpose and mix of land uses. To facilitate the production of multiple-family housing, especially affordable housing, the Plan allows for more than 1,000 new housing units, with multiple-family and mixed uses allowed by-right at densities of up to 55 units per acre. The City is working with developers to build affordable senior housing, townhomes, and mixed-use projects. The City will outreach annually to developers, including affordable housing developers, to advertise and discuss opportunities for housing development in the City, including in specific plan areas. This could be done through a roundtable,

virtual meetings, or other outreach efforts. The City will continue to manage the implementation of this plan, which includes strategies and priorities to increase housing opportunities within the district.

Objective(s):

- Continue to implement specific plans throughout the planning period to facilitate the development of high-quality infill residential development in Upland.
- Process amendments needed to encourage the production of housing for all income levels, in particular for lower- and moderate-income households concurrent with zoning amendments described in Program 6.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame(s): Ongoing implementation of plan. Track developments as applications are received. Outreach to developers annually.

Program 8. Reduce Potential Constraints to Housing Development

Housing cost is affected by the time required for review and approval as well as the perception of development approval certainty. While the development review process in Upland is not considered to create unreasonable constraints to new housing, the City will process an amendment to the Zoning Ordinance to eliminate use permit (AUP or CUP) requirements on residential development and establish objective development and design standards for projects that are eligible for ministerial review. In addition, the garage requirement will be eliminated for multi-family development.

Objective(s):

- Reduce the time and cost of development
- Process a Code amendment by December 2024.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame(s): Code amendment by December 2024

Program 9. Accessory Dwelling Units

The Upland Municipal Code allows accessory dwelling units (ADUs) in all residential zones. ADUs provide additional income for the homeowner, while also providing affordable housing opportunities for family members, students, caretakers, seniors, and other individuals seeking housing in Upland. The City has seen significant increase of ADU development in recent years, and is currently averaging 45 ADUs per year.

In 2021 the City received approval for a State SB 2 grant to prepare an ADU Assessment, Workbook and Website. Encouraging the development of ADUs is one of several ways to increase housing production in the City. This activity will include conducting an assessment that will be looking at ADU capacity within the City, preparation of pre-approved ADU plans to reduce the cost to property owners. This activity will provide sample floor plans, useful videos, a list of local regulations, and a cost calculator to assist homeowners in developing ADUs for low-income households. These tools will encourage and assist in developing ADUs in Upland.

Additionally, the City participated in an ADU Education Workshop in December 2023 held by Chaffey Federal Credit Union. This workshop provided information on financing options for ADUs including Home Equity Line of Credit and Reverse Mortgages Line of Credit as well as answered questions on the process of building

an ADU in Upland. As a part of outreach to encourage ADUs, the City will actively continue participation in education events with local credit unions and other partners working to develop ADUs in the area. The City will participate in at least one such outreach, workshop or ADU educational event annually.

To ensure that City regulations remain consistent with State laws, the City will review ADU regulations each year and process Code amendments as necessary to incorporate any changes. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program such as adopting fee waivers, seek state grant funding to incentivize ADU production to reimburse pre-development costs, additional promotion of ADU opportunities through outreach such as surveys and workshops, or will identify additional sites within six months of the identified shortfall.

Objective(s):

- Encourage ADU production through preparation of an ADU assessment, workbook and website with pre-approved plans. The efforts are intended to help encourage ADU construction and affordability.
- Review State ADU law annually and process amendments to local regulations as necessary to ensure conformance with current law.
- Track the number of ADUs produced annually by type and residential covenants issued during the planning period. The City will review ADU production annually and if permits fall short of projections, additional incentives and strategies will be identified to further encourage ADU construction within six months.
- Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland.
- Continue outreach with local credit unions and ADU partners, with participation in at least one outreach event annually.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Geographic Target: At least 50% of affordable ADUs north of Foothill Boulevard
Time Frame: Code amendment by December 2024 and as necessary thereafter on an annual basis. Review of ADU production annually and additional incentives adopted within six months of any identified shortfall.

Program 10. Water Priority System

The City Public Works Department, San Antonio Water Company, West End Consolidated Water Company, and MWD provide water to Upland residents. The Inland Empire Utilities Agency (IEUA) provides sewer services. Senate Bill 1087 (2005) requires all local governments to transmit a copy of the Housing Element to water and sewer service providers that serve their community. It also requires water and sewer providers to have a policy that gives priority for service allocations to proposed projects with housing units affordable to lower-income households if a shortfall in supply occurs. Because the City is a majority owner in two water utilities (except for MWD), the City will actively encourage these entities to draft and adopt a water priority system. The City will also notify IEUA of their responsibility under state law upon adoption of the Housing Element.

Objective(s):

- Notify water and sewer providers of requirements for a water and sewer priority system by December 2022.

Responsible Agency: Public Works Department
Funding Source(s): General Funds
Time Frame: December 2022 and Ongoing

Program 11. Neighborhood Improvements

Having adequate public facilities is essential for a complete community. These services provide a high quality of life for residents and workforce, improve property values, and increase City revenues that are available to fund and expand City services. This includes the improvement and maintenance of libraries, sewer system, school services, drainage and water system, police and fire, parks and recreational facilities, private recreation facilities required for new residential development, and other services. The City prepares a capital improvement program on an annual basis to identify and prioritize the improvements needed. Certain services are tied more directly to specific plan areas, others to private developments, and others to the entire community. The City of Upland will review neighborhood improvement needs on an annual basis and continue to make such infrastructure and service improvements that further the vision of the City Council through the annual budget process.

Objective(s):

- Continue monitoring, planning, and programming for public improvements that serve the community on an annual basis.

Responsible Agency: City Planning Division, Public Works
Funding Source(s): General Funds, Measure I, CDBG
Time Frame: Annual review and budgeting

Programs for Housing Assistance

Program 12. Homeownership Assistance

The Housing Division provides low-interest FTHB loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or do not have the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing, full payment of the first mortgage, or 30 years. As of 2021, the maximum assistance is 30% of the purchase price and the home price cannot exceed $669,750. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.

Objective(s):

- Continue to provide up to 2 FTHB loans annually to qualified low-income homebuyers and advertise program availability.
- Annually evaluate the City's funding capacity and as needed, pursue additional HOME/CalHOME funds from HCD.

Responsible Agency: City Housing Division
Funding Source(s): HOME, CalHOME, and Housing rental revenues
Time Frame: Ongoing and Annual Basis

Program 13. Rental Housing Assistance

The Housing Authority of San Bernardino County is responsible for implementing the Section 8 rental assistance program. Under this program, the Housing Authority extends rental subsidies to very-low-income households who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability but also overcrowding, by allowing families that "double up" to afford their own unit. The San Bernardino County Housing Authority is also responsible for managing public housing in Upland, the public housing modernization program, and partnering with the City on various affordable housing programs and outreach.

Objective(s):

- Continue to participate in the federal housing choice voucher program and family self-sufficiency program.

Responsible Agency: San Bernardino County Housing Authority
Funding Source(s): HUD housing choice vouchers
Time Frame: Ongoing

Program 14. Acquisition of Existing Units for Affordable Housing

The Housing Division oversees the management of 255 City-owned dwelling units which are generally contained within three apartment complexes: Magnolia Colony, Sunset Ridge and The Village. A majority of the 255 units are designated for up to Low-Income households. Magnolia Colony was constructed in 1960 and consists of thirty-seven (37) fourplexes on individual lots. The City owns eighteen (18) of the fourplexes which were purchased in the early 2000's with Low- and Moderate-Income Housing Funds (LMIHF) and are restricted to up to Low-Income households. Seven (7) of the fourplexes are owned by a private non-profit which provides transitional housing and eleven (11) are individually owned by private parties and are market rate properties. This program entails the City to proactively acquire the remaining eleven (11) fourplexes to add to the City's affordable housing portfolio. The City is currently in escrow on one of the eleven (11) fourplexes.

Objective(s):

- Pursue the acquisition of the remaining eleven (11) privately-owned fourplexes in Magnolia Colony and covenant for affordable housing up to the Low-Income level. Acquire at least one fourplex every two years.
- Annually evaluate the City's Housing Fund for funding capacity and pursue additional grant opportunities to augment the financial capacity to purchase the remaining eleven (11) fourplexes at Magnolia Colony.

Responsible Agency: City Housing Division
Funding Source(s): Housing Fund balance, Housing rental revenues, and Affordable Housing Grants
Geographic Target: Existing fourplexes in Magnolia Colony, Sunset Ridge, and The Village
Time Frame: Ongoing and Annual Basis, as fourplexes are available for purchase

Program 15. Housing Incentives

Upland implements a toolkit of incentives to facilitate the construction of affordable and market rate housing. These include a density bonus ordinance, a minor modification and variance process, lot consolidation efforts, etc. Lot consolidation is encouraged when developers initially approach the City with preliminary applications and will be facilitated through expedited processing and fee waivers when affordable units are provided. The density bonus ordinance (Municipal Code Chapter 17.17) allows the development of additional units and the provision of regulatory/financial incentives for projects providing affordable units. Both the minor modification and variance processes facilitate infill development. Financial assistance may also be provided subject to availability.

The current lot consolidation process consists of completing the Lot Merger application. The application is a simple, ministerial process and consists of submitting four sets of plans, two copies of the legal description of the lots, two copies of the title report, and a notarized letter from the lender and property owner, if applicable.

The City will provide a number of incentives for the consolidation of small lots including:

- Expedite processing of lot consolidation so that it is completed within 30 days.
- Provide fee waivers for lot consolidation projects that have affordable units or housing for special needs households.
- Proactive outreach to developers and applicants regarding opportunities for lot consolidation. The City will outreach to developers on an annual basis regarding opportunities for development in the City.
- Assisting developers in identification of parcels with lot consolidation potential.
- Provide technical assistance with the lot consolidation process.
- Continue to utilize a ministerial process for lot mergers.

Objective(s):

- Update the Density Bonus Ordinance by October 2025
- Continue to permit and encourage density bonuses, lot consolidations, and other means to build market-rate and affordable housing. Advertise the availability of incentives at the planning public counter and through the development review process.
- Facilitation of development on small lots.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame: Code amendment by October 2022; Ongoing; Outreach to developers annually.

Program 16. Mobile Home Rent Stabilization

The City's Mobile Home Rent Ordinance is intended to protect occupants of from unreasonable rent increases while still recognizing the need for park owners to receive a reasonable return on investment and increase rents at a rate sufficient for covering the costs of repairs, maintenance, insurance, upkeep, and amenities. Under the Mobile Home Rent Ordinance, the annual rent increase is indexed to the consumer price index. The Ordinance covers six mobile home parks: Mountain View Estates, Oasis Mobile Estates, Upland Cascade, Upland Eldorado, Upland Meadows Mobile Estates, and Upland View Terrace. The City had been looking to update the Rent Review ordinance , but due to pending court cases regarding the constitutionality of Rent Stabilization

laws, the process was placed on hold pending the outcome from the courts. Staff has been given the go ahead to begin implementing the existing ordinance and review the ordinance for any updates to current State laws.

Objective(s):

- Continue to enforce the Mobile Home Rent Ordinance to preserve mobile home affordability throughout the planning period consistent with State law.

Responsible Agency: City Housing Division
Funding Sources: General funds
Geographic Target: Mobile Home Parks
Time Frame: Ordinance review and updates by Q2 2026; Ongoing

Program 17. Affordable Housing at Risk of Conversion to Market Rate

The City periodically monitors its affordable housing projects to determine properties at risk of conversion. A total of 176 lower-income rental units are at risk of conversion by 2031. In 2022 and each year thereafter City staff will contact property owners to discuss options for extending affordability covenants for units at risk of conversion and will also notify qualified entities if a project is proposed for conversion. Notification will incorporate State preservation notice law (Government Code section 65863,10, 65863.11, and 65863.13) to inform the property owners of their responsibilities to tenants beginning three years before the property's potential conversion to market-rate.

Objective(s):

- Monitor publicly assisted low-income rental units at risk of conversion; support efforts to preserve the units through grants, tax credits, bonds, and transfer of ownership to entities willing to keep the units affordable.
- Inform tenants and property owners of their rights and responsibilities to provide adequate notice and other procedures if an affordable project is proposed for conversion to market rate housing.

Responsible Agency: City Housing Division
Funding Source(s): General Fund, Housing Rent Revenue Fund
Time Frame: Annual review and outreach

Program 18. Homeless Services and Facilities

The City of Upland seeks to proactively address the needs of the homeless population by encouraging production of emergency shelters, transitional housing, supportive housing, and single-room-occupancy units. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Gov. Code, § 65583(a)(5)). In 2018 AB 2162 amended State law to require that supportive housing also be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Regulations and management standards for emergency shelters must be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A). Key development standards that would be revised include separation/distance requirements, parking requirements, waiting and intake area requirements, and operational requirements. AB 139 (2019) modified the allowable parking standards for emergency shelters. AB 101 (2019) added the requirement that *low barrier navigation centers* meeting specified

standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The City will review current development standards for these facilities and process a Code amendment to ensure that regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers are consistent with State law.

Objective(s):

- Amend City regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers consistent with State law.

Responsible Agency: Development Services Department,
Funding Sources: General Fund, Housing Rent Revenue Fund
Time Frame: Code amendment by December 2025

Program 19. Administrative Capacity

The dissolution of redevelopment agencies and loss of funding has required many cities to look for ways to activate the nonprofit sector and seek to collaborate and leverage resources to address community needs. The City has many active nonprofit organizations to address local needs. As the City continues to realign resources, augmenting its administrative capacity is a key concern. The City will leverage available resources through annual outreach and coordination with local non-profit organizations to maximize the benefits to lower-income households and persons with special needs.

Objective(s):

Utilize faith-based organizations, other non-profits, San Bernardino County Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The City will develop and implement a Homeless Services Plan that addresses:

- Community Outreach, Engagement, and Education Initiatives
- Treatment and Permanent Supportive Housing Initiatives
- Housing First/Rapid Re-housing Initiatives
- Chronic Homelessness
- Enforcement

Responsible Agency: Police Department
Funding Sources: General Fund, PLHA, CDBG and Housing Fund
Time Frame: Annual outreach and coordination with local non-profit organizations

Program 20. Housing for People with Disabilities or other Special Needs

The City of Upland encourages the provision of housing to serve the needs of persons with disabilities or other special needs, including residential care facilities, senior housing, transitional housing and supportive housing, and employee housing. The City will monitor changes to State law and process amendments to the Municipal Code annually as necessary to ensure that City regulations are consistent with State requirements. The City of Upland also has many organizations that serve persons with disabilities, including those with developmental disabilities. This includes OPARC Center, Easter Seals Development Center, Salem Christian Homes, and other organizations.

Objective(s):

- Monitor changes in State law and process amendments annually to the Municipal Code as necessary to ensure that City regulations are consistent with State requirements. Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG.
- Create reasonable accommodation process and procedure by December 2025 to allow flexibility in land use, building, and development standards to accommodate people with disabilities.
- Amend use standards and parking regulations for small residential care facilities by December 2025 to be the same as for other residential uses of the same type in the same zone consistent with State law.
- Review and amend regulations and parking standards for large (7+) residential care facilities by December 2023 to replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving 7 or more persons in all residential zones.
- Remove the definition of "single housekeeping unit".
- Amend regulations for employee housing consistent with the Employee Housing Act by December 2023.
- Assist in the development of housing for persons with special needs, including 792 extremely-low-income households, throughout the planning period through priority processing, granting fee waivers or deferrals, modified development standards, concessions and incentives for housing developments that include units affordable to extremely-low-income households; assisting and supporting funding applications; and annual outreach and coordination with affordable housing developers.

Responsible Agency: City Housing Division; Development Services Department
Funding Sources: General fund
Time Frame: Code amendments by December 2025; Annual monitoring, outreach and coordination

Program 21. Affirmatively Furthering Fair Housing

Upland implements programs to promote fair housing opportunities for all persons, regardless of protected status. As an entitlement jurisdiction, Upland prepares an Analysis of Impediments to Fair Housing Choice (AI) to periodically identify constraints or obstacles to fair housing opportunity. The City also contracts with the Inland Fair Housing and Mediation Board (IHFMB) to provide fair housing services that affirmatively further fair housing. Services include landlord and tenant education, community outreach and advocacy, and enforcement of fair housing laws. IFHMB also implements the policies and recommendations, where applicable, articulated in Upland's AI.

Objective(s):

- Promote fair housing practices through contract with IFHMB. Comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to improve fair housing as contained therein.
- Monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning.

- To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see also Program 7)
- Encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

Responsible Agency: City and Inland Fair Housing and Mediation Board
Funding Sources: CDBG Funds
Time Frame: Ongoing and Annual Basis

Program 22. Housing Outreach and Information

The City shall provide information about housing assistance, fair housing, housing resources, and housing programs through a wide variety of outreach methods.

Objective(s):

- Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns. **Provide information to 100 households annually.**
- The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes.
- The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.

Responsible Agency: City and Inland Fair Housing and Mediation Board
Funding Sources: General fund
Time Frame: Ongoing and Annual Basis. Two workshops per year. Matched pair testing once in the planning period.

Program 23. Housing Mobility

The City will strive to increase opportunities and promote housing mobility, specifically, the City will strive to improve housing mobility and options north of Foothill Boulevard. To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 150 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period.

The City will create and implement an ADU Bonus Program. The City amend its zoning ordinance to allow one additional ADU, beyond state law, on lots in the RS-10, RS-15, and RS-20 zones with a single family home that are larger than 15,000 square feet. The program will allow additional one additional ADU on eligible single-

family lots given that the bonus ADUs are deed restricted as affordable to lower-income households for a certain, shortened period of time (ex. 10 years). The program is applicable to an estimated 1,940 lots.

Objective(s):

- **ADU Bonus Program:** Increase affordable housing opportunity north of Foothill Boulevard through allowing more than one ADU per lot on eligible single-family parcels. Goal of at least 50% of ADUs developed in north Upland. Creation of 20 bonus, affordable ADUs annually once program is in place.
- Encourage multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see Programs 5 and 6). Use of Specific Plans can incentivize higher density housing in these areas.
- Develop of ADUs (Program 9). Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland
- Rezone to allow additional housing opportunities throughout the City, including an assumed 273 lower-income units north of Foothill (Program 6)
- Increase Housing Choice Voucher use in north Upland

As part of these efforts, the City will conduct a mid-cycle evaluation in 2026 to review the effectiveness of the above strategies and consider additional programs as necessary, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB 9 such as adaptive reuse, acquiring and adding affordability to existing structures, and upzoning.

Responsible Agency: City Housing Division; Development Services Department
Funding Sources: General fund, CDBG Funds
Time Frame: Ongoing and Annual Basis. Creation of Bonus ADU program by Q1 2025. Promotion of ADU program in 2025 and beyond. Mid-cycle review in 2026.
Geographic Target: Comparatively higher income and resource areas of the City, including the RCAA area in northern Upland.

Program 24. Place-Based Improvements in South Upland

Develop and continue programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in south Upland, communities south of Foothill Boulevard, and low-resource areas of the City as well as annually work with the City Council to prioritize other funding sources in these areas. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Objective(s):

- Business Attraction Assistance Program (BAAP). This program provides up to $75,000 via a forgivable loan to sales tax producing businesses in locate in Downtown Upland in exchange for creating full time equivalent jobs for low to moderate income persons. Since its inception, the program has provided 15 business loans, ranging from $25,000 to $75,000.
- Historic Downtown Revitalization Program (Commercial Rehabilitation Program, CRP). This program provides a grant to businesses located in downtown Upland of up to $30,000 for eligible façade improvements and an additional $15,000 for mitigation of asbestos or lead-based paint hazards. The

City has provided 15 grants through this program. Eligible improvements include ADA entry improvements, exterior lighting, doors and windows, façade reconfiguration, and signage.

- Capital Improvements in south Upland. The City will continue to complete Capital Improvement Projects in south Upland. Recent and ongoing projects south of Foothill include
  - ARPA Alley Rehabilitation Phase I ($465,490, 50% of project south of Foothill)
  - Civic Center Paving and ADA Improvements ($247,626)Pavement maintenance on Euclid Ave ($436,749, 60% of project south of Foothill)
  - Street and Alley Program from 2018-2020, ($732,414)
  - Complete rehabilitation (street, sidewalk, curb, gutter, ADA, pedestrian improvements, water and sewer infrastructure) of Arrow Highway ($11,490,592).
- Multiple Family Rental Rehabilitation Program (Program 5) provides targeted funding to improve affordable existing affordable housing stock, including a target of 50% of funding going to properties south of Foothill.
- The City will continue to seek grant funding for improving and encouraging redevelopment in south Upland.

Responsible Agency: City Housing Division; Development Services Department
Funding Sources: General fund, CDBG Funds, CIP, Housing Fund balance, Housing rental revenues
Time Frame: BAAP and CRP are ongoing. CIP projects per CIP schedule. Seek grant funding annually or as available.
Geographic Target: Southern Upland, and areas with comparatively lower income and resources.

Quantified Objectives

Subject to availability of funding, **Table H-21** summarizes the City's quantified objectives for the 2021-2029 planning period.

Table H-21 Housing Element Quantified Objectives

Housing Program Area	Households Assisted by Income Level				
	Ext. Low	Very Low	Low	Moderate	Above Mod
New Construction[1]	792	792	959	1,013	2,130
Housing Rehabilitation[2]	50	100	89	-	N/A
Housing Preservation[3]	-	-	176	-	N/A
Rental Assistance[4]	416	165	29	N/A	N/A
Homebuyer Assistance[5]	-	-	10	-	N/A
Mobile Home Rent Stabilization[6]	806				N/A
Code Enforcement Case Resolution[7]	20,000				N/A

Source: City of Upland, 2021.

Note: Quantified objectives dependent on continued funding.

[1] Housing construction goals refer to the provision of sites to address the 2021–2029 RHNA allocation.

[2] Housing rehabilitation goals include the Housing Improvement, Emergency Repairs for Homeowners, and Rental Acquisition and Rehabilitation programs.

[3] Housing preservation goals refer to the preservation of publicly subsidized units at risk of conversion to market rate.

[4] Rental assistance goals refers to the annual number of housing choice vouchers issued by the San Bernardino County Housing Authority.

[5] Homeownership goals refer to the City's homeownership assistance program.

[6] Mobile home rent stabilization goals refer to all units under the program, regardless of income level.

[7] Code enforcement refers to units inspected citywide and in focus areas.

Appendix A Evaluation of the Prior Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the previous Housing Element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period.

Table A1 summarizes the City's accomplishments in implementing the programs for the previous planning period. In addition, a cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness) is described below.

The City of Upland implemented various programs as part of its previous cycle of the Housing Element in an effort to maintain its existing housing stock, conserve and improve existing affordable housing, increase housing production, provide assistance to households in need, create equal opportunity to housing, and comply with State law and code amendments.

A number of the City's programs addressed the housing needs of special needs populations during the previous cycle. Special needs populations include seniors, large families, single-parent households, people who are homeless, and people with disabilities. The City addressed the housing needs of special populations through the following programs:

- The Emergency Repair Program (ERP) - provides a grant for emergency repairs to single-family homes, condominiums, and mobile homes of very-low-income families. The grant is available to income eligible homeowners who live within Upland's city limits. Funding for this program is provided by Community Development Block Grant (CDBG) and/or local City funds and grants up to $ 15,000 are available for emergency repairs and/or code violations corrections on a first come, first served basis subject to type of emergency and annual appropriation caps.
- First Time Home Buyer Program – The Housing Division of the Development Services Department provides low-interest loans for First Time Home Buyers (FTHB) through HOME and Cal HOME funds. When funds are available, this program helps individuals and families to purchase a home if they are unable to qualify and/or raise the necessary down payment without financial assistance. This program is designed to help persons who would not otherwise achieve the American Dream of owning their own home. Loan are structured as a second mortgage at 3% simple interest- with all payments deferred until the first occurrence of sale, refinancing, or full payment of the first mortgage.
- The Home Improvement Program is funded by HOME and CalHOME funds and provides 30-year deferred, zero or 3% interest loan up to $90,000 for qualifying repairs. This program targets lower-income homeowners who cannot secure conventional funding for repairs.
- Affordable Housing – There are currently 10 affordable rental housing complexes in the City that offer a total of 732 affordable units at the following sites: Coy D. Estes Senior Housing, Los Olivos Housing Authority of the County of San Bernardino, The Village Apartments, Sunset Ridge Apartments, Magnolia Colony Apartments, Northwoods Apartments, Arbor Park Apartments, Alpine Woods, Mountain Springs Apartments and Ninth Street Terrace Apartments.

- Families and Individuals in Need of Emergency Shelter / Homelessness – The City of Upland is actively engaged in supporting residents experiencing homelessness by providing direct Outreach Services through the U-HOPE program implemented by the Upland Police Department. Homelessness occurs for a variety of reasons and requires different resources and services for each homeless individual, serving the needs of this population is complex. The City aims to provide a system that coordinates and focuses resources to those most in need and least able to advocate for themselves. People experiencing homelessness in Upland can be connected to Emergency Shelters, Substance Abuse Programs, and the County Coordinated Entry System (2-1-1). Available services include clothing, food, childcare, health care, government resources, transportation, local libraries and afterschool programs, donation information and volunteer information. Service locations include the following:

Abundant Living Family Church
Hours: Tuesday & Thursday, 4 p.m.-7 p.m. Saturday 10 a.m.-1 p.m.
9269 Uticia Ave. #125 Rancho Cucamonga, CA 91730
(909) 987-7110

Citylink—Food Bank Only
Hours: Tuesday and Thursdays 2: p.m. - 6 p.m.
16779 Spring St. Fontana, CA
(909) 803-1059

Foothill Family Shelter
Hours: Tuesday-Friday, 9:00a.m.-5 p.m.
1501 W. 9th Street, Ste D Upland, CA 91786
(909) 920-0453

St. Joseph's Church—Food Bank His Hands Ministry (Upland only)
Hours: Monday-Thursday, 9 a.m.-11 a.m. Saturday 7:00 a.m. - 2 p.m.
937 N. Campus Ave. Upland, CA 91786
(909) 981-8110

Salvation Army
Hours: Monday-Friday, 9 a.m.-10:30 a.m.
412 S. Euclid Ave., #408 Ontario, CA 91762
Food Bank (909) 986-6748 Shelter (909) 888-4880

GAP—Food Bank
Thursdays only 4 p.m. - 6 p.m.
8768 Helms Ave Rancho Cucamonga, CA 91730
(909) 945-1020

Para Los Niños
Family Services Hours: Tuesday-Friday, 9 a.m.-1 p.m.
1205 N. Baker Ave
Ontario, CA 91764
(213) 413-1466

Inland Valley Hope Partners
Hours: Monday-Thursday, 8:00 a.m.-6 p.m.
1753 Park Avenue.
Ontario, CA 91762
(909) 622-3806

Table A1. Program Accomplishments, 2013–2021 Housing Element

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
Code Enforcement	Ensure compliance with municipal codes and maintain value and safety of property and structures.	Ongoing	The City has continued to provide code enforcement services. This program is successful and should be continued. Modify to include clear objectives on number of inspected units per year and timeframe for the abatement process.	Program 1
Home Improvement	Provide Home Improvement loans to qualified low and moderate income homeowners earning less than the 80% Area median Income.	Ongoing	Due to the decrease of the State after rehabilitation value limits to $285,000 and the long-awaited approval to increase said value limits, staff has struggled to provide assistance to any potential qualified applicants. This program should be continued. Modify to include clear objectives on number of HIP loans provided per year.	Program 2
Emergency Repair Program	Provide grants to qualified homeowners to address emergency repairs.	Ongoing	This program continued to provide grants to qualified homeowners to address emergency repairs. During 2014-2020 92 households were assisted through the Emergency Repair Program. This program helps to avoid deterioration and should be continued. Modify to include clear objectives on number of grants provided for homeowners per year.	Program 3
Rental Acquisition and Rehabilitation	Continue to provide grants to address properties with substantial rehabilitation or maintenance needs.	Ongoing	No units were assisted during 2014-2020 due to dissolution of the Redevelopment Agency. This program helps to avoid deterioration and should be continued if funding is available. Modify to include clear objectives on number of RARP grants provided per year.	Program 4
Historic Preservation	Continue to support the preservation of historic properties through a variety of planning, zoning, rehabilitation, and other incentives.	Discontinued	The Historic Home Rehabilitation Program has been defunded, however, if there is an opportunity to preserve a Historic Home for affordability purposes, the city will assist in that activity.	N/A
Five Star Rental Recognition	The objective is to continue this program and disseminate information to landlords to encourage their participation in the Five Star Rental Recognition Program.	Discontinued	This program was discontinued in 2016.	N/A
Specific Plans	Continue to implement remaining specific plans to facilitate the development of high quality infill residential development in Upland.	Ongoing	The City continued to implement the remaining specific plans in order to facilitate the development of high quality infill residential development in Upland. This program is an important strategy for effective land use planning and should be continued. Modify to include clear objectives to process specific plan amendments to encourage the production of housing for all income levels, in particular for lower- and	Program 7

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
			moderate-income households concurrent with zoning amendments described in Program 6.	
Historic Downtown Specific Plan	Continue to implement the Historic Downtown Specific Plan to facilitate the development of high quality infill residential development in Upland.	Ongoing	The City continued to implement the Downtown specific plan. This program is an important strategy for effective land use planning and should be continued. Modify to include clear objectives to facilitate the production of multi-family housing at 55 units per acre in the Historic Downtown Specific Plan.	Program 7
Secondary Units	The City will continue to support the production of second units and guest quarters that meet the requirements in the municipal code.	Ongoing	The City continued to support the production of accessory units and in 2021 the ADU Ordinance was updated consistent with State law. This program is an important component of the City's overall housing strategy and should be continued. Modify to include clear objectives on number of ADUs developed per year.	Program 9
Green Valley Initiative	Participate in the Green Valley Initiative's regional meetings and outreach efforts to promote a healthy economic and environmental future. Continue implementation of the City's other green initiatives, including waste management, water conservation and use, and CalGreen programs.	Ongoing	The City continued to participate in this collaborative effort. As of 2021 the City participates in 4 open PACE programs. This program supports energy conservation and should be continued.	N/A
Water Priority System	Encourage water and sewer providers to have a water and sewer priority system in place in compliance with state housing law.	Ongoing	The City actively participated in the establishment of a water and sewer priority system. This program supports infrastructure for new housing and should be continued. Modify to include clear objectives on program time frame.	Program 10
Neighborhood Improvements	Continue monitoring, planning, and programming for public improvements that serve the community.	Ongoing	The City continued to make such infrastructure and service improvements to further the vision of the City Council. This program supports infrastructure for new housing and should be continued.	Program 11
Homeownership Assistance	Continue to provide up to 2 FTHB loans annually to qualified low income homeowners and advertise program availability. Annually evaluate the City's funding capacity and as needed pursue additional HOME / CAL HOME funds.	Ongoing	During 2014-2020 there were 2 FTHB loans granted. This program supports home ownership for low-income households and should be continued. Modify to include clear objectives on number of FTHB loans provided per year as well as a commitment to evaluate the City's funding capacity annually.	Program 12
Rental Housing Assistance	Continue to participate in the federal	Ongoing	According to the Housing Authority of the County of San	Program 12

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	housing choice voucher program and family self-sufficiency program allocating.		Bernardino, the Upland Housing Authority served vouchers to 619 families. This program supports rental housing affordability and should be continued. Modify to include clear objectives on the time frame and continuance of program.	
Housing Incentives	Continue to permit and encourage density bonuses, lot consolidations, and other means to build market rate and affordable housing. Amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1-bedroom units in projects outside the downtown and mixed use corridors provided the project qualifies for a density bonus or is deed restricted as affordable. Advertise the availability of incentives at the planning public counter and through the development review process.	Ongoing	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities (7 or fewer) by right in all residential zones. New provisions were also provided for Supportive and Transitional Housing, Emergency Shelters, Child Care/Day Care, SROs, and efficiency units. This program supports production of new housing, including affordable units, and should be continued. Modify to include clear objectives on the time frame for the Density Bonus code amendments to be completed.	Program 15
Mobile Home Rent Stabilization	Continue to enforce the Mobile Home Rent Ordinance; complete review and revisions to the Rent Ordinance after the courts complete proceedings on the legality of rent stabilization	Ongoing	The City was advised to place a hold on proposed revisions to the existing ordinance pending litigation challenging the constitutionality of Rent Stabilization law until the outcome of court proceedings Modify to include a clear timeline.	Program 16
Housing at Risk of Conversion	Monitor publicly assisted multiple units at risk of conversion; support efforts to preserve the units through grants, tax credits, bonds, and transfer of ownership to entities willing to keep the units affordable. Inform tenants and property owners of their rights and responsibilities to provide adequate notice and other procedures if an affordable project is proposed for conversion to market rate housing.	Ongoing	The City continued to monitor affordable housing projects to determine properties at risk for conversion. This program is an important strategy for preserving existing affordable housing and should be continued. Modify to include clear objectives on commitments regarding the annual monitoring and outreach of affordable housing projects.	Program 17
Low Income Housing Assistance	Offer expedited permit processing, contact developers annually about potential sites, and support applications of developers to build affordable	Ongoing	This program is duplicative and should be combined with other programs that have similar purposes.	Program 15

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	housing that targets extremely low income households in Upland. Assist in the development of housing for lower-income households by outreaching to affordable housing developers, exploring available funding options, and supporting grant applications for housing.			
Homeless Services	Define shelters, transitional housing, and permanent supportive housing consistent with state law, permit shelters with a ministerial permit in the Industrial zone; and establish objective standards as allowed by state law. In all zones allowing residential uses, permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Ongoing	The City continued to provide funding support to agencies that serve the homeless and at- risk homeless through the CDBG Program process and the City's Housing Fund. In 2013, a Homeless Shelter Stakeholders Group was formed to assist the implementation of this goal. The Development Code Update was adopted in the summer of 2015. In December 2019, the City hired a Homeless Coordinator to conduct and assist with homeless prevention activities. During CY2020, the City applied for and received a new affordable housing grant from the State that will provide funding to the Homeless Prevention Program for the next 3 years. Also, during CY2020, the City applied and received CARES CV1 and CV3 to provide additional funds to assist homeless prevention activity. This program is an important strategy for addressing the special needs of the homeless and should be continued. Modify to include clear objectives and time frame to amend City regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers consistent with State law.	Program 18
Administrative Capacity	Utilize the Service Council to coordinate the City, faith-based organizations, other non-profits, Upland Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The Service Council will develop and implement a Homeless Services Plan that addresses: -Community Outreach, Engagement, and Education Initiatives -Treatment and Permanent Supportive	Ongoing	The City has continued to work with the various organizations in San Bernardino County to create a Homeless Service Plan. The stakeholders team is comprised of individuals and organizations that have a desire to help the community and seek a positive change in the city, specifically, as it relates to those affected by homelessness. The team meets monthly in order to maintain an active effort to address the homeless issues. In December 2019, the City hired a Homeless Coordinator to assist with all homeless activities. During CY2020, the City applied for the Permanent Local Housing Allocation to assist the Homeless Coordinator with additional	Program 19

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	Housing Initiatives -Housing First/Rapid Re-housing initiatives - Chronic Homelessness -Enforcement		funds for the City's Homeless Prevention Program. Also, during CY2020, the City applied and received CARES CV1 and CV3 to provide additional funds to assist homeless prevention activity. This program is an important strategy for leveraging housing resources and should be continued. Modify to include clear objectives of the Homeless Services Plan and the City's outreach and coordination responsibilities.	
Housing for People with Disabilities	Amend the Zoning Code to define and allow residential care facilities serving six or fewer residents as a by-right use in all residential zones; remove or amend the definition of a family in the Zoning Code. Permit larger facilities with a CUP in two additional mixed-use zones. Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG. Create reasonable accommodation process and procedure as part of the Zoning Code Update to a low flexibility in land use, building, and development standards to accommodate people with disabilities.	2015	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities by right in all residential zones (for those serving 6 or fewer residents), Supportive and Transitional Housing, Second Dwelling Units, Emergency Housing and Single Room Occupancy (SRO) in Mixed Use Zones and Efficiency Units. This program is an important strategy for addressing the special housing of persons with disabilities and should be continued. Modify to include clear objectives and time frame of the code amendments as well as the City's commitment to annually monitor State law, conduct outreach, and coordination with affordable housing developers.	Program 20
Fair Housing	Promote fair housing practices through contract with IFHMB. Comply with all state and federal fair housing requirements when implementing housing programs or delivering housing-related services. Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to	Ongoing	The City continues to promote fair housing practices and provide educational information to the public. This program is an important strategy for affirmatively furthering fair housing and should be continued. Modify to include clear objectives.	Program 21

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	6th Cycle Program Location
	improve fair housing as contained therein. Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns.			

Appendix B Sites Inventory

This appendix contains a parcel-specific inventory of potential sites that are suitable for housing development during the 2021-2029 planning period. Table B2 lists approved projects expected to be built during the planning period while Table B3 lists vacant sites zoned for residential development.

Housing Allocation

California General Plan law requires that a community plan for an adequate number of sites to allow for and facilitate production of its share of the regional housing need. Each jurisdiction must identify "adequate sites" to determine whether that jurisdiction has sufficient land to accommodate its share of regional housing needs for each income level. As defined under California Government Code Section 655839(c)(1), adequate sites are those with appropriate zoning and development standards, and with services and facilities to encourage and provide for the development of a variety of housing for all income levels. As shown in the table below, the RHNA for the 2021-2029 (6th Cycle) planning period is 5,686 units. Broken down by income level, the allocation is 1,584 very low-, 959 low-, 1,013 moderate-, and 2,130 above-moderate units.

Table B1. RHNA Allocation

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,584	959	1,013	2,130	5,686

No Net Loss Buffer

Recent changes to State law, including Senate Bill 166, require cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density or at a different income than projected in the Housing Element, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning it must identify and rezone for new sites that can accommodate the remaining need. For these reasons, the City is including an additional buffer of 15 percent above the unmet RHNA in each category. Table B-2 below identifies the total target capacity based on the RHNA plus 15 percent of any unmet RHNA. As shown, the pipeline projects (Row B) and projected ADUs (Row C) are subtracted from the RHNA (Row A) to determine the unmet RHNA (Row D). The unmet RHNA is then multiplied by 15 percent (Row E). Row F sums the RHNA (Row A) and the 15 percent of the unmet RHNA (Row E) to show the total target sites capacity.

Table B2. Target Sites Capacity (15% No Net Loss Buffer of Unmet RHNA)

	Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
A	RHNA	1,584	959	1,013	2,130	5,686

	Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
B	Completed, Approved, and Proposed Projects	240	19	-	1,331	1,590
C	ADUs	82	125	125	28	360
D	Unmet RHNA (A-B-C)	1,262	815	888	771	3,736
E	Target Buffer (15% of Unmet RHNA)	190	123	134	116	563
F	Unmet RHNA + Target Buffer (D+E)	1,452	940	1,022	885	4,299

To facilitate new housing production and address the community's housing needs, cities must ensure that sufficient land with appropriate zoning is available to accommodate the amount of additional housing need as determined through the Regional Housing Needs Assessment (RHNA). The City's land use plans and development regulations are discussed in Section 3 – Constraints. This section describes how the RHNA allocation for the 2021-2029 planning period will be accommodated, as summarized in Table B3 below. The City is relying on a combination of completed, approved, and proposed projects, ADUs, vacant, and non-vacant sites to meet the RHNA.

Table B3. Ability to Meet the RHNA

	Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
A	**RHNA Assessment**	1,584	959	1,013	2,130	5,686
B	Completed, Approved, and Proposed Projects	240	19	-	1,331	1,590
C	ADUs	82	125	125	28	360
D	Unmet RHNA *(A - B - C)*	1,262	815	888	771	3,736
E	Vacant Opportunity Site Capacity	199	133	135	133	600
F	Non-Vacant Opportunity Site Capacity	1,312	858	935	822	3,927
G	Opportunity Site Capacity *(E + F)*	1,511	991	1,070	955	4,527
H	**Total Capacity** *(B + C + G)*	1,833	1,135	1,195	2,314	6,477
J	Surplus of units beyond RHNA + buffer	59	53	48	68	228

Realistic Capacity

State law requires that a jurisdiction project realistic estimates for housing capacity on its RHNA sites. The realistic capacity of sites may be calculated using recent project history, a minimum density, or other methods. As a majority of growth is expected to take the form of multifamily housing, recently constructed multifamily projects were reviewed to understand and establish historical trends for multifamily housing development in the City. The realistic capacity calculation also takes into account recent inquiries and permits for uses in zones that allow mixed-use or stand-alone commercial uses.

Upland is a mature community with only a small amount of vacant land suitable for housing development. Potential sites for housing development include sites zoned exclusively for residential use as well as sites where zoning allows either residential or non-residential development. The realistic potential for housing on residentially-zoned sites has been estimated based on densities of recently approved multi-family and condo projects. Project densities on sites allowing only residential use have ranged from 61% to 108% of the allowable maximum.

Potential Development on Sites Zones for Non-Residential or Mixed Use. In recent years several projects have been developed with a residential component despite non-residential also being allowed in the zoning district. One example is a 78-unit live-work project located at the corner of Central Avenue and 11th Street. Each unit is 3 stories with the upper two stories used as living space while the first story includes parking and a work area. At the time it was approved, this project was located in the Highway Commercial zone; however, the property has since been rezoned to Commercial Industrial Mixed Use (C/I-MU) consistent with the new General Plan. This zoning district is intended to accommodate a variety of industrial, regional retail, and support commercial activities to satisfy a range of shopping needs for residents and maximize the potential for job generation. This zone is situated at an important gateway to the City at the west end of Foothill Boulevard and along portions of Central and Benson avenues. Development in this zone is intended to include pedestrian-friendly sidewalks and landscaping to facilitate the transformation of this area into an attractive, welcoming gateway into Upland. This zone supports residential uses in the form of live/work developments. The maximum permitted non-residential FAR is 1.0, which facilitates residential development.

Another example of a successful residential project within the Commercial Residential Mixed-Use Zone (C/R-MU) is GFR Homes, a 37-unit townhome style condominium development. The C/R-MU Zone is intended to support the development of compact, walkable, and pedestrian-oriented districts with a combination of retail, local-serving commercial and medium-density multi-family developments. The preference for land uses consists of integrated, vertical mixed uses that facilitate an active street front by bringing buildings and building entrances to the street edge and providing pedestrian-friendly sidewalks, trees, landscaping and public plazas. The maximum permitted non-residential FAR is 1.0 with a maximum permitted residential density of 20 dwelling units per net acre, exclusive of City and state density bonuses. This zone provides opportunities for a mix of medium- to large-scale integrated mixed-use developments while ensuring a sensitive scaled transition to adjacent buildings and uses.

A recent 6-unit apartment development on San Antonio Avenue is located within the Business Residential Mixed-Use Zone (B/R-MU). This zoning district is intended for areas in which business and/or light industrial uses are compatible with residential or live/work units. The B/R-MU Zone provides an environment where residents can enjoy the convenience of living and working in close proximity. The intended development pattern consists of horizontal mixed uses that provide adequate buffering and transitions between residential and non-residential land uses. This zone supports residential units adjacent to non-residential uses such as: light

manufacturing, assembly and offices. The maximum permitted non-residential FAR is 0.5 with a maximum permitted residential density of 20 dwelling units per acre. This zone provides opportunities for preservation of small- to medium-scale development and an authentic mix of building typologies and uses. The site was developed with 6 units (15 units/acre) with the retention of an existing single-family home.

In 2018 the Planning Commission approved a 203-unit apartment complex on a 4.5-acre site (46.9 dwelling units per acre) within the Colonies Specific Plan, Planning Area 4, which is a Mixed-Use Zone. The purpose of the mixed-use designation is to encourage development of higher-density housing with neighborhood commercial and restaurant uses.

Table B4 summarizes densities of recent residential developments in zones allowing commercial or mixed-use. For housing developments on sites where non-residential and mixed uses are allowed, densities of approved projects have ranged from 67% to 93% of the allowable maximum.

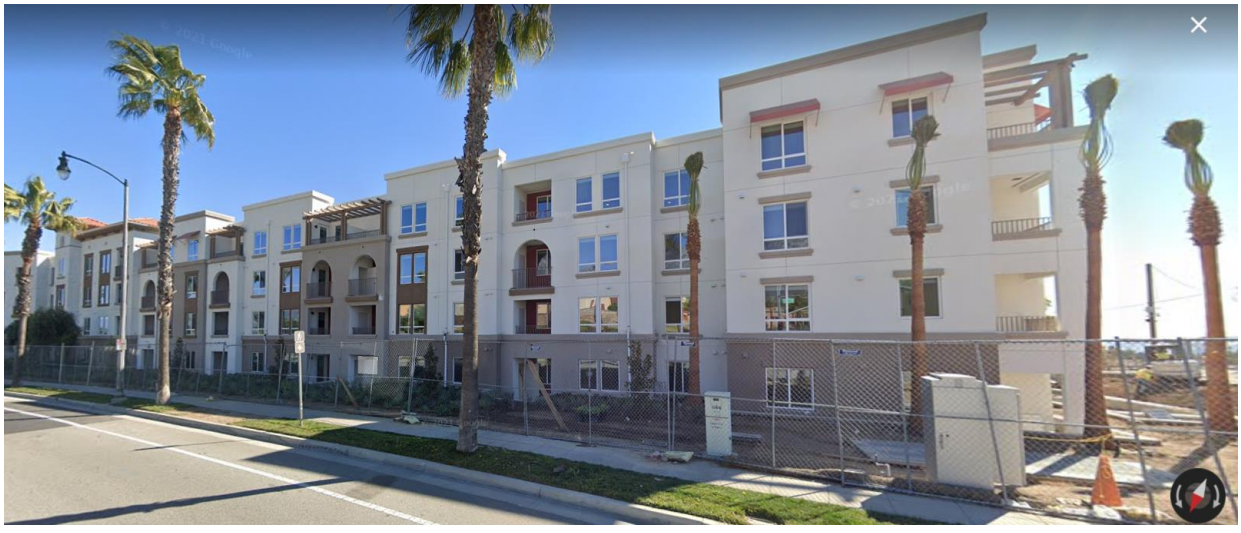
Table B4. Residential Developments in Mixed Use and Non-Residential Zones

Project	Project Type	Zoning District	Non-residential uses allowed?	Allowable Density (du/ac)	Project Density (% of max)	# of units
6 Unit Apartments (San Antonio)	Apartments	B/R-MU	Yes	20	15 (75%)	6
Alta Apartments	Apartments	PA-4 of Colonies SP	Yes	62	46.9 (76%)	203
11th & Central Mixed Use	Live-Work	C/I-MU	Yes	20	17.5 (88%)	78
Mt. Fuji (GFR)	Condominiums	C/R-MU	Yes	20	14.4 (72%)	37

Source: City of Upland, 9/2022

Other approved projects and property owner inquiries indicate strong interest high-density multi-family residential development in Upland. Examples include the following:

- This 4-story condominium development was approved at a density of 45 units/acre in The Colonies Planning Area 4. The zoning for this site is Specific Plan/Mixed Use, which allowed mixed-use or commercial development.



- Immediately adjacent to the 4-story condominium development in The Colonies Planning Area 4 is this approved 7-story apartment project at a density of 47 units/acre. The zoning for this site is Specific Plan/Mixed Use, which allowed mixed-use or commercial development.

- A 4-story 111-unit apartment project was approved at a density of 48 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site was created through the consolidation of 9 separate parcels totaling 2.3 acres. The project density is 88% of the maximum 55 units/acre allowed in this district. Zoning allowed commercial use on this site.

- A 32-unit attached townhome development within four 3-story buildings was approved at a density of 32 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site involves the consolidation of 6 separate parcels totaling approximately 1 acre.

- The City has received 2 applications for affordable and permanent supportive housing developments at a density of approximately 70 units/acre in the Historic Downtown Upland Specific Plan.

- Preliminary discussions regarding a 4-story 141-unit apartment project at a density of 55 units/acre (100% of maximum) in the Historic Downtown Upland Specific Plan. The property is currently occupied with older commercial buildings.

- Preliminary discussions regarding a 199-unit expansion of a senior apartment project at a density of 32 units/acre.

Based on these development trends, the realistic capacity of sites zoned for residential use only (i.e., where non-residential or mixed uses are not allowed) was conservatively estimated as 80% of the allowable density, while the capacity of sites permitting non-residential use was estimated at only 50% of the allowable density.

A parcel-specific list of vacant sites with potential for housing development is provided in Table B10. Potential new housing units on vacant sites are assigned to income categories based on allowable density and parcel size. Sites allowing a density of less than 15 units/acre are assigned to the above-moderate income category, while sites allowing a density of 15 to 29 units/acre are assigned to either the moderate or above-moderate income category. Sites that are at least ½ acre in size and where a density of 30+ units/acre is allowed may be assigned to any income category based on the "default density" specified in State law. Small sites less than ½ acre are assigned to either the moderate or above-moderate category.

Potential Development on Underutilized Sites

As with most of the older cities of Southern California where little vacant land remains, a significant portion of new residential development in Upland is expected to occur on underutilized non-vacant properties where additional housing units can be built or the existing uses can be replaced with higher-value development. In 2015, the City updated its General Plan and Municipal Code to incorporate mixed-use zones that allow additional opportunity for residential development in commercial areas. The purposes of the Mixed-Use zones are to:

1. Foster developments that provide a mix of related land uses close to one another, either within a single building, on the same parcel, or on adjacent parcels, in order to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live;

2. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;

3. Establish design standards that improve the visual quality of development and create unified, distinctive, and attractive mixed-use corridors and centers;

4. Provide appropriate buffers and transition standards between commercial, industrial and residential uses to preserve non-residential and mixed-use feasibility and residential quality; and

5. Provide incentives for mixed-use (horizontal and vertical) development along main corridors and nodes to promote varied uses within a pedestrian-oriented environment.

To estimate the realistic capacity of development on non-vacant sites the City evaluated recent development trends including project applications and interest from local developers (Table B8). Although the zoning on several of these sites also allows non-residential uses, all of these projects are 100% residential at densities ranging up to 55 units/acre.

Size

No sites larger than 10 acres are included in the inventory of lower-income sites.

Sites Smaller than 0.5 acres. Pursuant to Government Code 65583.2(c) sites smaller than 0.5 acre are assigned to the moderate- or above-moderate categories, with the exception of two groups of contiguous parcels. For both groups of parcels, the total acreage of each group of sites is over 0.5 acres, and they are functionally developable as one parcel.

For parcel group one, all of the parcels have the same owner, are currently vacant, and are contiguous in a normal, rectangular shape. Parcel group two is much larger and contains 13 parcels in a contiguous, rectangular block. Two parcels are larger than 0.5 acres, nine parcels are each 0.4 acres, and two parcels are 0.2 acres. Of the thirteen parcels, seven have a singular owner (3.33 acres). Two parcels are owned by a singular owner (0.81 acres), and the other four parcels have separate owners. The group of 13 parcels could be developed as a singular or multiple projects, and the size of the parcels will not preclude their development.

To assist in lot consolidation, the City is included Program 15, which includes expedited process, fee waivers for lot consolidation projects for affordable or special needs households, proactive outreach regarding lot consolidation opportunities, and technical assistance with lot consolidation.

Table B5. Small Sites

ID	APNs	Total Acreage	# of Owners	# of Parcels	Assumed Capacity
1	104660105, 104660112, 104660113, 104660114, 104660101, 104660102, 104660103, 104660104, 104660106, 104660107, 104660115	1.63	One	11	60
2	104633313, 104633308, 104633307, 104633306, 104633309, 104633305, 104633310, 104633304, 104633301, 104633311, 104633303, 104633312, 104633302	5.35	Six	13	133

Additionally, the City has seen a trend of interest in residential development on small lots that are consolidated. There have been multiple, recent projects where a singular owner purchased multiple, contiguous parcels for the purpose of developing multifamily residential uses. This includes both vacant and non-vacant lots and lots with one and multiple owners. This also includes both market rate and affordable housing. Recent inquiries and applications include the following:

- An application for the development of 19 multi-family units, including 2 affordable units, on 0.64 total acres, and the consolidation of 3 lots with two separate owners.
- Consolidation of four lots, including one lot smaller than 0.5 acres, for development of residential units on 5.86 total acres
- Interest on consolidating twelve parcels totaling 1.96 acres for the development of approximately 61 units.
- Five separate owners of nine contiguous properties totaling 3 acres are seeking to sell the land to a single developer for multi-family residential development.
- Consolidation of four, non-vacant lots all smaller than 0.5 acres into one for the development of 84 multi-family units, including 12 affordable units. Uses on these lots include a contractor office and storage and are similar to the uses in parcel cluster 3. The parcels total 1.37 acres. These small sites were formerly on the RHNA sites inventory list and are now a pending project.

The RHNA sites inventory also includes 18 City-owned parcels in the RHNA inventory, totaling 2.94 acres. The lots are all smaller than 0.5 acres; however, they are in clusters that can be consolidated and all owned by the City. The City is planning on declaring the parcels surplus with the intent of developing affordable housing on them during the planning period. Parcels that are adjacent to each other are already functioning as one use.

Each lot has several parcels that can be consolidated and considered as one site for the purposes of the RHNA and thus are appropriate for lower-income housing. There is a total of 96 units (44 lower, 52 moderate) projected on the parking lots for the purposes of meeting the RHNA. Each parking lot is larger than 0.5 acres after consolidation with the exception of Lots E and F. All lots are entirely contiguous. Program 6 details the timeline and goals for the development of the City-owned parking lots.

- Parking Lot A: A 0.6-acre site consisting of three parcels total
- Parking Lot B: A 0.52-acre site consisting of two parcels
- Parking Lot C: A 0.56-acre site consisting of three parcels
- Parking Lot D: A 0.75-acre site consisting of nine parcels
- Parking Lot E: A 0.33-acre site consisting of two parcels.
- Parking Lot F: A 0.17-acre parcel that is diagonal from Lot C, and may be consolidated with Lot C for the purposes of development.

Environmental Hazards and Availability of Infrastructure

As part of the sites analysis process the City reviewed environmental hazards and the availability of infrastructure to determine whether these issues could prevent the City from achieving the assigned housing need.

Environmental Hazards

None of the potential housing sites identified for the Regional Housing Needs Allocation are known to have environmental constraints that would preclude the development of housing. As reflected in each of the individual specific plan EIRs, none of the sites is on a fault, in an Alquist-Priolo zone, or in a 100-year flood plain. None of the sites is located on prime farmland or currently used for agricultural purposes. Several sites may be located on ground suitable for mining, but the sites are no longer used for active mining. Seismic and fire hazards require various mitigation features in residential construction to protect public safety, and are incorporated into the building code. These code requirements add to the cost of housing but are necessary to protect public safety. There are four sites that have a capacity of 216 moderate income units that fall within the Very High Fire Hazard Severity Zones as well as three pending projects, therefore, the location of the RHNA sites within the Fire Hazard Severity Zone would not preclude or impact the development of these sites.

Water Availability

The 2015 General Plan Update EIR projects water needs for the whole City (including development in the four specific plan areas with the housing inventory sites). In 2030, the City will need 23,141 acre-feet per year of water, according to the 2020 Upland Urban Water Management Plan. The dry-year scenario projects a supply of 24,662 AFY in 2030 and 25,689 AFY in 2035. Based on that analysis, the City is expected to have enough water to serve projected housing needs during the planning period.

Sewer Availability

The 2015 General Plan Update EIR analyzed the capacity of sewer lines and treatment facilities based on residential and non-residential build-out estimates would only require additional sewerage flow of 1.32 mgd over existing conditions or an annual increase of approximately 0.066 mgd per year over 20 years. The EIR concluded that no significant impact to sewer facilities associate with General Plan build-out is anticipated, as demands on the local sewer system can be mitigated. The EIR indicated a need to upgrade certain local lateral sewer lines on a case-by-case basis, but no costly force mains, main trunk lines, or similar infrastructure are necessary. Upgrades to laterals are financed through the payment of sewer impact fees, which is common for any new apartment project.

Dry Utilities

Dry utilities such as electric, telephone, cable and internet are provided by private companies and are expanded to meet demand as development occurs. No known limitations on these services would preclude development of the sites listed in the inventory (Appendix B) during the 2021-2029 planning period.

Ability to Meet the RHNA

Approved Projects

Per the HCD Sites Inventory Guidebook, the City may credit sites that have been proposed, approved, or given a certificate of occupancy since the beginning of the RHNA projection period.[4] The City is including 1,590 units towards the RHNA, 240 very low income units, 19 low income units, and 1,331 above moderate income units. New housing units approved and expected to be completed during the RHNA period are credited toward the City's new housing need based on the estimated income category of these units as shown in Table B6. The City works closely with applicants, owners, and developers to monitor progress and updates on pending projects. In October 2023, staff contacted each applicant to discuss progress and ensure that each project would be completed during the planning period; all projects are anticipated to be completed during the planning period. A status update for each project is provided in Table B6.

All units are anticipated to be completed in the planning period. The City will monitor the actual units constructed and income/affordability when the projects are developed. If the projects are not developed or are developed with fewer RHNA units than anticipated, the City will identify additional RHNA sites needed to make up the loss (see Program 6)

There are 259 lower-income units counted towards the RHNA. The units are listed below. All units will all be deed restricted to maintain their affordability.

- Twelve lower income units in an 84-unit proposed project utilizing state density bonus law. The project developer is utilizing a density bonus to achieve the desired density of 60 du/ac, and to overcome some development standards. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for 55 years.

[4] HCD Sites Inventory Guidebook https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

- Four very-low income units in a 24-units project. The project developer is utilizing a density bonus to achieve the desired density of 25 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Five very-low income units as a part of a 32-unit project. Five very-low income, for sale, units as a part of a 32-unit project. The project site was owned by the City of Upland and was declared surplus property in 2022. The property was subsequently sold to a developer with the requirement that 15% of the project units (5 total) be affordable.

- Ninety-three very low income units on SANBAG owned property. The project developer is utilizing a density bonus to achieve the desired density of 82 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Eighty-one very low income units developed on SANBAG owned property. The project developer is utilizing a density bonus to achieve the desired density of 69 du/acre. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Sixty-two very low income units as a part of a 251-unit project. The project developer is utilizing a density bonus to achieve the desired density of 43 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

- Two low income units as a part of a 19-unit density bonus project. The project developer is utilizing a density bonus to achieve the desired density of 23 du/ac. This results in a density bonus agreement, conditions of approval and deed restriction to ensure the units remain at the affordable level for at least 55 years.

Table B6. Approved Projects

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units	Status
ATI Packing House Apts	Apartments	Historic Downtown Upland SP (Citrus Trans. District)	Yes	Vacant	55	51.4 (93%)			111	111	Currently project is in building plan check, Development Services Staff waiting on resubmittal.
Sage At 9th Phase 2	Townhomes	RM-20	No	Vacant	20	16.4 (82%)			26	26	Project Completed 1.29.24
Sage At 9th Phase 1	Townhomes	RM-20	No	Vacant	20	15.2 (76%)			28	28	Completed September 2021.
Enclave SP	76 Townhomes 116 SFR	Enclave Specific Plan	No	Vacant	20	12.2 (61%)			192	192	Completion anticipated in 4th quarter, 2023.
Mesa Court Apts	Apartments	RM-30	No	Vacant	30	21.6 (72%)			54	54	This project is currently in Plan Check, with some permits approved, including numerous building permits, parcel map and grading plans as of 2022. Applicant intends to start construction in late 2024 or early 2025. Email Received from applicant with anticipated timeline.
7th Street Apts (KIVA)	Apartments	RM-20	No	Vacant	20	20.1 (108%)			64	64	1st quarter, 2025. Project Currently in Plan Check. Applicant currently preparing resubmittal plans and working to complete a site clean-up plan with DTSE. Applicant intends to start construction 1st quarter 2025. Applicant provided email with timeline.
San Antonio Apts (Mario Sosa)	Apartments	B-R/MU	Yes	Non-Vacant	20	13.3 (67%)			6	6	Completed August 2022.
Sycamore Hills PA3	83 Townhomes 93 SFR	Park View Specific Plan (Planning Area 3)	No	Vacant (Under Construction)	13.4	10.6 (79%)			176	176	All units completed by February 2022.
Crestwood Homes	SFD	RS-20	No	Vacant	0-4	N/A			4	4	Completed December to November 2021.
Individual SFD	SFR+ADU+JADU	Various	No			N/A			3	3	Plans Under Review. Staff expects to issue permits towards the end of 2023, early 2024.
Individual SFD	SFR+ADU	Various	No			N/A			2	2	Plans in plan check. Staff expects applicants to pull permits in 1st Q 2024.
Villa Serena	SFR	Villa Serena SP	No	Vacant		10.6			65	65	Entitlements are expected to be approved 4th Quarter of 2024, with construction starting shortly after. Many of the plans have been reviewed and are ready for approval, including the grading plans, utility plans, and construction is expected to begin within 6 months after entitlement approval. Applicant timeline received.

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units	Status
Colonies PA4	Condo	Colonies SP (PA 4-Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)			60	60	Applicant contacted Development Services Director. Application anticipates construction starting in 2025, and completion in 2026 or 2027.
Alta Apts	Apartments	Colonies SP (PA 4-Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)			106	106	Completed August 2021.
A Street Apts	Apartments	RM-20	No	Vacant	20	20.0 (100%)			4	4	4th quarter, 2024. Permits are nearly ready for Issuance. Plans have been reviewed, and Building staff is waiting for minor corrections.
Colonies - Watt	Townhome	Colonies SP	No	Vacant	24	15.7 (65%)			12	12	Completed Aug-Sep 2021.
Individual SFD	SFD	Various	Yes	Vacant	0-4	N/A			2	2	Completed. July 2022.
11th Ave Apts	Apartments	RM-20	No	Vacant	20	14.6 (73%)				6	Under Construction. Anticipated completion July 2024.
Lennar Remainder Units	SFR	Upland Crossing	No	Non-vacant	12-20	15				12	Completed August 2021.
Individual SFD	SFR	RS-7.5	No	Non-Vacant	4 – 10				1	1	Completed April 2023
SBCTA Property	MFR	Citrus Transportation	Yes	Non-Vacant	55	69 (127%)	93			93	3rd quarter, 2025. staff is currently reviewing entitlements, which are expected to be approved by the end of 2023, or 1st quarter 2024. Applicant anticipates starting construction in Q1 2025, and completion in Q3 2026. applicant provided email for timeline.
SBCTA Property 2	MFR	Citrus Transportation	Yes	Non-Vacant	55	70 (127%)	81			81	3rd quarter, 2025. staff is currently reviewing entitlements, which are expected to be approved by the end of 2023, or 1st quarter 2024. Applicant anticipates starting construction in Q1 2025, and completion in Q3 2026. applicant provided email for timeline.
104659108 104659109 104659110 104659111 104659112 104659113	Townhomes	Old Town1st Street Overlay	Yes	Non-Vacant	55	32 (58%)	5		27	32	The Planning Commission approved entitlements on October 25, 2023. Applicant intends to start construction in June 2024, and complete the project within 18 months, completing the project in Q4 2025.
104634102	Apartments	RM-20	No	Non-Vacant	20	24 (141%)	4		20	24	3rd Quarter, 2025.

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units	Status
104643325	Townhomes	Multi-Family Senior Housing	No	Vacant	25	17 (66%)			8	8	1st Quarter, 2026. Staff is in discussions to sell the property to Crestwood Communities for the development of 8 units. The PSA is currently being prepared.
100718101 104632143 100718102 100718103 100718104	Apartments	PB	Yes	Vacant	40*	42	62		189	251	2nd Quarter, 2027. Staff will be making Zone changes in 2025 as required by the Housing Element which will allow for this project. The applicant is expected to submit for entitlements in 2024, with approval in 2025. This results in a reasonable construction time of 1.5 to 2 years.
104648114	SFR	LI	Yes	Non-Vacant	15	13 (87%)				64	4th quarter, 2024. Staff has issued permits for the project and construction has begun as of October 2023. Applicant anticipates completing the project within 1 to 1.5 years
100746121 100746122 100746112	MFR	B/R-MU	Yes	Non-vacant	40**	29 (72%)	2		17	19	Staff has received an application on 10/25/23 for the development of 19 multi-family units, and the consolidation of 3 lots.
100743106 100743110 100743109 100743108	MFR, Affordable Housing	B/R-MU	Yes	Non-vacant	40**	61 (153%)	12		72	84	Single property owner has merged all four lots, and has provided preliminary plans for an 84-unit project including approximately 12 affordable units. Application received 11/20/23.
						Totals	**257**	**-**	**1,333**	**1,590**	

Source: City of Upland, 12/18/2023

* City to create new RM-40 Residential Multi-Family High zone on this site and others.

**B/R-MU parcels in this area will be subject to a high density transit overlay, allowing densities up to 40 du/acre

Accessory Dwelling Units

Under State law, two accessory dwelling units (ADUs) – one ADU and one "junior ADU" – may be permitted on most single-family residential lots. ADUs represent a significant source of new affordable housing that can be created within the fabric of existing residential neighborhoods.

In December 2020, SCAG published a study of ADU affordability in Southern California[5] and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. SCAG determined that the following affordability assumptions are appropriate for San Bernardino County:

Table B7. ADU Income Distribution

Very Low	Low	Moderate	Above Moderate
23%	35%	35%	8%

Source: SCAG 2020

ADU permits have steadily increased during the 2018-2021 period in Upland as follows:

- 2018: none
- 2019: 14 units
- 2020: 41 units
- 2021: 71 units
- 2022: 95 units
- 2023 (through December): 48 units

This 6-year trend shows that interest in ADU construction has increased significantly as homeowners have become familiar with the new regulations and the options provided for ADUs. Based on this trend and SCAG's analysis, it is assumed that an average of 45 ADUs per year (total of 360 during the 8-year planning period) will be produced in the income categories shown in Table B7 above.

Vacant Sites

As part of the sites inventory analysis, vacant residential land was identified throughout the City. A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements […] or structures on a property that are permanent and add significantly to the value of the property."

The estimated capacity of vacant sites is based on the densities allowed in the City's General Plan and zoning regulations and have been adjusted to account for development that may be proposed at lower than the maximum allowable densities based on market conditions. As noted above, the potential yield is assumed to be 80% of the allowable density for residential zones and 50% of the maximum density for mixed-use zones. These assumed densities are intended to portray the typical density of residential development, accounting for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure, and public facilities.

The City is including 600 total units on vacant sites, 199 very low, 133 low, 135 moderate, and 133 above moderate income units.

[5] https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Non-Vacant Sites

Pursuant to Government Code Sec. 65583.2(g)(2) when a city is relying on non-vacant sites to accommodate 50% or more of its lower-income housing need, the methodology used to determine additional development potential shall demonstrate that the existing use does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period. The City is relying on non-vacant sites to meet 1,745 of the 2,543 lower-income RHNA units (68%).

The current capacity for additional housing based on current zoning is insufficient to accommodate the RHNA allocation in all income categories. As required by Government Code Sec. 65583(c)(1) candidate sites have been identified for either "upzoning" (i.e., increasing the allowable density of residential uses) or "rezoning" (i.e., changing the zoning designation from a non-residential designation to a residential or mixed-use designation).

The additional potential capacity of these sites is estimated at 80% of allowable density for sites proposed for residential zoning and 50% of allowable density for sites proposed for mixed-use zoning.

The following analysis of non-vacant sites compares the sites directly to recent development trends in the City, illustrating that, based on substantial evidence, the existing uses of the sites do not impede additional residential development on these sites.

Non-Vacant Trend Sites

To understand development trends and aid in the non-vacant site selection process, recently developed sites, pipeline projects, and sites with developer/property owner interest in residential development were reviewed. Ten recent projects were reviewed. Table B8 provides a summary of these sites, including their zoning, year built, previous use, floor area ratio, and land-improvement ratio. These ten non-vacant trend sites concretely demonstrate that there is a market for housing in Upland, illustrate the market trends and site characteristics of recent residential projects in Upland, and provide examples upon which to compare the non-vacant sites in the RHNA inventory.

A review of these non-vacant trend sites shows a set of characteristics that the sites have in common. Understanding the commonalities between recently developed sites helps establish a set of characteristics that can be used to establish thresholds for the non-vacant sites in the inventory. The recently developed sites share the following characteristics:

- A building age over 40 years old.
- A wide range of LIRs, from 0.34 to 50.
- Similar non-vacant uses among projects. Most of the trend sites included similar residential, and light industrial uses. Uses include parking lots, residential, both single and multi-family, and commercial buildings. Light industrial uses include boat repair, industrial buildings, warehouses, contractor storage, and lumberyards.

Table B8. Development Trends on Underutilized Sites

#	Project/Address (APN)	Project Type	No. of Units	Density	Zoning	Previous Use				Current Status
						Year Built	FAR	LIR	Description	
1	401 A Street (0146-582-13 to 20)	Apartments	111	48.3	Citrus Transportation District, Historic Downtown Upland SP	1960s	0.00	N/A	Parking Lot	Approved Entitlement
2	708 Mesa Court (1046-102-13)	Apartments	60	15.8	RM-30	1961-1963	0.23	0.51	Apartments (6 units demolished)	Approved Construction Plans
3	1332, 1336, and 1344 E. 9th Street (1046-501-07, 08, 09)	Townhomes	26	16.4	RM-20	1940 -1978	0.25	1.59	Three SFRs, Boat Repair Facility	Completed
4	1252 .E 7th Street (1047-181-02)	Apartments	66	20.8	RM-20	1969	0.15	50	Industrial Building	Approved Entitlement
5	1400 E. Arrow Rte (1046-481-14)	Condominiums	64	13.1	Proposed Zone Change from Light Industrial to SP	1956	0.11	0.34	Lumber Yard	Applications under review
6	167 S. Sultana Avenue (1046-604-03 to 08)	Apartments	141	54.9	Citrus Transportation District, Historic Downtown Upland SP	1947-1957	0.32	31.5	2 Industrial Warehouses and Residential (Fourplex, Duplex, and two SFRs)	Preliminary Review
7	105 N. 1st Street	Apartments with 5 Low Income Units	32	29.3	Old Town District (1st Avenue Overlay), Historic Downtown Upland SP	1908	0.05	City-owned	Commercial Building	Approved Entitlement
8	SANBAG Affordable Housing	Affordable Housing	174	69	Citrus Transportation District, Historic Downtown Upland SP	1948-1959	N/A	N/A	Former lumber and hardware store and former smudge pot factory; industrial buildings removed between 2012-2014 and 2018-2020.	Under Review
9	104634102/ 649 W. Vernon Drive	Apartments	24	50	RM-20	1940s	0.04	0.54	Single family residential and related structures	Under Review
10	1910 Huntington Drive	Apartments, Affordable Housing	84	1.37	B/R-MU	1940s	0.06	0.99	Industrial structure and storage yard	Under Review

Non-Vacant Site Selection Criteria

The City's assumptions regarding the income categories and realistic capacity for underutilized sites are the same as for vacant sites described above. Most of these underutilized properties are in the Downtown or the Focus Areas identified in the General Plan Land Use Element and discussed previously in Section 3 - Constraints. As land and housing values have increased and the supply of buildable vacant land has been nearly exhausted, redevelopment of these areas has become financially feasible.

Based on the trends of redevelopment of non-vacant sites in Upland outlined above, a set of criteria was used for evaluating the redevelopment potential of sites and selecting RHNA sites. Criteria include building age, LIR, and a similar type of non-vacant use. Note that not every trend site meets all characteristics identified, but that all sites included are appropriate for redevelopment. All sites have similar uses to recent projects that were developed in the City, and can be directly compared to these trends.

In addition to the trends identified from the ten non-vacant site examples, other considerations were made in selecting the RHNA sites, as follows:

- Residential development interest expressed by property owners or developers.
- Site conditions indicating a property is suitable for development or redevelopment during the planning period, such as vacant buildings, for sale/for lease signs, low land-to-improvement (LIR) value ratio, buildings more than 40 years old, signs of deferred maintenance or deterioration, or low site utilization (i.e., current building floor area compared to market potential).
- Proximity to public transportation, employment and educational opportunities, and urban services such as shopping, medical facilities and parks. The City considered if a site was within ½ mile of a high quality transit stop.
- No incompatible uses or adverse development conditions such as high noise levels, heavy truck traffic, sensitive biological habitat, flood hazards or wildland fire hazards .
- The City has reviewed the properties and is not aware of any leases on underutilized sites that would prevent housing development during the planning period.

The following section provides further detail on each of the non-vacant sites identified in the inventory. The non-vacant sites were selected based on their existing uses, capacity for residential redevelopment, and their high potential for short-term redevelopment. The non-vacant sites are described in geographic clusters; however, all of the clusters have the same set of similar uses, single family residential, light industrial including automotive, storage, and contractor uses, and limited office uses. Each of the clusters of sites have at least four of the five characteristics on aggregate that suggest suitability and favorable conditions for redevelopment within the planning period.

An evaluation of each of the 291 non-vacant sites is provided in Table B9. Each site is evaluated against the five criteria listed below. All 291 of the sites meet a majority, at least three of the five, criteria. 270 sites meet at least four of the five criteria. 110 of the sites meet all five of the five criteria. The table shows the value for each of the criteria and if the site meets the threshold the cell has been filled in green.

The criteria used to illustrate the strong redevelopment potential for the non-vacant sites are as follows:

A. **Significantly Underdeveloped.** (LIR > 0.44). Land-improvement ratios were calculated and considered in site selection. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land. For the identified clusters of sites, the average LIR is greater than 0.44. This threshold is based on a review of the ten trend sites. The trends sites had a wide range LIRs from 0.34 to 50. Four of the ten sites had LIRs under 1. Of the 291 non-vacant sites, 243 of them have an LIR greater than 0.44.

B. **Building Age.** The majority of structures are older than 40 years. This threshold was determined by reviewing the ten trend sites. All of the trend sites had structures that were at least 40 years old.

C. **Similar Types of Non-Vacant Uses.** The non-vacant sites existing uses are similar to those in the identified trend sites. Trend sites had a wide variety of residential, industrial, and commercial uses. Some sites included a mix of uses on a single site. Four of the ten sites included residential uses included single and multi-family uses. Six of the ten trends sites included an industrial use, such as lumber yards, boat repair facilities, a smudge pot factory, and industrial yards. Two sites had commercial uses, including a hardware store. One former use was a parking lot. Sites in the inventory were reviewed for their existing use. A similar use to trend sites includes residential (single or 2-3 units), industrial uses (storage yards, automotive or boating facilities), commercial, and parking lots. In Table B9, the currently use of the parcel is shown. The general category is given and more specific use follows. If a site has a use of "Other" is it not considered to be similar to the trend sites; there are only two sites that have this use. One is the National Guard Center that the federal government has noticed will be disposed (described in detail below). The other is landscaping, and has no buildings. If it is a similar use to the trend sites, it is shown in green. Of the 291 sites, 289 of the sites have similar uses to the trend sites. Many of the trend sites are redevelopment in areas that are identified in the sites inventory (as seen in the geographic clusters outlined below) and as such, have similar uses.

D. **Adjacent to Services**. Sites were reviewed for their location within one mile of services such as daycares, grocery stores, medical centers, and schools. If a site is within one mile of any of these services, it is shown as green in Table B9. All of the non-vacant sites are within one mile of at least two of the listed services (daycares, stores, medical centers, schools).

E. **Within ½ Mile of High Quality Transit.** The analysis identifies whether a site is within ½ mile of a Metrolink Station. There are two Metrolink Stations that are either in or within ½ mile of Upland. The Montclair Transcenter (Metrolink station) is just to the southwest of the City. Two of the clusters, the Western Cluster and Mixed-Use Cluster, have sites that are within ½ mile of the Montclair Transcenter. The Upland Metrolink station is located in the Historic Downtown Specific Plan Area. Sites in the Historic Downtown Specific Plan and East of Downtown clusters have sites that are within ½ mile of the Metrolink Station. A total of 148 of the sites are located within ½ mile of either of the Metrolink Stations.

SITE CLUSTER	A (LIR)	B (Age)	C (Use)	D (Services)	E (Transit)
Western Cluster	✓	✓	✓	✓	✓*
Mix-Use Cluster	✓	✓	✓	✓	✓
San Antonio and 9th	✓	✓	✓	✓	
Historic Downtown Specific Plan	✓	✓	✓	✓	✓
East of Downtown	✓	✓	✓	✓	✓*

SITE CLUSTER	A (LIR)	B (Age)	C (Use)	D (Services)	E (Transit)
Other: Single Family	✓	✓	✓	✓	
Other: Light Industrial and Commercial	✓	✓	✓	✓	✓*

*Some but not all of the parcels are within ½ mile of a Metrolink Station.

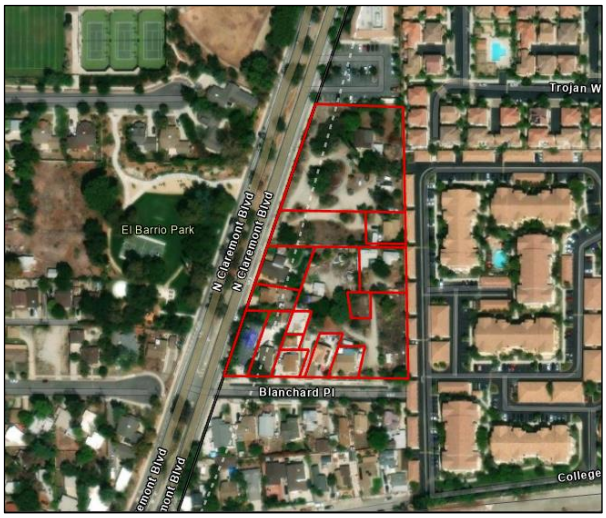
Interest in Development on RHNA Sites

In addition to the similarities to recent projects as noted above, the City has received interest in developing on a number of sites included in the RHNA inventory. This further demonstrates the feasibility of the sites in the RHNA inventory. This includes the following:

- Staff has received an application on 10/25/23 for the development of 19 multi-family units on 0.64 acres, and the consolidation of 3 vacant lots previously include in the sites inventory.
- Staff has met with one potential developer who has made an offer on a RHNA site that is for sale, and is aiming to purchase three adjacent RHNA sites to consolidate the lots for a multi-family residential project. Three parcels are vacant and the fourth is currently used for commercial fueling.
- Staff have met with owners of two adjacent sites regarding the development of senior housing on two sites totaling 5.6 acres. The site is currently a plant nursery. The owners have expressed support for 40 du/ac on the site to staff in meetings and at public hearings.
- Interest on consolidating twelve parcels totaling 1.96 acres for the development of approximately 61 units.
- Five separate owners of nine contiguous properties totaling 3 acres are seeking to sell the land to a single developer for multi-family residential development. Staff has received support for increased density on the parcels. The land currently has industrial uses including a termite company, contractor's yard, and automotive uses.
- Consolidation of four, non-vacant lots all smaller than 0.5 acres into one for the development of 84 multi-family units, including 12 affordable units. Uses on these lots include a contractor office and storage and are similar to the uses in parcel cluster 3. The parcels total 1.37 acres and were previously included in the RHNA inventory.
- Request from a property owner to include their 2.86 acre site in the inventory and rezone to allow high density so that multi-family housing can be developed on the site.

Non-Vacant Site Descriptions

Western Cluster



The western cluster consists of 15 contiguous parcels, 13 of which are non-vacant. The City is upzoning the 3.64 acre cluster of parcels to have a maximum density of 30 units per acre. The cluster has a projected realistic capacity for 89 total units, including 11 on the vacant parcels. The non-vacant parcels are single-family parcels. The capacity is a mixture of income levels including 43 lower-income units, 25 moderate units, and 21 above moderate units. The sites could be developed together or individually. The single-family homes were built prior to 1938. Upzoning this aging single-family housing stock provide increased opportunity for housing adjacent to the College Campus that could be utilized by faculty and staff. The cluster is adjacent to El Barrio Park and are approximately ½ mile from the Claremont McKenna College Campus. The land improvement ratio for the non-vacant parcels averages 0.46, indicating the land is considerably underdeveloped. The non-vacant uses of single-family homes are similar to the follow recent projects:

- A project currently in plan check that demolished six existing units to develop 60 units.
- Developed 26 townhomes on a site that included three single family residences and a boat repair facility.

Developed 141 apartments on a site that included a fourplex, duplex, and two single family residences.

Mixed-Use Cluster

The mixed-use cluster incudes 101 total parcels, 9 of which are vacant and 92 of which are non-vacant. The capacity for the vacant sites is 29 lower, 30 moderate, and 27 above moderate income units. The assumed realistic capacity for the non-vacant sites is 552 lower income, 331 moderate, and 312 above moderate units. The mixed-use cluster includes 93 parcels (36.6 acres) zoned B/R-MU, which will be upzoned to allow at least 40 du/acre and 8 parcels zoned C/R-MU (3.3 acres north of Huntington Drive) which will be upzoned to allow up to 30 du/acre. This area consists of many small parcels with the potential for consolidation and potential to create larger scale development. Although many of the recent development projects include consolidation of multiple parcels and existing uses, the City is including Program 15 to encourage and facilitate the consolidation of lots and development of residential and mixed-uses on these consolidated, smaller parcels.

There are residential uses on 57 of the parcels, including 56 single family homes and one parcel with three unit residential, which have an average LIR of 0.77. The other 39 parcels consist of a mix of light industrial and office uses and have an average LIR of 2.0. These LIR demonstrate a significant underdevelopment and strong incentive and opportunity for redevelopment.

Light industrial uses consist of three parcels with auto-oriented uses, seven parcels with contractor offices, 22 parcels with storage uses, one garage, three industrial buildings, and three offices. The existing uses are generally low intensity with significant opportunity for redevelopment of higher intensity uses. The City has received interest and inquiries in developing high density residential uses on a number of these sites. Additionally, the cluster is approximately 0.5 miles from the Montclair Transcenter and Metrolink station providing access to transportation. The majority of the buildings were constructed between 1948 and 1985.

This area of the City was annexed in the early 2000s. There are a number of existing, non-conforming uses including junkyards and contractor storage yards. This area will be subject to the new transit overlay district which will continue to allow mixed uses and encourage redevelopment of the area. The City has received two recent applications for the development of housing in this area, that are noted in crosshatch on the aerial above. The two projects care:

- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.

- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

The uses and potential in the mixed-use cluster are similar to recent projects in the City, including:

- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Developed 141 apartments on a site that included a fourplex, duplex, and two single family residences as well as two industrial warehouses.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- A developer inquiry for 29 units on a site that contains a commercial building

San Antonio and 9th

The San Antonio and 9th cluster consists of 25 parcels in the B/R-MU zone, comprising 8.98 acres. They will be upzoned to allow density up to 40 du/acre. Two of the parcels are vacant and have an assumed realistic capacity of 13 lower income units each. The 23 non-vacant parcels have a capacity for 145 lower, 56 moderate and 59 above moderate units. Uses in this cluster are a mix of light industrial and residential and include six contractor offices and related office uses, 14 single family residential units, and three storage yards. The average LIR in the cluster is a strong 0.74.

The City has seen interest in residential development in this area, and there is a recently completed project that developed 6 units on the corner of N. San Antonio and 9th, not included in the RHNA. Redevelopment of the area could be pursued individually on each lot or on a larger scale basis. Seven of these parcels have the same owner. The buildings are older, and were constructed largely between 1949 and 1985. It is within one mile of Upland High School and Baldy Dog Park.

The uses and potential in the mixed-use cluster are similar to recent projects in the City, including:

- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- A developer inquiry for 29 units on a site that contains a commercial building
- A project currently in plan check that demolished six existing units to develop 60 units.
- Developed 26 townhomes on a site that included three single family residences and a boat repair facility.
- Developed 141 apartments on a site that included a fourplex, duplex, and two single family residences.
- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.
- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

Historic Downtown Specific Plan

The cluster of sites in the Historic Downtown Specific Plan zone consists of 64 total parcels (18.9 acres), 14 of which are vacant and 50 of which are non-vacant. The projected realistic capacity for the 16 vacant parcels is 53 lower, 16 moderate, and 13 above moderate income units for a total of 89 units. The realistic capacity for the 50 non-vacant parcels is 303 lower, 180 moderate and 118 above moderate income units, for a total of 601 units. These parcels will not be rezoned or upzoned, with the exception of one parcel that will be rezoned to the Citrus Transportation District.

The 50 non-vacant parcels have a variety of existing uses, including 15 with existing residential. There are 17 parcels with warehouse, automotive, commercial, and industrial uses, including four parcels that have vacant industrial uses. The parcels have an average LIR of 9.5. The Downtown parcels also have direct access to the Metrolink Station.

The remaining 18 parcels included are public parking lots. The City is planning on acquiring funding to create a parking structure downtown that will make the existing surface parking lots available for redevelopment. As of May 2024, the City had sent out a Request for Proposals and received three proposals from parking structure consultants, and is currently in the process of selecting a firm to design the parking structure and preliminary engineering. The contract is tentatively scheduled to be approved by the City Council in June 2024. The City also is currently seeking funding and has contracted with two lobbyists in Washington DC, with one of their priorities being to seek federal funding for the parking structure. In addition, staff is pursuing a public/private partnership with two potential developers that would entail developing several parking lots in conjunction with assisting in the funding to develop a parking structure. The City is receiving $1.6 million from the San Bernardino County Transit Authority from their sale of two surplus parcels along the Metrolink right-of-way in Upland which is currently planned for Upland's Parking Structure construction. Once the parking structure is designed and built, the remaining parking lots will be redeveloped. The City plans to declare the 18 parcels surplus land with the intent to develop housing on them. This is anticipated to be completed during the planning period. The location where the parking structure is to be located is not included in the RHNA. The remaining parking lots that will be redeveloped are included in the sites inventory. There are no lease agreements or other regulatory agreements that would inhibit the development of housing on these lots during the planning period. The Parking Structure design will be approved in the first quarter of 2025. Construction would be completed toward the end of 2026. Development of the 18 parcels in the RHNA inventory will follow.

The City is seeing increasing development in the Historic Downtown area and has included the parcels that are most likely develop in the short term. The recent development includes a number of affordable or mixed-income projects. The development trends in the Historic Downtown support the conversion of these non-vacant uses and increased redevelopment. Note that there is additional capacity in the Historic Downtown Zone that is not included to meet the RHNA. As shown in the aerial image, there are multiple recent, pending, and approved projects in the Historic Downtown, depicted with crosshatches. These projects include:

- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.
- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

East of Downtown

The cluster of sites that are east of downtown include 67 total parcels (23.2 acres), three vacant and 64 non-vacant sites. The are two moderate and one above moderate units on vacant parcels. The non-vacant parcels include 347 lower, 126 moderate, and 105 above moderate income units. The sites currently allow densities up to 20 units per acre and will be rezoned or upzoned to allow 30 du/acre. The sites east of downtown are generally included as groups of developable blocks or parcels.

Current uses include 29 parcels with existing single family or two-units. Existing non-residential uses include four parcels with automotive uses, 23 contractors or other types of storage yards or contractor offices, five light industrial or industrial buildings and one office.

The average LIR for the non-vacant parcels is 1.2. The majority of sites have access to a grocery store within ½ mile, as well as access to the downtown Metrolink station. The majority of the structures are over 40 years old. Each of these characteristics individually and collectively demonstrate the feasibility and potential for redevelopment in the planning period.

These uses and projects are similar to inquiries and recently developed projects including:

- A project directly adjacent to a RHNA site east of downtown developing six units on a vacant parcel.

- Development of 64 units on a construction yard that included multiple industrial buildings, storage, and active industrial uses.
- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences.
- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building
- Application received in November for an 84-unit project including approximately 12 affordable units on a four parcels that included a light industrial structure and contractor yard.

- An application for the development of 19 multi-family units on 0.64 total acres, and the consolidation of 3 lots with two separate owners. The lots are currently used for industrial storage.

Other Non-Vacant Sites

The remainder of the non-vacant parcels are not in a geographic cluster. They consist of 49 parcels spread throughout the City. The 49 parcels have realistic capacity for 981 lower, 213 moderate and 213 above moderate units, for a total of 1,709 total units. They can be divided into two main use types, single family residential and light industrial uses. Any parcels that do not fit into one of these two typologies is described on its own below.

Other: Single Family

There are eleven other single family residential parcels being included in the inventory, with a total assumed capacity of 191 units, 21 lower 81 moderate, and 90 above moderate. The average LIR for the parcels is 1.5, indicating high land value and potential for redevelopment and more intensive use. A large portion, 109, of the units come from one site that is a 10 acre single family parcel. One other large single family lot is included in the inventory for 10 additional above moderate units. These two large parcels are in existing , developed communities. The majority of the structures are over 40 years old.

The remaining nine single family units are in areas with mixed residential and industrial uses that are strong candidates for redevelopment. These are spread throughout the City. The parcels all have increased, unused capacity for net new units and redevelopment on the whole, or a portion of, the site.

Examples of recent redevelopment of single family parcels include:

- A project currently in plan check that demolished six existing units to develop 60 units.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences.

Other: Light Industrial and Commercial Uses

The remaining 35 parcels have largely industrial or commercial uses. This includes three parcels with automotive uses, seven parcels that are single-story commercial and their associated parking lots, eleven parcels that are contractors yard and storage, seven parcels that are light industrial uses, three parcels that are plant nursery and associated nursery retail, two parcels that are a vacant restraint, and two parcels that are offices. The majority of the structures are over 40 years old.

Note that these uses are similar to those in the geographic clusters, largely a mix of light industrial, storage, and some commercial buildings. They have realistic capacity for 774 lower, 128 moderate and 121 above moderate income units. The average LIR of the sites is 9.2, indicating significant underutilization and potential for redevelopment.

These sites were selected not only for their increased potential and capacity, but also for their similarity in to recently developed projects, including:

- Development of 174 affordable units on three parcels owned by SANBAG. This site had former industrial uses, including a smudge pot factory. One building was removed between 2012 and 2014 and the other between 2018 and 2020.
- Development of 64 units on a construction yard that included multiple industrial buildings, storage, and active industrial uses.
- Development of 32 units, including 5 low-income units, on six small parcels totaling 1 acre. Five of the parcels are vacant and one contains a commercial building.
- Development of 26 townhomes on a site that included three single family residences and a boat repair facility.
- Development of 141 apartments on a site that included a fourplex, duplex, and two single family residences as well as two industrial warehouses.
- Development of 111 units on a paved parking and portion of a lot with an industrial warehouse.
- Development of 66 apartments on a parcel that contained and industrial building.

Other: Federally Owned Property

One property included is currently owned by federal government and is currently a United States Army Reserve Center. However, the City has received notice that the United Stated Federal Government plans to dispose of the property in 2028; the intent to dispose of the property is provided in Appendix E. Thrall Hall ARC is an overutilized 1963 vintage facility consisting of a 24,073-square foot training building and 4,217-square foot vehicle maintenance shop. The 3.8-acre property will be upzoned to allow housing up to 30 du/acre, and the City anticipates housing to be developed on the Site during the planning period once the current use is discontinued. The City has spoken with developers regarding interest to redevelop the property to multi-family housing.

The realistic capacity for the site is 86 lower income units. Since the parcel is currently federally owned, there is no assessed value for it. There is currently housing being developed on the parcel directly adjacent to the property, showing market demand in the area.

Other: San Bernardino Housing Authority Property

The San Bernardino Housing Authority owns two properties, 10.21 acres and 2.39 acres, in the City. There is currently 98 lower density affordable housing units on the site, Los Olivos. The housing is older stock and was constructed in the 1950s. There is capacity for considerably more affordable housing on the properties. The City has been in contact with the San Bernardino Housing authority regarding the redevelopment of these sites with higher density low income housing. The City is upzoning the parcels to allow density up to 40 du/acre.

The San Bernardino Housing Authority has redeveloped two other low density housing properties in Redlands and San Bernardino that were nearly identical to the site in Uplands. The former Lugonia Public Housing site was redeveloped from 115 units to a total of 238 units, for an increase of 113 units. Similarly in San Bernardino, the former Waterman Gardens was redeveloped to increase from 270 units to 411 units, an increase of 141 total units. There is the potential for a similar project on these parcels.

The realistic capacity for the site is 100 net additional new lower income units, though there is actual capacity for over 400 net new units.

Table B9. Non-Vacant Site Evaluation

Key:	Meets the threshold for the criteria determined by trend projects	Does not meet the threshold for the criteria determined by trend projects

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104645108	Industrial (Contractors Yard)	0.21	1938	Yes - medical center, school, grocery store	Yes
104646104	Industrial - Automotive (Auto Trim)	0.87	1948	Yes - medical center, school, grocery store	No
104646105	Industrial (Contractors Yard)	2.23	2002	Yes - medical center, school, grocery store	No
104646107	Industrial (Contractors Yard)	2.78	1948	Yes - medical center, school, grocery store	No
104646109	Industrial (Contractors Yard)	0.25	1959	Yes - medical center, school, grocery store	No
104646110	Industrial (paved)	N/A	1959	Yes - medical center, school, grocery store	No
104646111	Industrial (Small building - Termite Company)	0.82	1959	Yes - medical center, school, grocery store	No
104646112	Industrial (Contractors Yard)	0.53	1959	Yes - medical center, school, grocery store	No
104646113	Industrial (Contractors Yard)	N/A	N/A - no structure	Yes - medical center, school, grocery store	No
104646206	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104646209	Industrial (Contractor office/yard)	0.52	1938	Yes - medical center, school, grocery store	No
100706108	Commercial (Vacant building)	67.88	1948	Yes - medical center, school, grocery store	No
100706123	Commercial (Vacant building)	25.88	N/A - no structure	Yes - medical center, school, grocery store	No
100709107	Industrial Building/yard	0.90	1978	Yes - medical center, school, grocery store	No
100709108	Industrial - Automotive (Car Rental/Vacant)	9.00	1964	Yes - medical center, school, grocery store	No
100709109	Industrial (Paved lot)	N/A	N/A - no structure	Yes - medical center, school, grocery store	No
100736215	Residential - one unit	0.37	1938	Yes - school, grocery store, medical center	Yes
100736214	Residential - one unit	0.54	2005	Yes - school, grocery store, medical center	Yes
100736205	Residential - one unit	0.14	1948	Yes - school, grocery store, medical center	Yes
100736207	Residential - one unit	1.10	1959	Yes - school, grocery store, medical center	Yes
100736203	Residential - one unit	0.53	1948	Yes - school, grocery store, medical center	Yes
100736201	Residential - one unit	0.27	1938	Yes - school, grocery store, medical center	Yes
100736213	Residential - one unit	0.44	1938	Yes - school, grocery store, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100736210	Residential - one unit	N/A	N/A - no structure	Yes - school, grocery store, medical center	Yes
100736212	Residential - one unit	0.56	1938	Yes - school, grocery store, medical center	Yes
100736211	Residential - one unit	0.54	1997	Yes - school, grocery store, medical center	Yes
100736209	Residential - one unit	0.34	1959	Yes - school, grocery store, medical center	Yes
100736206	Residential - one unit	0.19	1972	Yes - school, grocery store, medical center	Yes
100736204	Residential - one unit	0.54	1972	Yes - school, grocery store, medical center	Yes
104646217	Residential - two units	1.00	1938	Yes - medical center, school, grocery store	No
104652104	Industrial	1.94	1978	Yes - medical center, school, grocery store	No
104653101	Residential - one unit	0.55	1959	Yes - medical center, school, grocery store	No
104653102	Residential - one unit	0.54	1938	Yes - medical center, school, grocery store	No
104653107	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104653108	Residential - two units	0.51	1959	Yes - medical center, school, grocery store	No
104653109	Residential - one unit	0.89	1959	Yes - medical center, school, grocery store	No
104654118	Industrial (Contractor Storage Yard)	0.98	1959	Yes - medical center, school, grocery store	No
104654119	Industrial (Contractor Storage Yard)	0.12	1959	Yes - medical center, school, grocery store	No
104654120	Industrial (Contractor Storage Yard)	0.71	1959	Yes - medical center, school, grocery store	No
104654121	Industrial (Contractor Storage Yard)	0.71	1948	Yes - medical center, school, grocery store	No
104654122	Industrial (Contractor Storage Yard)	2.13	1978	Yes - medical center, school, grocery store	No
104654201	Industrial (Storage Yard/building)	0.49	1980	Yes - medical center, school, grocery store	No
104654202	Residential - one unit	0.27	1959	Yes - medical center, school, grocery store	No
104654204	Industrial (Storage Yard)	7.67	1959	Yes - medical center, school, grocery store	No
104654206	Residential and Industrial (one unit and storage yard)	1.00	1959	Yes - medical center, school, grocery store	No
104654226	Residential - one unit	0.61	1938	Yes - medical center, school, grocery store	No
104654228	Industrial (Storage Yard/building)	0.56	1959	Yes - medical center, school, grocery store	No
104654229	Residential - one unit	0.54	1938	Yes - medical center, school, grocery store	No
104654230	Industrial (Storage Yard/building)	N/A	N/A - no structure	Yes - medical center, school, grocery store	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104654238	Residential - one unit	0.43	1980	Yes - medical center, school, grocery store	No
104654239	Industrial (Storage Yard/building)	0.54	1959	Yes - medical center, school, grocery store	No
104654240	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104654241	Industrial (Storage Yard/building)	0.38	1959	Yes - medical center, school, grocery store	No
104654242	Residential - one unit	0.18	1978	Yes - medical center, school, grocery store	No
104654243	Residential - one unit	0.85	1948	Yes - medical center, school, grocery store	No
104654244	Residential - one unit	0.55	1959	Yes - medical center, school, grocery store	No
104654245	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104654246	Industrial (Storage Yard)	0.57	1959	Yes - medical center, school, grocery store	No
104655101	Industrial (Storage)	0.69	1948	Yes - medical center, school, grocery store	No
104655102	Industrial (Storage)	0.88	1948	Yes - medical center, school, grocery store	No
104655103	Industrial (Office)	N/A	1966	Yes - medical center, school, grocery store	No
104655106	Residential - one unit	2.00	1938	Yes - medical center, school, grocery store	No
104655107	Residential - one unit	0.23	1966	Yes - medical center, school, grocery store	No
104655108	Industrial (Tow Yard)	5.67	2002	Yes - medical center, school, grocery store	No
104655141	Industrial (Storage)	0.53	1978	Yes - medical center, school, grocery store	No
104656318	Industrial Building	N/A	1985	Yes - medical center, school, grocery store	Yes
104656319	Industrial	0.25	1985	Yes - medical center, school, grocery store	Yes
104656401	Industrial - Automotive (Auto Body Shop)	0.15	1980	Yes - medical center, school, grocery store	Yes
100709116	Industrial Building/yard	0.75	1978	Yes - medical center, school, grocery store	No
100728115	Industrial (Storage)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
100728117	Industrial (Storage)	1.25	1959	Yes - grocery store, medical center, school	Yes
100728118	Industrial (Storage)	4.74	1959	Yes - grocery store, medical center, school	Yes
100728119	Industrial (Storage)	0.60	1959	Yes - grocery store, medical center, school	Yes
100743111	Industrial (Contractor yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100743112	Residential - one unit	6.16	1938	Yes - grocery store, elementary school, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100743201	Industrial (Storage Yard)	N/A	1959	Yes - grocery store, elementary school, medical center	Yes
100743202	Industrial (Storage Yard)	N/A	1938	Yes - grocery store, elementary school, medical center	Yes
100743203	Residential and Industrial (one unit and storage yard)	1.21	1938	Yes - grocery store, elementary school, medical center	Yes
104633322	Residential - one unit	0.62	1959	Yes - grocery store, medical center, school	No
104633323	Residential - one unit	0.21	1959	Yes - grocery store, medical center, school	No
104633319	Residential - one unit	0.53	1938	Yes - grocery store, medical center, school	No
104633324	Residential - one unit	0.55	1959	Yes - grocery store, medical center, school	No
104633325	Residential - one unit	0.55	1959	Yes - grocery store, medical center, school	No
104633326	Residential - one unit	0.54	1959	Yes - grocery store, medical center, school	No
104633318	Residential - one unit	0.80	1959	Yes - grocery store, medical center, school	No
104633317	Residential and Industrial (one unit and contractor yard)	0.54	1959	Yes - grocery store, medical center, school	No
104633313	Industrial (Paved)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633308	Residential - one unit	0.48	1959	Yes - grocery store, medical center, school	No
104633307	Residential - one unit	0.33	1959	Yes - grocery store, medical center, school	No
104633306	Residential - one unit	0.54	1959	Yes - grocery store, medical center, school	No
104633309	Residential - one unit	0.53	1959	Yes - grocery store, medical center, school	No
104633304	Industrial (Storage Yard/building)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633301	Industrial (Vacant/Storage Yard)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633327	Industrial (Contractor office/yard)	0.72	1964	Yes - grocery store, medical center, school	No
104633329	Industrial (Office)	0.43	1964	Yes - grocery store, medical center, school	No
104633316	Industrial (Storage Yard/building)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633331	Residential and Industrial (one unit and industrial office use)	0.67	1964	Yes - grocery store, medical center, school	No
104633311	Residential - one unit	0.48	1948	Yes - grocery store, medical center, school	No
104633303	Industrial (Contractor yard)	1.10	1972	Yes - grocery store, medical center, school	No
104633312	Industrial (Contractor yard)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104633302	Industrial (Contractor yard)	3.67	N/A - no structure	Yes - grocery store, medical center, school	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104656402	Industrial - Automotive (Auto Body Shop)	N/A	1980	Yes - medical center, school, grocery store	Yes
104656403	Industrial - Automotive (Auto Body Shop)	N/A	1980	Yes - medical center, school, grocery store	Yes
104656404	Residential - one unit	0.54	1938	Yes - medical center, school, grocery store	Yes
104656405	Residential - one unit	0.53	1948	Yes - medical center, school, grocery store	Yes
104656406	Residential - one unit	N/A	1994	Yes - medical center, school, grocery store	Yes
100728122	Industrial	0.48	1948	Yes - grocery store, medical center, school	Yes
100728123	Residential - one unit	1.38	1938	Yes - grocery store, medical center, school	Yes
100728132	Industrial (Storage)	N/A	N/A - no structure	Yes - grocery store, medical center, school	Yes
100728133	Industrial (Storage)	1.49	1938	Yes - grocery store, medical center, school	Yes
100728134	Industrial (Storage)	1.42	1978	Yes - grocery store, medical center, school	No
100728144	Industrial	N/A	1948	Yes - grocery store, medical center, school	Yes
100728145	Industrial	N/A	1948	Yes - grocery store, medical center, school	Yes
100728146	Industrial	0.31	1948	Yes - grocery store, medical center, school	Yes
100729108	Industrial - Automotive (Auto Sales)	0.56	1995	Yes - grocery store, medical center, school	No
100730109	Residential - two units	2.66	1959	Yes - grocery store, medical center, school	Yes
100730110	Industrial (Office)	1.00	1959	Yes - grocery store, medical center, school	Yes
100730111	Commercial (Plant Retail)	1.11	1959	Yes - grocery store, medical center, school	Yes
100760101	Industrial (Contractors Yard)	4.84	1964	Yes - medical center, grocery store, school	No
100762105	Industrial (Contractors Yard)	50.00	1959	Yes - medical center, grocery store, school	No
100762106	Industrial (Contractors Yard)	49.00	1959	Yes - medical center, grocery store, school	No
104349102	Residential - one unit and horse facility	7.10	1966	Yes - grocery store, school	No
104405104	Residential - one unit	0.64	1938	Yes - grocery store, school	No
104518102	Commercial (Plant Nursery)	N/A	1994	Yes - grocery store, medical center, school	No
104658207	Industrial - Automotive (Auto Repair)	0.50	1959	Yes - medical center, school, grocery store	Yes
104656407	Residential - one unit	0.62	1938	Yes - medical center, school, grocery store	Yes
104656408	Residential - one unit	0.29	1938	Yes - medical center, school, grocery store	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104656415	Residential - one unit	0.56	1959	Yes - medical center, school, grocery store	Yes
104656417	Residential - one unit	0.52	1959	Yes - medical center, school, grocery store	Yes
104656418	Residential - one unit	0.54	1948	Yes - medical center, school, grocery store	Yes
104656419	Residential - one unit	0.39	1948	Yes - medical center, school, grocery store	Yes
104656424	Industrial Building	0.09	1978	Yes - medical center, school, grocery store	Yes
104656425	Industrial Building	0.47	1978	Yes - medical center, school, grocery store	Yes
100743204	Residential and Industrial (one unit and storage yard)	0.62	1938	Yes - grocery store, elementary school, medical center	Yes
100743206	Residential and Industrial (one unit and storage yard)	0.54	1978	Yes - grocery store, elementary school, medical center	yes
100743209	Residential - one unit	0.29	1978	Yes - grocery store, elementary school, medical center	Yes
100743210	Residential - one unit	N/A	1978	Yes - grocery store, elementary school, medical center	Yes
100743211	Industrial (Contractor yard)	2.67	1964	Yes - grocery store, elementary school, medical center	Yes
100743212	Residential - one unit	0.43	1948	Yes - grocery store, elementary school, medical center	Yes
100743213	Residential - one unit	0.56	1985	Yes - grocery store, elementary school, medical center	Yes
100743214	Residential - one unit	0.54	1978	Yes - grocery store, elementary school, medical center	Yes
100744102	Residential - one unit	1.67	1938	Yes - grocery store, elementary school, medical center	Yes
100744103	Residential - one unit	1.33	1938	Yes - grocery store, elementary school, medical center	Yes
100744114	Residential - one unit	0.47	1948	Yes - grocery store, elementary school, medical center	Yes
100744115	Residential - one unit	0.53	1938	Yes - grocery store, elementary school, medical center	Yes
100744117	Residential - one unit	0.20	1948	Yes - grocery store, elementary school, medical center	Yes
100746101	Industrial (Contractors Yard)	N/A	1948	Yes - grocery store, elementary school, medical center	Yes
100746102	Industrial (Contractors Yard)	N/A	1948	Yes - grocery store, elementary school, medical center	Yes
100746106	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100746107	Residential - one unit	4.68	1959	Yes - grocery store, elementary school, medical center	No
100746108	Residential and Industrial (one unit and storage yard)	0.54	1972	Yes - grocery store, elementary school, medical center	No
100746109	Residential and Industrial (one unit and storage yard)	0.62	1948	Yes - grocery store, elementary school, medical center	No
100746110	Residential and Industrial (one unit and storage yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100746111	Residential - one unit	0.31	1948	Yes - grocery store, elementary school, medical center	No
100746113	Industrial (Storage Yard)	8.01	N/A - no structure	Yes - grocery store, elementary school, medical center	No
100746115	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100746116	Residential - one unit	1.00	1972	Yes - grocery store, elementary school, medical center	Yes
100746119	Industrial (Contractors Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100746123	Residential - one unit	0.08	1959	Yes - grocery store, elementary school, medical center	Yes
100746126	Residential - one unit	0.29	1948	Yes - grocery store, elementary school, medical center	Yes
100746127	Residential - one unit	0.27	1972	Yes - grocery store, elementary school, medical center	Yes
100746128	Residential - one unit	0.13	1959	Yes - grocery store, elementary school, medical center	Yes
100746130	Industrial (Contractors Yard)	0.53	1972	Yes - grocery store, elementary school, medical center	Yes
100746131	Residential - one unit	0.55	1972	Yes - grocery store, elementary school, medical center	Yes
100746132	Residential and Industrial (one unit and storage yard)	0.26	1948	Yes - grocery store, elementary school, medical center	yes
100746133	Residential and Industrial (one unit and storage yard)	0.48	1959	Yes - grocery store, elementary school, medical center	No
100746201	Residential - one unit	0.53	1964	Yes - grocery store, elementary school, medical center	No
100746203	Industrial (Contractor office/yard)	0.89	1938	Yes - grocery store, elementary school, medical center	No
100746204	Industrial (Tow Yard)	0.45	1948	Yes - grocery store, elementary school, medical center	No
100746214	Residential and Industrial (one unit and storage yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No
100746215	Residential - one unit	0.54	1964	Yes - grocery store, elementary school, medical center	No
100746216	Residential - one unit	0.32	1972	Yes - grocery store, elementary school, medical center	No
100746217	Residential - one unit	0.40	1978	Yes - grocery store, elementary school, medical center	No
100746218	Residential - one unit	0.54	1978	Yes - grocery store, elementary school, medical center	No
100746220	Industrial (Office/Landscaper storage yard)	1.25	1964	Yes - grocery store, elementary school, medical center	No
100764201	Residential - one unit	0.53	1948	Yes - grocery store, elementary school, medical center	Yes
100764202	Residential and Industrial (one unit and storage yard)	1.25	1938	Yes - grocery store, elementary school, medical center	yes
100764203	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	Yes
100764204	Residential - one unit	0.86	1938	Yes - grocery store, elementary school, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100764205	Residential and Industrial (one unit and storage yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No
100764206	Residential and Industrial (one unit and storage yard)	1.78	1948	Yes - grocery store, elementary school, medical center	No
100764207	Residential and Industrial (one unit and storage yard)	0.53	1948	Yes - grocery store, elementary school, medical center	No
100764209	Industrial - Automotive (Auto Body Shop)	2.18	1948	Yes - grocery store, elementary school, medical center	No
100764211	Industrial (Contractor office/yard)	4.77	1959	Yes - grocery store, elementary school, medical center	No
100764212	Industrial (Contractor office/yard)	0.54	1948	Yes - grocery store, elementary school, medical center	No
100764213	Residential - one unit	0.54	1948	Yes - grocery store, elementary school, medical center	No
100764214	Industrial (Storage Yard)	N/A	N/A - no structure	Yes - grocery store, elementary school, medical center	No
100764215	Residential and Industrial (one unit and storage yard)	0.94	1959	Yes - grocery store, elementary school, medical center	No
100764218	Residential and Industrial (one unit and storage yard)	1.88	1959	Yes - grocery store, elementary school, medical center	No
100764219	Industrial (Building)	0.09	1959	Yes - grocery store, elementary school, medical center	No
100764301	Residential - one unit	0.64	1959	Yes - grocery store, elementary school, medical center	No
100764302	Residential and Industrial (one unit and storage yard)	1.09	1959	Yes - grocery store, elementary school, medical center	No
100764303	Industrial Building	0.60	1972	Yes - grocery store, elementary school, medical center	No
100764304	Residential and Industrial (one unit and industrial building)	2.73	1959	Yes - grocery store, elementary school, medical center	No
100764305	Industrial (Building)	0.83	1964	Yes - grocery store, elementary school, medical center	No
100764308	Residential and Industrial (one unit and industrial building)	2.67	1938	Yes - grocery store, elementary school, medical center	No
100764310	Residential and Industrial (one unit and storage yard)	1.31	1959	Yes - grocery store, elementary school, medical center	No
100764325	Residential and Industrial (one unit and contractor yard)	1.36	1959	Yes - grocery store, elementary school, medical center	No
100765201	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	No
100765202	Industrial (Contractor office/yard)	0.42	1938	Yes - grocery store, elementary school, medical center	No
100765304	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	No
100765305	Industrial (Office)	6.03	1938	Yes - grocery store, elementary school, medical center	Yes
100765306	Industrial (Office)	0.54	1938	Yes - grocery store, elementary school, medical center	yes
100765307	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	Yes
100765308	Residential - thee units	0.12	1959	Yes - grocery store, elementary school, medical center	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
100765401	Industrial (Contractor office/yard)	1.94	1959	Yes - grocery store, elementary school, medical center	Yes
100765402	Residential - one unit	0.54	1964	Yes - grocery store, elementary school, medical center	Yes
100765403	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	yes
100765404	Residential - one unit	0.14	1959	Yes - grocery store, elementary school, medical center	Yes
100765405	Residential - one unit	0.54	1938	Yes - grocery store, elementary school, medical center	Yes
100765501	Industrial (Tow Yard)	2.33	1978	Yes - grocery store, elementary school, medical center	Yes
100765502	Residential and Industrial (one unit and storage yard)	0.56	1938	Yes - grocery store, elementary school, medical center	Yes
100765503	Industrial - Automotive (Auto Storage)	0.35	1938	Yes - grocery store, elementary school, medical center	Yes
100765504	Industrial - Automotive (Auto Repair)	1.35	1948	Yes - grocery store, elementary school, medical center	Yes
100765505	Residential and Industrial (one unit and storage yard)	0.54	1959	Yes - grocery store, elementary school, medical center	Yes
100765506	Residential and Industrial (one unit and storage yard)	0.82	1959	Yes - grocery store, elementary school, medical center	Yes
100765507	Residential - one unit	0.47	1959	Yes - grocery store, elementary school, medical center	Yes
100765508	Residential - one unit	0.54	1959	Yes - grocery store, elementary school, medical center	Yes
100765509	Industrial (Contractor office/yard)	0.09	1948	Yes - grocery store, elementary school, medical center	Yes
100765510	Industrial (Storage Yard)	6.87	1959	Yes - grocery store, elementary school, medical center	Yes
104638309	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104638310	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104625301	Industrial - Automotive (Auto Repair)	0.43	1959	Yes - medical center, school, grocery store	Yes
104625315	Industrial - Automotive (Auto Repair)	1.08	1959	Yes - medical center, school, grocery store	Yes
104641154	Other (Landscaping/City to acquire parcel and pursue housing on)	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640312	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640313	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640314	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640315	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640316	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104640317	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104640318	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104656201	Industrial	N/A	1966	Yes - medical center, school, grocery store	Yes
104656203	Industrial	N/A	1966	Yes - medical center, school, grocery store	Yes
104656202	Industrial	N/A	1966	Yes - medical center, school, grocery store	Yes
104656204	Industrial	1.00	1966	Yes - medical center, school, grocery store	Yes
104656212	Industrial	0.38	1966	Yes - medical center, school, grocery store	Yes
104656213	Industrial	0.51	1966	Yes - medical center, school, grocery store	Yes
104658101	Industrial (Warehouse)	0.29	1938	Yes - medical center, school, grocery store	Yes
104659324	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659318	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659224	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659204	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659205	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104659206	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660207	Industrial (Vacant lumber yard and parking)	33.60	1959	Yes - medical center, school, grocery store	Yes
104660208	Industrial (Vacant lumber yard and parking)	17.62	1959	Yes - medical center, school, grocery store	Yes
104660209	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660210	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660211	Parking Lot	N/A	N/A - no structure	Yes - medical center, school, grocery store	Yes
104660308	Residential - one unit	1.50	1938	Yes - medical center, school, grocery store	Yes
104660307	Residential - one unit	N/A	1938	Yes - medical center, school, grocery store	Yes
104660310	Residential - one unit	1.71	1938	Yes - medical center, school, grocery store	Yes
104660311	Commercial (Fueling)	0.36	1938	Yes - medical center, school, grocery store	Yes
104660309	Residential - one unit	0.37	1938	Yes - medical center, school, grocery store	Yes
104660408	Industrial (vacant)	31.50	1978	Yes - medical center, school, grocery store	Yes

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104660403	Residential - one unit	31.50	1948	Yes - medical center, school, grocery store	Yes
104660404	Residential - one unit	31.50	1948	Yes - medical center, school, grocery store	Yes
104660405	Residential (Multi-family)	31.50	1959	Yes - medical center, school, grocery store	Yes
104660406	Industrial (vacant)	31.50	1959	Yes - medical center, school, grocery store	Yes
104660407	Industrial	31.50	1959	Yes - medical center, school, grocery store	Yes
104657106	Residential - one unit and storage yard	1.39	1959	Yes - medical center, school, grocery store	Yes
104657107	Residential - one unit	0.35	1948	Yes - medical center, school, grocery store	Yes
104657108	Residential - 4 units	0.54	1948	Yes - medical center, school, grocery store	Yes
104657109	Residential - 4 units	0.81	1959	Yes - medical center, school, grocery store	Yes
104657110	Residential - 4 units	1.14	1959	Yes - medical center, school, grocery store	Yes
104657111	Residential - one unit	0.33	1948	Yes - medical center, school, grocery store	Yes
104657113	Residential - one unit	0.54	1948	Yes - medical center, school, grocery store	Yes
104657112	Residential - one unit	2.00	1959	Yes - medical center, school, grocery store	Yes
104518103	Commercial (Plant Nursery)	3.44	1994	Yes - grocery store, medical center, school	No
104550101	Residential (Housing Authority)	N/A	1948	Yes - grocery store, medical center, school	No
104551123	Residential (Housing Authority)	N/A	1948	Yes - grocery store, medical center, school	No
104553214	Residential - one unit	0.87	1938	Yes - grocery store, medical center, school	No
104558137	Industrial - Automotive (Auto Sales)	0.99	1966	Yes - medical center, school, grocery store	No
104605117	Industrial (Office)	N/A	1959	Yes - medical center, school, grocery store	No
104606183	Commercial (building and parking)	1.08	1980	Yes - grocery store, medical center, school	No
104606184	Commercial (parking)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104606187	Commercial (building and parking)	0.51	1959	Yes - grocery store, medical center, school	No
104606188	Commercial (parking)	N/A	N/A - no structure	Yes - grocery store, medical center, school	No
104609123	Residential - one unit	0.50	1938	Yes - grocery store, medical center, school	No
104609124	Residential - one unit	0.52	1948	Yes - grocery store, medical center, school	No
104617103	Commercial (Fueling)	0.29	1959	Yes - grocery store, medical center, school	No

APN	Use	LIR	Year Built	Adjacent to Services (1 mile)	Within 1/2 Mile of High Quality Transit
104634101	Residential - one unit	0.57	1938	Yes - medical center, school, grocery store	No
104634103	Residential - one unit	0.54	1959	Yes - medical center, school, grocery store	No
104649310	Residential - one unit	0.45	1959	Yes - medical center, school, grocery store	No
104650128	Residential - one unit	N/A	1948	Yes - grocery store, medical center, school	No
104650159	Commercial	0.72	1959	Yes - grocery store, medical center, school	No
104656430	Residential - one unit	0.15	1959	Yes - medical center, school, grocery store	Yes
104650160	Industrial (Contractors Yard)	N/A	1959	Yes - grocery store, medical center, school	No
104718103	Other - National Guard Center	N/A	1966	Yes - grocery store, medical center, school	No
104718107	Industrial Building	0.55	1959	Yes - medical center, school, grocery store	No

Table B10. Site Inventory

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104646112	1315 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.56		Contractors Yard	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
104646113	0 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.14		Contractors Yard	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104646104	1307 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Auto Trim	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104646105	1301 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.33		Contractors Yard	20	30	30	Mixed	0	0	4	4	8	Yes	No	No	No
104646107	1293 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Contractors Yard	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104645108	756 E WASHINGTON BLVD	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.28		Contractors Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104646109	1279 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.55		Contractors Yard	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
104646110	1253 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Termite Company	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104646111	1213 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.29		Termite Company	20	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104646217	298 N 11TH AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.6		2-units	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
104646108	1179 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.34		Contractor office/yard	20	30	30	Mixed	0	0	4	4	8	Yes	No	No	No
104646209	1179 E 9TH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.35		Contractor office/yard	20	30	30	Mixed	0	0	5	4	9	Yes	No	No	No
104617101	1320 SAN BERNARDINO RD	Vacant	Upzone	MFR-L	RM-20	RM-30	1.88		Vacant	20	40	40	Lower	36	24	0	0	60	Yes	No	No	No
104617107	147 E ARROW	Vacant	Upzone	MFR-L	RM-20	RM-30	0.21		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104617102	1471 E ARROW	Vacant	Upzone	MFR-L	RM-20	RM-30	1.2		Vacant	20	40	40	Lower	23	15	0	0	38	Yes	No	No	No
104617103	1401 ARROW HWY	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	2.57		Commercial Fueling	20	30	30	Lower	37	25	0	0	62	Yes	No	No	No
104609124	847 N CAMPUS AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.21		1 SFR	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No
104609123	855 N CAMPUS AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	0.22		1 SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104609122	N CAMPUS AVE, WEST OF 847 AND 851	Vacant	Upzone	MFR-L	RM-20	RM-30	0.85		Vacant	20	30	30	Lower	13	8	0	0	21	Yes	No	No	No
104551123	N CAMPUS AVE and E 13th STREET	Non-Vacant	Upzone	MFR-L	RM-1	40 du ac	2.38		Housing Authority	10	40	40	Lower	18	12	0	0	30	Yes	No	No	No
104550101	N CAMPUS AVE and WEST ST.	Non-Vacant	Upzone	MFR-L	RM-1	40 du ac	10.21		Housing Authority	10	40	40	Lower	42	28		0	70	Yes	No	No	No
100736215	2571 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.1		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736214	2579 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.11		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736208	2587 BLANCHARD PL	Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.06		Vacant	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736205	2561 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.23		SFR/Vacant	4-10 DU	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100736207	2585 E BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.69		SFR/Vacant	4-10 DU	30	30	Lower	10	7	0	0	17	Yes	No	No	No
100736203	300 CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.14		SFR/Vacant	4-10 DU	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
100736202	NORTH of 290 N CLAREMONET BLVD	Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.37		Vacant	4-10 DU	30	30	Mixed	0	0	5	4	9	Yes	No	No	No
100736201	350 CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	1.09		SFR/Vacant	4-10 DU	30	30	Lower	16	10	0	0	26	Yes	No	No	No
100736213	2581 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.08		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
100736210	NORTH of 2581 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.03		SFR	4-10 DU	30	30	Mixed	0	0	1	0	1	Yes	No	No	No
100736212	2595 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.17		SFR	4-10 DU	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
100736211	2597 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.17		SFR	4-10 DU	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
100736209	2583 BLANCHARD PL	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.05		SFR	4-10 DU	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
100736206	270 CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.13		SFR	4-10 DU	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
100736204	290 N CLAREMONT BLVD	Non-Vacant	Upzone	SFR-M	RS-7.5	RM-30	0.22		SFR	4-10 DU	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104656318	141 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.6		Industrial Building	20	30	30	Lower	5	4	0	0	9	Yes	No	No	No
104656401	114 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.18		Auto Body Shop	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104656403	114 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		Auto Body Shop	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656402	114 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		Auto Body Shop	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656425	0 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.25		Industrial Building	20	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
104656424	101 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.29		Industrial Building	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No
104656419	135 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656404	128 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656405	138 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656418	139 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656429	153 N 9th Ave	Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.01		Vacant	20	30	30	Mixed	0	0	0	0	0	Yes	No	No	No
104656417	153 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656406	0 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656407	156 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656430	159 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656415	165 N 9TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656408	164 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104656319	145 N 8TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	1.75		Industrial	20	30	30	Lower	16	11	0	0	27	Yes	No	No	No
104654122	145 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	1.05		Contractor Storage Yard	20	30	30	Lower	10	6	0	0	16	Yes	No	No	No
104654121	147 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	1.07		Contractor Storage Yard	20	30	30	Lower	10	6	0	0	16	Yes	No	No	No
104654120	153 N TENTH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.36		Contractor Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654119	159 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.36		Contractor Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654118	167 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.36		Contractor Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654201	1091 E A ST	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.34		Storage Yard/building	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104654202	106 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.2		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654204	112 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.38		Storage Yard	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654246	112 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.3		Storage Yard	20	30	30	Mixed	0	0	3	2	5	Yes	No	No	No
104654208	142 N 10TH AVE	Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.15		Vacant	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654206	136 N 10TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.5		SFR/Storage Yard	20	30	30	Lower	5	3	0	0	8	Yes	No	No	No
104654243	109 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.26		SFR	20	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
104654242	119 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.14		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104654244	1127 E A ST	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.15		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654245	1117 E A ST	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.13		SFR	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104654241	125 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.15		Storage Yard/building	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654238	127 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.21		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654240	123 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.16		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654239	127 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.18		Storage Yard/building	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654229	169 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.38		SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104654226	177 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.17		SFR	20	30	30	Mixed	0	0	2	1	3	Yes	No	No	No
104654228	165 N 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.13		Storage Yard/building	20	30	30	Mixed	0	0	1	1	2	Yes	No	No	No
104654230	165 12TH AVE	Non-Vacant	Upzone	B/R-MU	B/R-MU	Mixed - Use 30	0.31		Storage Yard	20	30	30	Mixed	0	0	3	0	3	Yes	No	No	No
104718103	1284 E SEVENTH ST	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	3.6		National Guard Center	20	30	30	Lower	52	34	0	0	86	Yes	No	No	No
104718107	420 S 11TH AVE	Non-Vacant	Upzone	MFR-L	RM-20	RM-30	4.48		Industrial Building	20	30	30	Lower	64	43	0	0	107	Yes	No	No	No
104718108	420 S 11TH AVE	Vacant	Upzone	MFR-L	RM-20	RM-30	2.57		Vacant	20	30	30	Lower	37	25	0	0	62	Yes	No	No	No
104349102	502 E TWENTYFIRST ST	Non-Vacant	Upzone	SFR-L	RS-20	RS-7.5	10		1 SFR/Horse Facility	0-4	10	10	Mixed	0	0	55	54	109	Yes	No	No	No
100402104	0 24TH ST	Vacant	Upzone	SFR-L	RS-15	RS-7.5	5.5		Vacant	0-4	10	10	Mixed	0	0	30	30	60	Yes	No	No	No
104518103	1420 N CAMPUS AVE	Non-Vacant	Rezone	P-OS	PB-L	RM-30	5.4		Nursery	NA	40	40	Lower	104	69	0	0	173	Yes	No	No	No
104518102	1420 N CAMPUS AVE	Non-Vacant	Rezone	P-OS	PB-L	RM-30	0.23		Nursery/ Easement	NA	40	40	Mixed	0	0	4	3	7	Yes	No	No	No
100744104	378 N CENTRAL AVE	Vacant	Rezone	C/R-MU	C/R-MU	RM-30	0.45		Vacant	20	30	30	Mixed	0	0	6	5	11	Yes	No	No	No
100744116	391 DRAKE AVE	Vacant	Rezone	0	C/R-MU	RM-30	0.27		Vacant	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100744115	361 N DRAKE AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.27		SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100744114	367 DRAKE AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.22		SFR	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
100744117	377 DRAKE AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.36		SFR	20	30	30	Mixed	0	0	5	4	9	Yes	No	No	No
100744101	318 N CENTRAL AVE	Vacant	Rezone	0	C/R-MU	RM-30	1.2		Vacant	20	30	30	Lower	17	12	0	0	29	Yes	No	No	No
100744102	360 N CENTRAL AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.27		Storage	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
100744103	368 N CENTRAL AVE	Non-Vacant	Rezone	0	C/R-MU	RM-30	0.27		Storage	20	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104633322	811 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633323	823 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633319	239 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633324	831 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633325	845 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633326	855 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633318	822 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633317	842 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR/Contractor Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633313	842 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.64		Driveway	20	40	40	Lower	13	8	0	0	21	Yes	No	No	No
104633308	261 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633307	277 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633306	309 N SAN ANTONIO AVE	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633309	827 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633305	0 SAN ANTONIO PL	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		Vacant	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633310	843 SAN ANTONIO PL	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Vacant	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633304	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633301	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.64		Vacant/Storage Yard	20	40	40	Lower	13	8	0	0	21	Yes	No	No	No
104633327	869 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor office/Storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633329	887 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Office	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
104633316	869 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633331	891 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.61		SFR/Business Use	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
104633311	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633303	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633312	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104633302	869 SAN ANTONIO PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		Contractor storage yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
104653101	102 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.21		SFR	4-10 DU	20	20	Mixed	0	0	2	1	3	Yes	No	No	No
104653102	106 N 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.55		SFR/Vacant	4-10 DU	20	20	Mixed	0	0	5	4	9	Yes	No	No	No
104653107	144 N 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.5		SFR/Vacant	4-10 DU	20	20	Mixed	0	0	4	4	8	Yes	No	No	No
104653108	152 N 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.5		2 SFR	4-10 DU	20	20	Mixed	0	0	4	4	8	Yes	No	No	No
104653109	168 12TH AVE	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-20	0.41		SFR/Vacant	4-10 DU	20	20	Mixed	0	0	3	3	6	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104707205	370 S 1ST AVE	Vacant	Rezone	OP	OP	RM-30	0.16		Vacant	NA	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
100730108	735 N CENTRAL AVE	Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.4		Vacant	20	30	30	Mixed	0	0	5	5	10	Yes	No	No	No
100730109	705 N CENTRAL AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.42		2 SFR	20	30	30	Mixed	0	0	5	5	10	Yes	No	No	No
100730110	665 N CENTRAL AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.42		Office	20	30	30	Mixed	0	0	5	5	10	Yes	No	No	No
100730111	653 N CENTRAL AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	RM-30	0.56		Plant Retail	20	30	30	Lower	8	6	0	0	14	Yes	No	No	No
100762105	1540 W 9TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-20	1.94		Contractor Yard	NA	40	40	Lower	37	25	0	0	62	Yes	No	No	No
100762106	1526 W 9TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-20	1.9		Contractor Yard	NA	40	40	Lower	37	24	0	0	61	Yes	No	No	No
100760101	1500 W 9TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-20	4.65		Contractor Yard	NA	40	40	Lower	89	60	0	0	149	Yes	No	No	No
100729108	1920 W 11TH ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.55		Auto Sales	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100728122	1915 W ARROW AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.17		Industrial	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100728146	1905 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.11		Industrial	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100728144	1915 W ARROW AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.02		Industrial	20	40	40	Mixed	0	0	1	0	1	Yes	No	No	No
100728145	1915 W ARROW AVE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.03		Industrial	20	40	40	Mixed	0	0	1	0	1	Yes	No	No	No
100728118	1884 WOODLAWN ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	1.56		Storage	20	40	40	Lower	30	20	0	0	50	Yes	No	No	No
100728115	1882 WOODLAWN ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.56		Storage	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100728119	1859 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.2		Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100728117	1853 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.2		Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100728132	1851 W ARROW ROUTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.41		Storage	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100728134	1846 WOODLAWN ST	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	1.06		Storage	20	40	40	Lower	20	14	0	0	34	Yes	No	No	No
100728133	1845 W ARROW RTE	Non-Vacant	Rezone	C/I-MU	C/I-MU	40 du/ac	0.8		Storage	20	40	40	Lower	16	10	0	0	26	Yes	No	No	No
104658207	530 E 9TH ST	Non-Vacant	Rezone	SP	Pleasant View	Citrus Transp.	0.48		Auto Repair	4-10 du	55	55	Mixed	0	0	11	10	21	Yes	No	No	No
104655108	997 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	1.62		Tow Yard	0	30	30	Lower	23	16	0	0	39	Yes	No	No	No
104655102	119 GILMORE DR	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.26		Storage	0	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104655101	124 GILMORE DR	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.3		Storage	0	30	30	Mixed	0	0	4	3	7	Yes	No	No	No
104655107	1041 E 8TH ST	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-30	0.15		SFR	4-10 DU	30	30	Mixed	0	0	2	2	4	Yes	No	No	No
104655106	1017 E 8TH ST	Non-Vacant	Rezone	SFR-M	RS-7.5	RM-30	0.26		SFR	4-10 DU	30	30	Mixed	0	0	3	3	6	Yes	No	No	No
104655141	1019 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.34		Storage	0	30	30	Mixed	0	0	4	4	8	Yes	No	No	No
104655103	1059 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.67		Office	0	30	30	Lower	10	6	0	0	16	Yes	No	No	No
104652104	1059 E 8TH ST	Non-Vacant	Rezone	LI-BP	LI	RM-30	0.9		Light Industrial	0	30	30	Lower	13	9	0	0	22	Yes	No	No	No
100746130	1813 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		Contractor Yard (Tree Service)	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100746119	0 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.21		Contractor Yard (Tree Service)	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No

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100746102	1813 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.38		Contractor Yard (Tree Service)	20	40	40	Mixed	0	0	6	6	12	Yes	No	No	No
100746131	1823 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100765401	1845 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Contractor office/yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100765402	1861 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.29		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765403	1871 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765404	1885 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.37		SFR	20	40	40	Mixed	0	0	6	6	12	Yes	No	No	No
100765405	1893 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.34		SFR	20	40	40	Mixed	0	0	6	5	11	Yes	No	No	No
100765201	1915 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.32		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765202	1937 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.38		Contractor office/yard	20	40	40	Mixed	0	0	6	6	12	Yes	No	No	No
100743211	0 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.07		Contractor storage yard	20	40	40	Mixed	0	0	1	1	2	Yes	No	No	No
100746101	202 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.58		Contractor Yard (Tree Service)	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100743214	1822 W HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743210	1861 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		Garage	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100743209	203 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.26		SFR	20	40	40	Mixed	0	0	4	4	8	Yes	No	No	No
100743206	229 N LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.51		SFR/Storage Yard	20	40	40	Lower	10	6	0	0	16	Yes	No	No	No
100743208	1871 W 9TH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743213	1850 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		SFR	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100743212	1860 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.15		SFR	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100743207	1885 W 9TH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743201	0 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743202	230 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.23		Storage Yard	20	40	40	Mixed	0	0	4	3	7	Yes	No	No	No
100743203	230 VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.24		SFR/Storage Yard	20	40	40	Mixed	0	0	4	4	8	Yes	No	No	No
100743204	280 VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.48		SFR/Storage Yard	20	40	40	Mixed	0	0	8	7	15	Yes	No	No	No
100743112	1915 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100743111	N VISTA PL, SOUTH OF HUNTINGTON DR.	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.16		Contractor storage yard	20	40	40	Mixed	0	0	3	2	5	Yes	No	No	No
100746220	1663 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.93		Office/Landscaper storage yard	20	40	40	Lower	18	12	0	0	30	Yes	No	No	No
100746126	1775 W NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.08		SFR	20	40	40	Mixed	0	0	1	1	2	Yes	No	No	No
100746127	1791 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.09		SFR	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100746128	1795 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.09		SFR	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100746214	1693 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.56		SFR/Storage Yard	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100746215	244 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No

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100746216	256 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746217	270 N SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746120	0 W NINTH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.09		Vacant	20	40	40	Mixed	0	0	2	1	3	Yes	No	No	No
100746111	1703 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.41		SFR - Mixed Use	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100746110	257 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.27		SFR/Storage Yard	20	40	40	Mixed	0	0	5	4	9	Yes	No	No	No
100746109	275 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.32		SFR/Storage Yard	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100746108	297 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.59		SFR/Storage Yard	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
100746201	282 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.17		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746123	1751 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		SFR	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100746133	0 W 9TH ST, EAST OF 1775	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.46		SFR/Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100746113	1751 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746115	1775 NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746107	1760 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.89		SFR	20	40	40	Lower	17	12	0	0	29	Yes	No	No	No
100746106	0 HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.42		Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100746116	1791 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746117	1795 W 9TH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100746132	0 W 9TH ST EAST OF 1813	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.76		SFR/Storage Yard	20	40	40	Lower	14	10	0	0	24	Yes	No	No	No
100746105	0 W HUNTINGTON DR	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		Vacant	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100746204	1638 W HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	1.2		Tow Yard	20	40	40	Lower	23	15	0	0	38	Yes	No	No	No
100746203	1659 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	1.1		Contractor office/yard	20	40	40	Lower	21	14	0	0	35	Yes	No	No	No
100746218	1670 W HUNTINGTON DR	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.22		SFR	20	40	40	Mixed	0	0	4	3	7	Yes	No	No	No
100765305	1948 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.46		Office	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100765304	1956 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.45		SFR	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100764202	108 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.81		SFR/Storage Yard	20	40	40	Lower	16	10	0	0	26	Yes	No	No	No
100764203	112 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764201	102 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.19		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100765509	105 LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.29		Contractor office/yard	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765510	101 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	1.24		Storage Yard	20	40	40	Lower	24	16	0	0	40	Yes	No	No	No
100764204	1822 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.6		SFR	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
100765508	63 S LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.29		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765507	61 LOMA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		SFR	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No

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100765506	1860 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.45		SFR/Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100765505	1870 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.43		SFR/Storage Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100765501	34 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.64		Tow Yard	20	40	40	Lower	13	8	0	0	21	Yes	No	No	No
100765502	28 N VISTA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.39		SFR/Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100765504	1890 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.36		Auto Repair	20	40	40	Mixed	0	0	6	5	11	Yes	No	No	No
100765503	1894 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.49		Auto Body/Paint	20	40	40	Mixed	0	0	8	8	16	Yes	No	No	No
100765308	1916 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		3 Residential Units	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765307	1924 W NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100765306	1934 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		Office	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764310	1678 W NINTH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.69		SFR/Storage Yard	20	40	40	Lower	13	9	0	0	22	Yes	No	No	No
100764301	8793 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		SFR	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764302	108 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		SFR/Storage Yard	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764303	206 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		Industrial Building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764304	202 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		SFR/Industrial building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764219	203 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	2.74		Industrial Park	20	40	40	Lower	53	35	0	0	88	Yes	No	No	No
100764305	140 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.3		Industrial Building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764325	120 SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.44		SFR/Contractor Yard	20	40	40	Mixed	0	0	7	7	14	Yes	No	No	No
100764309	0 W NINTH ST	Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.21		Vacant	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764308	1698 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.31		SFR/Industrial building	20	40	40	Mixed	0	0	5	5	10	Yes	No	No	No
100764215	143 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.2		SFR/Auto Storage	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764214	0 S SIERRA PL	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.18		Storage Yard	20	40	40	Mixed	0	0	3	3	6	Yes	No	No	No
100764212	1726 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.63		Contractor office/Storage yard	20	40	40	Lower	12	8	0	0	20	Yes	No	No	No
100764211	1736 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.57		Contractor office/Storage yard	20	40	40	Lower	11	7	0	0	18	Yes	No	No	No
100764213	1718 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.24		SFR	20	40	40	Mixed	0	0	4	4	8	Yes	No	No	No
100764209	1752 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.59		Auto Storage Yard	20	40	40	Lower	11	8	0	0	19	Yes	No	No	No
100764218	1770 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.75		SFR/Auto Storage	20	40	40	Lower	14	10	0	0	24	Yes	No	No	No
100764207	1784 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.4		SFR/Storage Yard	20	40	40	Mixed	0	0	7	6	13	Yes	No	No	No
100764206	1794 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.49		SFR/Storage Yard	20	40	40	Mixed	0	0	8	8	16	Yes	No	No	No
100764205	1806 W 9TH ST	Non-Vacant	Rezone	B/R-MU	B/R-MU	40 du/ac	0.47		SFR/Storage Yard	20	40	40	Mixed	0	0	8	7	15	Yes	No	No	No
104638309	SOUTHWEST CORNER OF E ARROW HWY AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.13	Lot E	public parking lot	15	N/A	15	Mixed	1	0	1	0	2	Yes	Yes	Yes	Yes

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104638310	SOUTHWEST CORNER OF E ARROW HWY AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.21	Lot E	public parking lot	15	N/A	15	Mixed	1	0	1	0	2	Yes	Yes	Yes	Yes
104625301	231 E ARROW HWY	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.17		Auto Repair	15	N/A	15	Mixed	0	0	1	1	2	Yes	No	Yes	Yes
104625315	523 3RD AVE	Non-Vacant	Existing Zoning	SP	Arrow Hwy		0.34		Auto Repair	15	N/A	15	Mixed	0	0	2	2	4	Yes	No	Yes	Yes
104641154	WASHINGTON BLVD AND C STREET	Non-Vacant	Existing Zoning	SP	Multi-family Senior Housing		1.03		landscaping	25	N/A	40	Lower	43	29	0	0	72	Yes	No	No	No
104640312	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.05	Lot D	public parking lot	35	N/A	35	Mixed	1	0	1	0	2	Yes	Yes	Yes	Yes
104640313	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.17	Lot D	public parking lot	35	N/A	35	Mixed	2	0	3	0	5	Yes	Yes	Yes	Yes
104640314	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.03	Lot D	public parking lot	35	N/A	35	Mixed	0	0	1	0	1	Yes	Yes	Yes	Yes
104640315	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.12	Lot D	public parking lot	35	N/A	35	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104640316	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.12	Lot D	public parking lot	35	N/A	35	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104640317	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.12	Lot D	public parking lot	35	N/A	35	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104640318	SOUTHWEST CORNER OF C ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.14	Lot D	public parking lot	35	N/A	35	Mixed	2	0	2	0	4	Yes	Yes	Yes	Yes
104656201	100 N 6TH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.23		Industrial	55	N/A	55	Mixed	0	0	5	5	10	Yes	No	No	Yes
104656203	100 N 6TH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.23		Industrial	55	N/A	55	Mixed	0	0	5	5	10	Yes	No	No	Yes
104656202	100 N 6TH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.23		Industrial	55	N/A	55	Mixed	0	0	5	5	10	Yes	No	No	Yes
104656204	142 N SIXTH AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.28		Industrial	55	N/A	55	Mixed	0	0	6	6	12	Yes	No	No	Yes
104656212	153 N CAMPUS AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.46		Industrial	55	N/A	55	Mixed	0	0	10	10	20	Yes	No	No	No
104656213	125 N CAMPUS AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.51		Industrial	55	N/A	55	Lower	13	9	0	0	22	Yes	No	No	No
104658101	110 N 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		1.81		Warehouse	55	N/A	55	Lower	48	32	0	0	80	Yes	No	Yes	Yes
104658108	110 N 3RD AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.11		Vacant	55	N/A	55	Mixed	0	0	3	2	5	Yes	No	No	No
104659324	NORTHWEST CORNER OF A ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.16	Lot B	public parking lot	35	N/A	35	Mixed	2	0	3	0	5	Yes	Yes	Yes	Yes
104659318	NORTHWEST CORNER OF A ST AND N 3RD AVE	Non-Vacant	Existing Zoning	SP	Old Town		0.36	Lot B	public parking lot	35	N/A	35	Mixed	5	0	5	0	10	Yes	Yes	Yes	Yes
104659224	NORTH OF A ST AND WEST OF N 2ND AVE	Non-Vacant	Existing Zoning	SP	Old Town/ Historic Core		0.17		public parking lot	25	N/A	25	Mixed	1	0	2	0	3	Yes	Yes	Yes	Yes
104659204	N 1ST STREET BETWEEN A ST AND E 9TH ST	Non-Vacant	Existing Zoning	SP	Old Town/1st St. Overlay		0.14	Lot C	public parking lot	55	N/A	55	Mixed	3	0	3	0	6	Yes	Yes	Yes	Yes
104659205	N 1ST STREET BETWEEN A ST AND E 9TH ST	Non-Vacant	Existing Zoning	SP	Old Town/1st St. Overlay		0.21	Lot C	public parking lot	55	N/A	55	Mixed	5	0	5	0	10	Yes	Yes	Yes	Yes
104659206	N 1ST STREET BETWEEN A ST AND E 9TH ST	Non-Vacant	Existing Zoning	SP	Old Town/1st St. Overlay		0.21	Lot C	public parking lot	55	N/A	55	Mixed	5	0	5	0	10	Yes	Yes	Yes	Yes
104660105	178 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.17		vacant	40	N/A	40	Lower	4	2	0	0	6	Yes	No	Yes	Yes
104660112	179 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.17		vacant	55	N/A	55	Lower	4	3	0	0	7	Yes	No	No	No
104660113	185 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.17		vacant	55	N/A	55	Lower	4	3	0	0	7	Yes	No	No	No
104660114	89 8TH ST	Vacant	Existing Zoning	SP	Citrus Transp.		0.33		vacant	55	N/A	55	Lower	8	6	0	0	14	Yes	No	No	No
104660101	0 EIGHTH ST	Vacant	Existing Zoning	SP	Euclid		0.03		vacant	40	N/A	40	Lower	1	0	0	0	1	Yes	No	Yes	No

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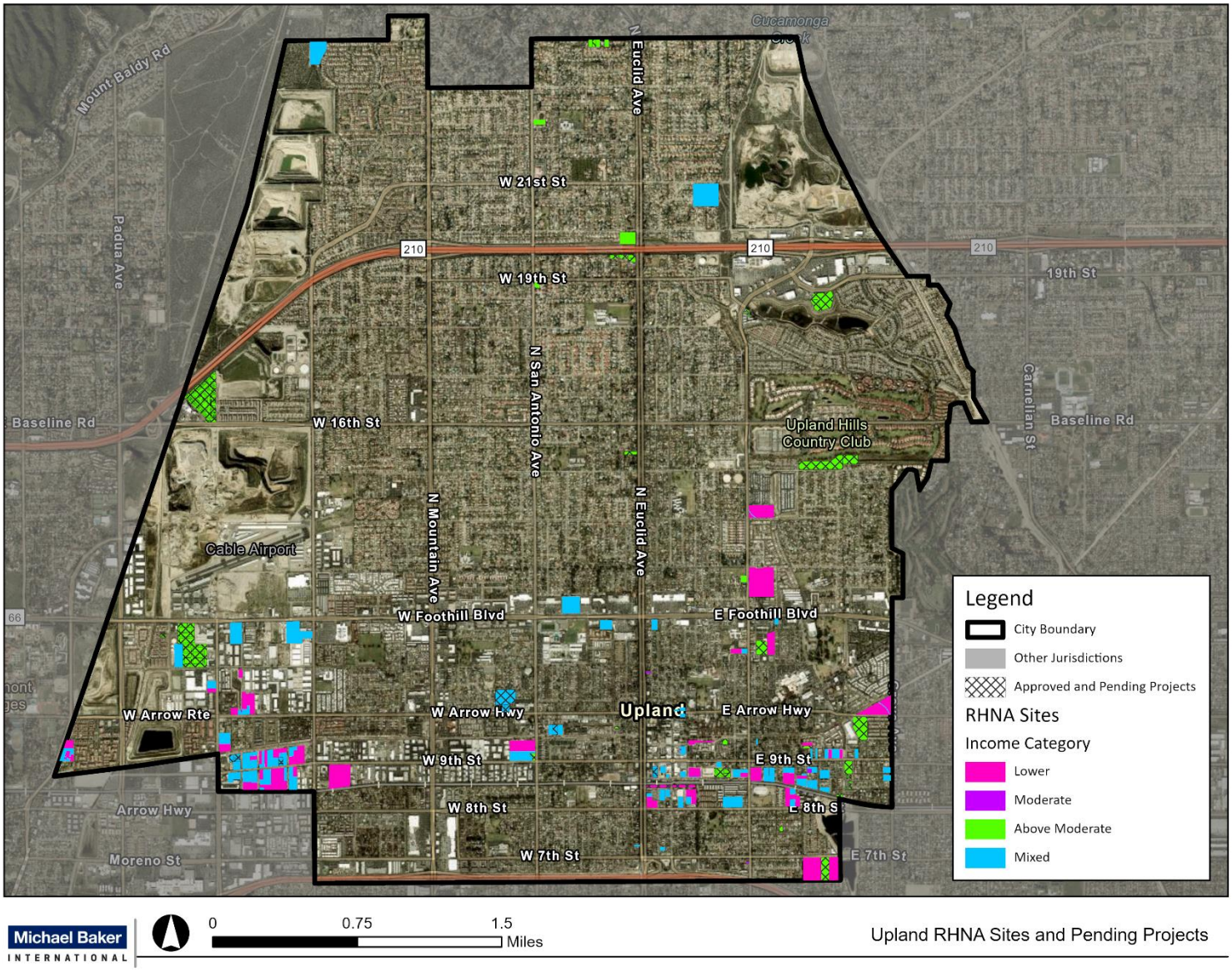
104660102	196 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.11		vacant	40	N/A	40	Lower	2	1	0	0	3	Yes	No	No	No
104660103	188 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.05		vacant	40	N/A	40	Lower	1	1	0	0	2	Yes	No	No	No
104660104	188 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.11		vacant	40	N/A	40	Lower	2	1	0	0	3	Yes	No	No	No
104660106	178 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.15		vacant	40	N/A	40	Lower	3	2	0	0	5	Yes	No	No	No
104660107	170 S EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.17		vacant	40	N/A	40	Lower	4	2	0	0	6	Yes	No	No	No
104660115	188 EUCLID AVE	Vacant	Existing Zoning	SP	Euclid		0.17		vacant	40	N/A	40	Lower	4	2	0	0	6	Yes	No	No	No
104660108	150 EUCLID	Vacant	Existing Zoning	SP	Euclid		0.33		vacant	40	N/A	40	Mixed	0	0	5	5	10	Yes	No	Yes	No
104660207	166 S FIRST AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.32		Vacant lumber yard and parking with single owner	55	N/A	55	Mixed	0	0	7	7	14	Yes	No	Yes	Yes
104660208	140 S 1ST AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.32		Vacant lumber yard and parking with single owner	55	N/A	55	Mixed	0	0	7	7	14	Yes	No	Yes	Yes
104660206	172 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.16		Vacant	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660205	172 S 1ST AVE	Vacant	Existing Zoning	SP	Citrus Transp.		0.16		Vacant	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660209	140 E 2ND ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.11	Lot A	public parking lot	55	N/A	55	Mixed	2	0	3	0	5	Yes	Yes	Yes	Yes
104660210	140 E 2ND ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.12	Lot A	public parking lot	55	N/A	55	Mixed	3	0	3	0	6	Yes	Yes	Yes	Yes
104660211	140 E 2ND ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.37	Lot A	public parking lot	55	N/A	55	Mixed	8	0	8	0	16	Yes	Yes	Yes	Yes
104660308	283 E 8TH ST	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.11		SFR	55	N/A	55	Mixed	0	0	3	2	5	Yes	No	Yes	Yes
104660307	0 THIRD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660310	183 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	Yes	Yes
104660311	167 S THIRD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transportation		0.49		Commercial Building	55	N/A	55	Mixed	0	0	11	11	22	Yes	No	No	No
104660309	251 E 8TH ST	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.05		single-family residential	55	N/A	55	Mixed	0	0	1	1	2	Yes	No	No	No
104660408	167 S SULTANA AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		1.29		vacant industrial	55	N/A	55	Lower	34	23	0	0	57	Yes	No	Yes	Yes
104660403	184 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660404	176 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		single-family residential	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660405	170 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		Multi-family	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660406	164 S 3RD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.16		vacant industrial	55	N/A	55	Mixed	0	0	4	3	7	Yes	No	No	No
104660407	140 S THIRD AVE	Non-Vacant	Existing Zoning	SP	Citrus Transp.		0.64		Industrial	55	N/A	55	Lower	17	11	0	0	28	Yes	No	No	No
104657106	669 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.81		1 SFR/Storage Yard	20	N/A	20	Mixed	0	0	7	6	13	Yes	No	No	No
104657107	659 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.21		SFR	20	N/A	20	Mixed	0	0	2	1	3	Yes	No	No	No
104657108	649 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.65		4 units	20	N/A	20	Mixed	0	0	5	5	10	Yes	No	No	No
104657109	635 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.51		4 units	20	N/A	20	Mixed	0	0	4	4	8	Yes	No	No	No
104657110	623 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.51		4 units	20	N/A	20	Mixed	0	0	4	4	8	Yes	No	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104657111	613 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.51		SFR	20	N/A	20	Mixed	0	0	4	4	8	Yes	No	No	No
104657113	599 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.17		SFR	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104657112	605 E 8TH ST	Non-Vacant	Existing Zoning	HDUSP	Olivedale		0.41		SFR	20	N/A	20	Mixed	0	0	3	3	6	Yes	No	No	No
104610214	867 E 11TH ST	Vacant	Existing Zoning	MFR-L	RM-30		1.5		Vacant	30	N/A	30	Lower	22	14	0	0	36	Yes	No	No	No
104650160	85 N GROVE ST	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.37		Contractor Yard	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104650159	1472 BOWEN ST	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.37		Commercial	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104650128	111 N GROVE AVE	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.7		1 SFR	20	N/A	20	Mixed	0	0	4	3	7	Yes	No	No	No
104405104	1997 N EUCLID AVE	Non-Vacant	Existing Zoning	SFR-L	RS-20		3.22		SFR	0-4	N/A	4	Above Moderate	0	0	0	10	10	Yes	No	No	No
104325122	2224 N SAN ANTONIO AVE	Vacant	Existing Zoning	SFR-L	RS-20		1		Vacant	1	N/A	1	Above Moderate	0	0	0	2	2	Yes	No	No	No
100706108	1816 FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		3.74		Restaurant/Vacant (Buffalo Inn)	20	N/A	20	Mixed	0	0	19	19	38	Yes	No	No	No
100706123	1812 FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		0.83		Restaurant/Vacant (Buffalo Inn)	20	N/A	20	Mixed	0	0	5	4	9	Yes	No	No	No
100704107	2085 W ELEVENTH ST	Vacant	Existing Zoning	Enclave	Specific Plan		3.39		Vacant	20	N/A	20	Mixed	0	0	27	27	54	Yes	No	No	No
100709108	1690 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		1.82		Car Rental/Vacant	20	N/A	20	Mixed	0	0	9	9	18	Yes	No	No	No
100709109	0 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		0.92		Commercial Building/Abandoned SFR/vacant	20	N/A	20	Mixed	0	0	5	4	9	Yes	No	No	No
100709110	1656 W FOOTHILL	Vacant	Existing Zoning	C/I-MU	C/I-MU		0.95		vacant	20	N/A	20	Mixed	0	0	5	5	10	Yes	No	No	No
100709116	939 N BENSON AVE	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		1.76		Industrial Building/yard	20	N/A	20	Mixed	0	0	9	9	18	Yes	No	No	No
100709107	1700 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/I-MU	C/I-MU		1.35		Industrial Building/yard	20	N/A	20	Mixed	0	0	7	7	14	Yes	No	No	No
104707206	370 S 1ST AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.16		Vacant	4-10 du	N/A	10	Mixed	0	0	1	1	2	Yes	No	No	No
104627105	0 N EUCLID AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.14		Vacant	4-10 du	N/A	10	Mixed	0	0	1	0	1	Yes	No	No	No
104606184	0 E FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.21		Commercial/parking	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104606188	0 FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.2		Commercial/parking	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104606183	80 E FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.41		Commercial/parking	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104606187	60 E FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		0.15		Commercial/parking	20	N/A	20	Mixed	0	0	1	1	2	Yes	No	No	No
104611101	920 E FOOTHILL BLVD	Vacant	Existing Zoning	C/O-MU	C/O-MU		0.38		Vacant	20	N/A	20	Mixed	0	0	2	2	4	Yes	No	No	No
104303234	0 W 24TH ST	Vacant	Existing Zoning	SFR-L	RS-20		0.55		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	2	2	Yes	No	No	No
104303230	0 W 24TH ST	Vacant	Existing Zoning	SFR-L	RS-20		0.51		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	2	2	Yes	No	No	No
104303232	0 W 24TH ST	Vacant	Existing Zoning	SFR-L	RS-20		0.51		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	2	2	Yes	No	No	No
104403219	1887 LIVEOAK WAY	Vacant	Existing Zoning	SFR-L	RS-15		0.35		Vacant	0-4 du/ac	N/A	4	Above Moderate	0	0	0	1	1	Yes	No	No	No
100728123	1931 W ARROW	Non-Vacant	Existing Zoning	MFR-M	RM-30		0.85		1SFR	30	N/A	30	Lower	13	8	0	0	21	Yes	No	No	No
104722125	0 N CAMPUS AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.07		Vacant	4-10 du/ac	N/A	10	Mixed	0	0	1	0	1	Yes	Yes	No	No

APN	Address	Vacant/ Non-Vacant	Type	General Plan	Zoning District	Rezone/ Upzone To?	Acres	Consolidate	Existing Use	Current Max Density	Rezone Max Density	Assumed Max Density	Income Category	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned?	4th Cycle	5th Cycle
104704107	0 EUCLID AVE	Vacant	Existing Zoning	SFR-M	RS-7.5		0.17		Vacant	4-10 du/ac	N/A	10	Mixed	0	0	1	1	2	Yes	No	No	No
104558137	555 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		5.21		Auto Dealership	20	N/A	20	Mixed	0	0	26	26	52	Yes	No	No	No
104553214	689 E PINE ST	Non-Vacant	Existing Zoning	SFR-M	4-10 DU		0.64		1 SFR	1	N/A	1	Above Moderate	0	0	0	1	1	Yes	No	No	No
104605117	234 W FOOTHILL BLVD	Non-Vacant	Existing Zoning	C/R-MU	C/R-MU		1.94		Office	20	N/A	20	Mixed	0	0	10	10	20	Yes	No	No	No
104646206	1221 E 9TH ST	Non-Vacant	Existing Zoning	RM-20	RM-20		0.31		SFR	20	N/A	20	Mixed	0	0	3	2	5	Yes	No	No	No
104634103	689 W VERNON DR	Non-Vacant	Existing Zoning	MFR-L	RM-20		0.66		SFR	20	N/A	20	Mixed	0	0	5	5	10	Yes	No	No	No
104634101	619 W VERNON DR	Non-Vacant	Existing Zoning	MFR-L	RM-20		0.85		SFR	20	N/A	20	Mixed	0	0	7	7	14	Yes	No	No	No
104649310	1371 E 9TH ST	Non-Vacant	Existing Zoning	MFR-L	RM-20		0.29		SFR	20	N/A	20	Mixed	0	0	3	2	5	Yes	No	No	No
104649311	1369 E 9TH ST	Vacant	Existing Zoning	MFR-L	RM-20		0.29		Vacant	20	N/A	20	Mixed	0	0	3	2	5	Yes	No	No	No

Figure B1. Site Map



Appendix C Fair Housing Assessment

Assembly Bill (AB) 686 requires a jurisdiction's Housing Element to provide an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions and how the identified Regional Housing Needs Allocation (RHNA) sites affirmatively further fair housing. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population. In addition, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities,
- An assessment of contributing factors, and
- An identification of fair housing goals and actions.

Outreach

As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's dedicated Housing Element website and was also sent directly to persons and organizations on the stakeholder list. Public meetings were held both online and in person to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development. Translation services were available for all meetings upon request.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 21 and Program 22 include a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

During the month of January and early February, 2024, the City conducted additional, targeted stakeholder outreach focusing on low-moderate income and special needs populations. The City conducted five additional stakeholder interviews with groups who include and represent low-moderate income and special needs populations in Upland. Target populations include extremely low-income persons, those in transitional housing, those in senior housing, mobile home communities, fair housing services, homeowner wraparound services, and disability services. .Interviewees stressed the high cost of construction, importance of housing choices, need for education on fair housing and housing resources, homeownership and repair programs, and importance of ADUs, including educating homeowners on ADU development. The City has included and modified a number of programs in the Housing Element based in part on this feedback. The feedback and where it is addressed in Housing Element Programs is as follows:

- Increased housing mobility and housing options (Program 6, Program 23)
- Importance of education, especially regarding fair housing and tenant's rights (Program 21, Program 22)
- Importance and opportunity for ADUs (Program 9, Program 23)
- Need for additional low-income housing (Program 6, Program 14, Program 15, Program 20)
- Home Repair and Assistance Programs (Program 2, Program 3, Program 5)

Fair Housing Assessment

This section provides an assessment of fair housing issues in Upland including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

City Overview

Upland is in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area. The City is located in the southwest corner of San Bernardino County adjacent to Los Angeles County. The City encompasses approximately 15.6 square miles and has no external sphere of influence.

Much of the fair housing analysis is based upon census data provided at the census tract level. Upland has a total of 18 census tracts. Figure C1 displays the census tracts in the City and the RHNA sites within those census tracts; however, some of the census tracts are not solely in Upland and have portions in neighboring jurisdictions. As a result, demographic information for these census tracts reflects neighboring communities, as well as Upland.

Most of the census tracts in Upland contain housing, with the majority of the City being zoned for single-family neighborhoods. 17 of the 18 census tracts that intersect Upland have the majority of their area located inside City limits. Of the 17 tracts mostly in the City, these tracts vary in demographic makeup, with tracts on average having lower incomes and more predominant non-White populations in southern Upland, and tracts in northern Upland have higher incomes and a more predominant White population. While there is much variation in the tracts

surrounding the City, the majority of the surrounding areas follow the opportunity trends in Upland to the north and south. There is significant variation in resource categories within the City, with the northern areas of the City being of highest resource, areas in the central city being high resource and moderate resource, and areas in the south being low resource. This is a relative ranking based on composites of environmental, economic, and education scores.

The Affirmatively Furthering Fair Housing (AFFH) section also considers the effects that the selected RHNA sites may have on fair housing. Selected RHNA sites and entitled projects are relatively distributed throughout the City.

Figure C1. Census Tracts and RHNA Sites

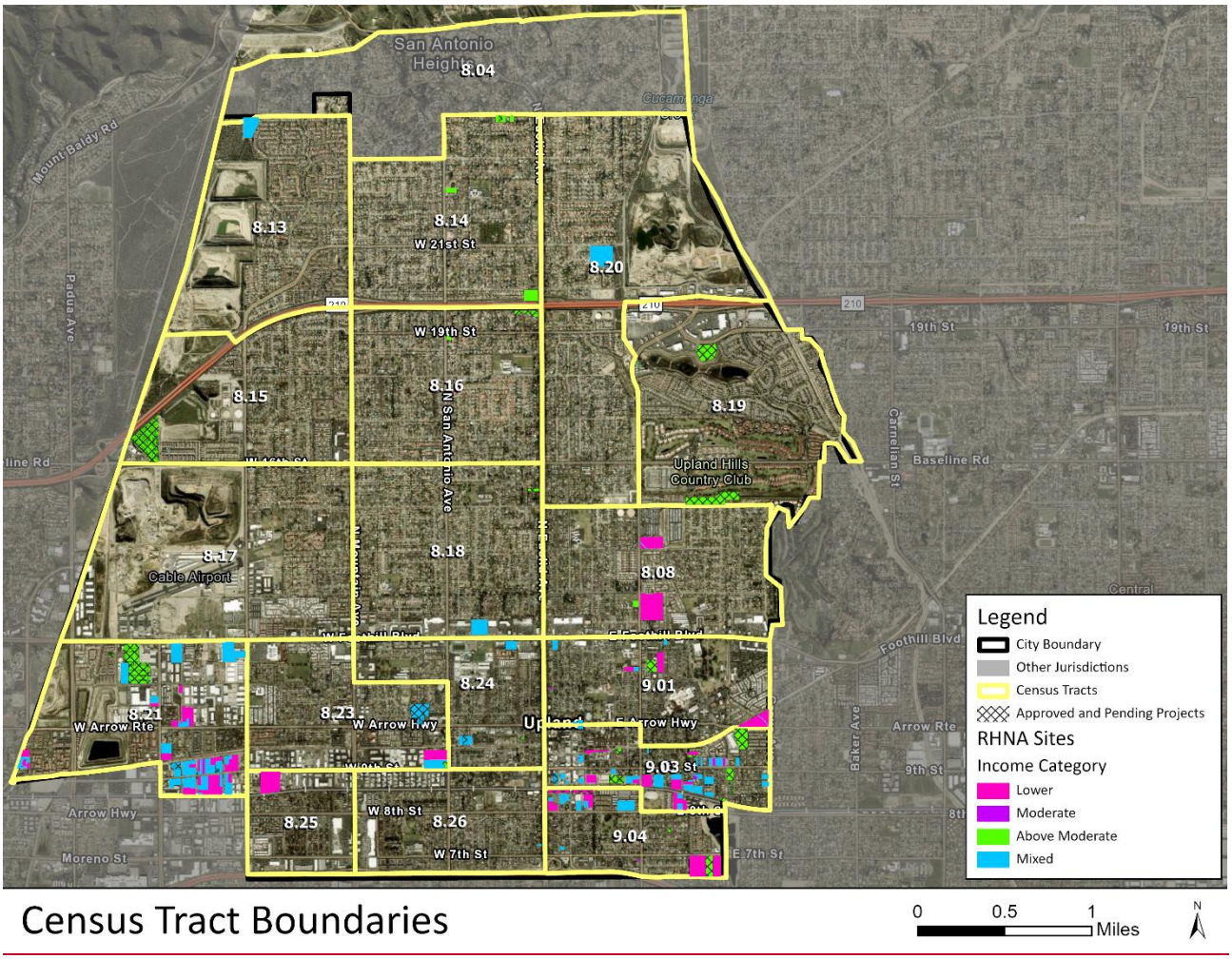


Table C2. Comparison of Fair Housing with Respect to Location

Tract	Low	Mod.	Above Mod.	RHNA Units	Total HH	Total Pop.	TCAC Composite Category	Median Income	% with Disability	% of Children in FHH	CES Percentile	% Non-White	R/ECAP Present
Census Tracts Mostly Inside Upland													
9.03	374	232	469	1,075	17.6%	1,412	1,794	Moderate Resource	$57,826	12.5%	14.9%	77.2	76.6%	No
8.21	791	507	768	2,066	33.8%	1,976	2,084	Moderate Resource	$74,977	9.9%	29.3%	71.3	59.3%	No
9.01	217	20	72	309	5.1%	1,948	1,699	Moderate Resource	$62,939	14.6%	18.5%	73.0	64.7%	No
8.14	0	0	21	21	0.3%	1,248	824	Highest Resource	$ 147,813	11.6%	8.9%	14.3	36.9%	No
8.24	4	22	44	70	1.1%	1,866	1,059	Low Resource	$64,492	11.3%	15.0%	81.1	41.3%	No
8.08	273	4	4	281	4.6%	1,840	1,333	Moderate Resource	$85,583	15.2%	14.1%	67.4	61.2%	No
8.25	272	0	0	272	4.4%	1,562	2,387	Low Resource	$56,649	6.8%	8.6%	81.8	77.8%	No
9.04	574	114	167	855	14.0%	1,332	2,603	Low Resource	$68,592	9.5%	18.5%	85.4	72.2%	No
8.26	0	1	1	2	0.0%	1,445	1,309	Low Resource	$74,306	11.0%	14.4%	83.5	50.5%	No
8.2	0	55	54	109	1.8%	1,210	1,682	Highest Resource	$ 138,846	11.0%	0.0%	15.7	38.0%	No
8.19	0	0	243	243	4.0%	2,085	2,281	High Resource	$ 140,893	9.9%	4.0%	36.6	48.7%	No
8.13	0	30	30	60	1.0%	1,163	1,798	Highest Resource	$91,250	12.8%	19.7%	12.3	40.3%	No
8.17	0	0	0	0	0.0%	1,367	1,391	Moderate Resource	$78,750	15.3%	8.2%	56.8	54.5%	No
8.15	0	0	176	176	2.9%	1,164	1,729	Highest Resource	$ 140,000	10.2%	8.9%	15.0	51.0%	No
8.16	0	0	5	5	0.1%	1,479	989	Highest Resource	$ 122,096	10.4%	19.2%	10.3	39.9%	No
8.23	212	59	249	520	8.5%	2,404	1,627	Moderate Resource	$64,774	13.7%	21.7%	75.6	65.9%	No
8.18	0	26	27	53	0.9%	1,885	1,159	High Resource	$99,913	14.5%	4.1%	52.7	40.4%	No
Census Tracts Mostly Outside Upland													
8.04	0	0	0	0	0.0%	1,062	2,144	Highest Resource	$ 141,190	11.1%	9.8%	8.3	35.9%	No

Fair Housing Enforcement and Outreach Capacity

The City of Upland has contracted with Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing and related services to residents. Established in 1980, IFHMB is a nonprofit, public benefit corporation that provides information about fair housing rights under the law, comprehensive housing counseling services, mediation services for the resolution of disputes, and information concerning shared housing opportunities and needs among senior citizens. IFHMB serves as an intermediary to resolve issues related to housing discrimination, homeownership and housing sustainability, rental complaints, and disputes in court, with the goal of empowering individuals and enriching the communities they serve. IFHMB provides services to over 40,000 individuals annually throughout County of San Bernardino representing a multiplicity of racial, ethnic, age, and income groups.

Funded primarily with Community Development Block Grant (CDBG) funds, IFHMB provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in the County of San Bernardino as well as residents in the City of Indio and Cathedral City in Riverside County, the City of Pomona in Los Angeles County, and the City of El Centro in Imperial County. The comprehensive Fair Housing Programs includes:

- Community-Based Mediation: IFHMB provides trained mediators to provide education and information regarding rights and responsibilities under the California Landlord-Tenant laws and help to resolve conflicts between landlords and tenants (including mobile homes). IFHMB contracts with San Bernardino County to provide mediation in small claims and unlawful detainer lawsuits in County courts.

- Education/Outreach: IFHMB provides education and outreach services to landlords and tenants, Realtors, newspapers, service organizations, schools, persons with Limited English Proficiency, and others interested in learning about fair housing laws. IFHMB also provides HUD-certified counseling to homeowners who are delinquent on FHA loans or seniors interested in reverse equity mortgage loan programs. Fair housing workshops and newsletters are also provided on a quarterly basis.

- Senior Services: IFHMB actively and successfully mediates conflicts between seniors and Social Security, Medi-Cal, utility companies, collection agencies, neighbors, and others. IFHMB also provides a Care Referral Service, offers help in filing for HEAP and Homeowner/Renter Assistance, and maintains a list of senior housing and care homes.

- Alternative Dispute Resolution: The California Dispute Resolution Programs Act of 1986 provides the authority for mediation in the court system. Inland Fair Housing and Mediation Board has a contract with the County of San Bernardino to provide mediation in civil, family, probate, small claims, and unlawful detainer lawsuits in all of the courts in San Bernardino County.

- Mobile Home Mediation: IFHMBs mediators are trained to handle the specialized problems based on the Mobile Home Residency Law (MRL) that reflects the dual ownership and unique life style of mobile home communities. They provide education and information to residents and parks about the MRL, as well as provide information to both sides when fair housing issues are presented, and when requested serve as neutral third parties to facilitate resolution of conflicts.

IFHMB responds to discrimination inquiries and complaints in an expedient manner, relying on over 30 years of experience in the industry. Determining whether a client is inquiring regarding a fair housing discrimination problem or a non-discrimination landlord/tenant or other problem can be difficult. Often what may appear at first to be a simple landlord/tenant dispute turns out to be a situation where a landlord has violated one or more fair housing laws. While many of the cases IFHMB are presented with no longer involve a discriminatory policy, such as "No Hispanics need apply," many cases involve a discriminatory application of a facially neutral policy, such as different eviction timelines for minorities.

IFHMB investigates allegations of discrimination based on a person's status as a member of one of the State or Federal protected categories, which include: Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Marital Status, Sexual Orientation, Ancestry, Age, Source of Income, and Arbitrary Characteristics. Race, Color, Religion, National Origin, Sex, Familial Status, and Disability are the categories protected by the federal Fair Housing Act. The State of California provides protection from discrimination based on all seven of the federal protected categories and has added Marital Status, Sexual Orientation, Ancestry, Age, Source of Income and Arbitrary Characteristics as additional protected classes under state law.

Once a fair housing complaint is received, IFHMB educates the complainant of their rights and responsibilities under the state and federal fair housing laws. Further investigation may then be conducted depending on the nature of the complaint and the suitability of the complaint to investigation.

IFHMB uses government-regulated testing methodologies to enforce, support, and conduct fair housing investigations. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, and through research surveys. Based on the details provided by the complainant, IFHMB will either investigate the complaint or advise the complainant of their other options, which include: conciliation, filing a complaint with the Department of Housing and Urban Development (HUD) or with California's Department of Fair Employment and Housing (DFEH), hiring a private attorney, or possibly, a referral to such an attorney, or filing a complaint with the Department of Justice (DOJ).

During the five-year period studied, there were 138 discrimination inquiries made to IFHMB by Upland residents, with the primary basis for the inquiry as follows:

Basis	Number
Age	1
Ancestry	0
Arbitrary	7
Color	0
Disability	92
Familial Status	8
Marital Status	0
National Origin	6
Race	13
Religion	1
Sex	8
Sexual Orientation	1
Source of Income	1
Total:	138

Review of the data shows that disability is, far and away, the most common category for allegations of discrimination. No other protected category accounts for 10 percent of the total number of discrimination complaints, while disability represents a full two-thirds of all discrimination complaints. Race (9 percent) is the second most common basis for alleged discrimination, with sex and familial status tied for third with 6 percent of all discrimination complaints coming from the City of Upland over the last five years.

This data becomes more enlightening when compared to the data reported in 2013 in the City of Upland's prior Analysis of Impediments to Fair Housing Choice. For Fiscal Years 2007-2008 through 2011-2012, there were 141 fair housing discrimination complaints during that period. While the total number of discrimination complaints has stayed relatively the same, the nature of those complaints is what is worthy of consideration.

Over that time frame, discrimination based on disability went from 48 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 67 percent of all complaints made to IFHMB in the five-year period ending FY 2017-18. Conversely, allegations of discrimination based on race dropped from 21 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 9 percent of all claims made to IFHMB in the five-year period ending FY 2017-18. No other protected categories saw large shifts in their percentage of the total number of complaints IFHMB has received in the most recent five-year period versus the prior period.

One possible reason for this shift in the nature of discrimination complaints that IFHMB is receiving could be an aging population in the City of Upland. As one member of the community pointed out at one of the community meetings, the neighborhood in which she lived is predominately made up of longer-term residents, many of whom are the first and only owner of the home they live in. As more and more residents of the City of Upland "age in place," the needs of persons with disabilities will become more pressing.

The Office of Fair Housing and Employment (OFHE) is the federal agency responsible for investigating housing discrimination complaints filed with HUD. HUD annually compiles data on housing discrimination complaints from OFHE and Federal Housing Assistance Programs (FHAP) which are state and local government agencies that enforce fair housing laws. The annual report identifies the types of complaints, any fair housing impediments, OFHE's progress in addressing the complaints, and HUD's efforts to promote equal housing choice.

The most recent OFHE report, FHEO Annual Report FY 2017 found a similar percentage of complaints were made based on disability across the nation as was reported in the City of Upland. 59.4 percent of all discrimination complaints made to HUD during the last fiscal year were based on the protected category of disability. Race was second nationally, just as it was in the City of Upland, but the percentage of total complaints was higher nationally than in the City of Upland, 26 percent versus 9 percent respectively.

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. As noted in Program 21 of the Housing Plan, the City intends to continue to contract with the IFHMB or another comparable and qualified service provider to implement fair housing goals.

The City Attorney has indicated that as of November 29, 2023, and after due inquiry with City staff who would have relevant knowledge and information, the City Attorney is not aware of any violation by the City of Upland or its related public entities of any of the civil rights and fair housing laws set forth below, and the City Attorney is unaware of any unresolved or other litigation concerning compliance.

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2);
- California Government Code sections 8899.50, 65008, and 11135;
- Civil Code section 51 (the Unruh Civil Rights Act); and
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271
- Density Bonus Law (Gov. Code, § 65915.)
- Housing Accountability Act (Gov. Code, § 65589.5.)
- No-Net-Loss Law (Gov. Code, § 65863)Density Bonus Law
- Least Cost Zoning Law (Gov. Code, § 65913.1)
- Excessive subdivision standards (Gov. Code, § 65913.2.)
- Limits on growth controls (Gov. Code, § 65302.8.)
- Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

Patterns of Integration and Segregation

Race and Ethnicity

Figure C3 shows the racial and ethnic majority by census tract in the City of Upland. As illustrated, the southern areas of the City have a slim (<10%) to sizeable (10-50%) Hispanic majority, while the majority of the City has a slim (<10%) to predominant (>50%) White majority. These trends extend beyond the City boundaries. The tracts with Hispanic majorities have a larger low- to moderate- income population and less positive TCAC scores than the majority White tracts.

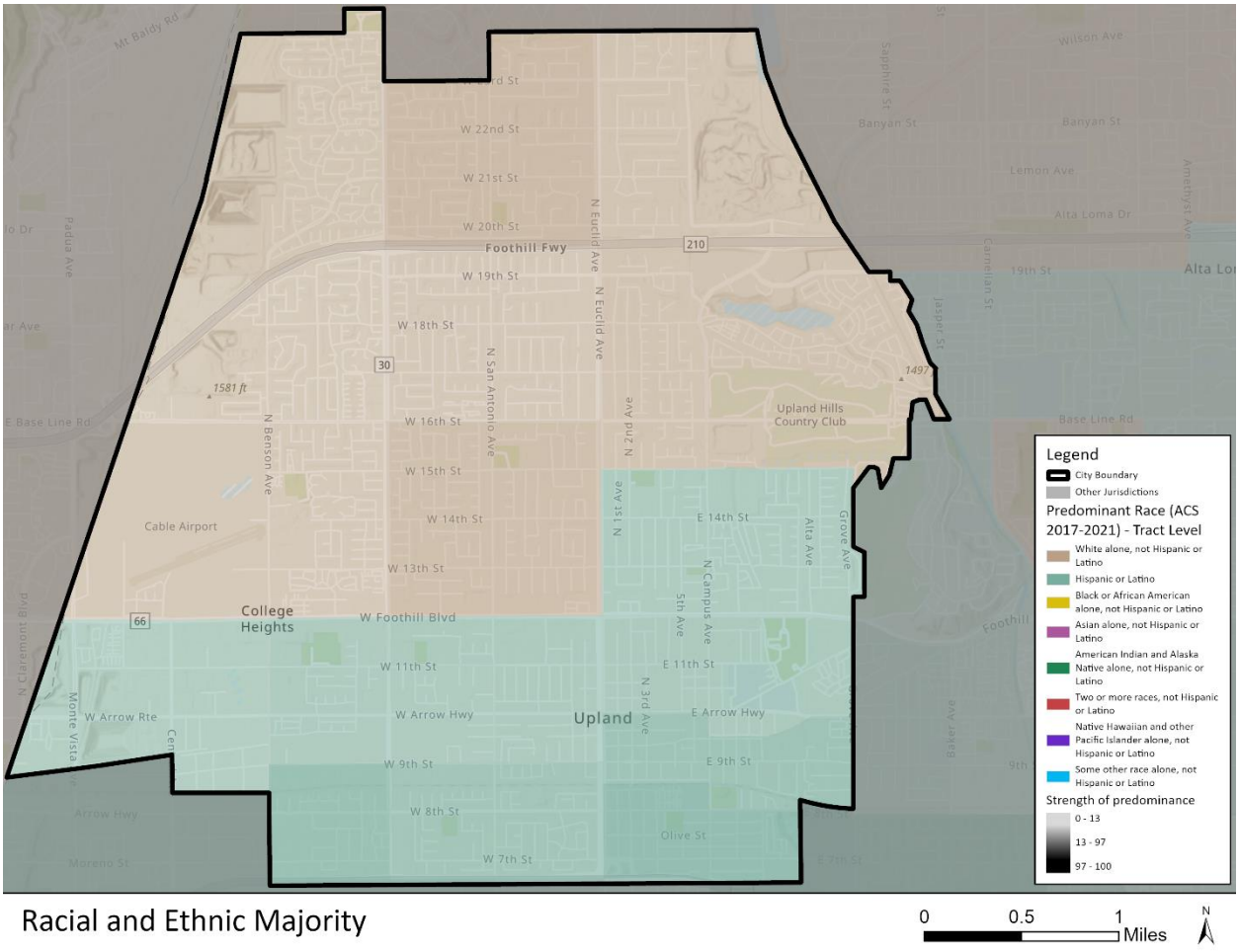
These trends continue beyond the City limits. Upland has comparable racial trends to the County as a whole. Regionally, there is a common correlation between wealth and race, which may help explain the racial/income concentrations in the City. The City has a smaller Hispanic population (43.5 percent) in comparison to the County (54.6 percent). Upland, however, has a larger Asian/Asian Pacific Islander (API) population (9.2 percent) to the County (7.6 percent), and a significantly larger non-Hispanic White population (32.6 percent) compared to the County (26.6 percent).

As seen in Figure C4, the percentage of non-white population in Upland is highest in the southern portion of the City and is similar to the adjacent areas in Montclair and Ontario, while the northern portion of the City has a lower non-white proportion similar to the adjacent areas of Claremont and Rancho Cucamonga.

The northern portion of Upland abuts the San Gabriel Mountains foothills which contains substantial open space and very few households. The census tract data in this part of Upland may be affected by these factors. The northern portion of Upland is classified with a White majority, and this demographic data remains the same extending north of the City to unincorporated San Antonio Heights and the foothills. Southern Upland as well as a majority of the cities south of Upland have a Hispanic majority, including the City of Ontario which has a significantly more predominant Hispanic majority. Beyond the southern areas of San Bernardino County, there are a few areas in neighboring jurisdictions with Asian majority populations, including in the Cities of Eastvale and Chino Hills.

The trends in and around Upland have remained similar over time. However, some tracts further to the South which now have more predominant Asian populations were previously predominantly Hispanic or White. Upland has had a predominant White population in northern areas, and predominant Hispanic population in southern areas at least since census data available in 2010. As of 2021 ACS data, the Hispanic population in the south is becoming more predominant, and there are some areas in central/eastern Upland that are becoming more predominantly Hispanic over time.

Figure C2. Racial and Ethnic Majority (2010)



Source: HCD AFFH Data Viewer

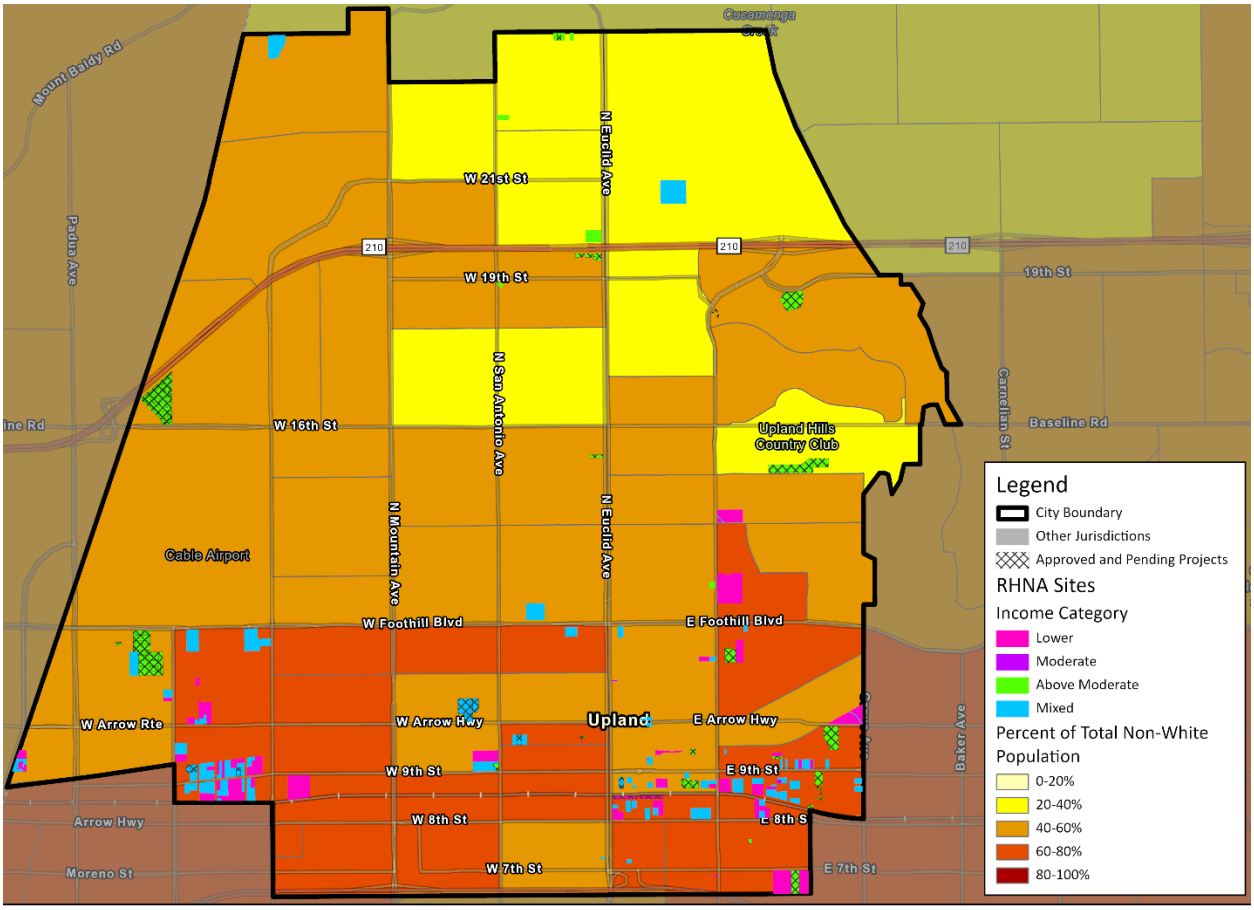
As shown in Figure C4, there is significant variation in the levels of concentration of the non-White population throughout the City. The southern areas of the City have a higher concentration of the non-White population. The tracts with a larger non-White population also generally have a larger low- to moderate- income population and less positive TCAC scores than the more northern areas of the City.

As of 2021, 67.4 percent of the City was non-White, while 73.4 percent of the County was non-White, indicating that the overall distribution of the non-White population is lower in the City than in the region as a whole.

Figure C4 compares the RHNA units with the percentage of the population that is non-White. About 40 percent of the RHNA units are located in areas of the City where 40 to 60 percent of the population is non-White. There are very few sites in areas with relatively very high or relatively very low concentrations of the non-White population. This is a reflection of the trends within the City as a whole, as most of Upland's block groups are 20 to 60 percent non-White.

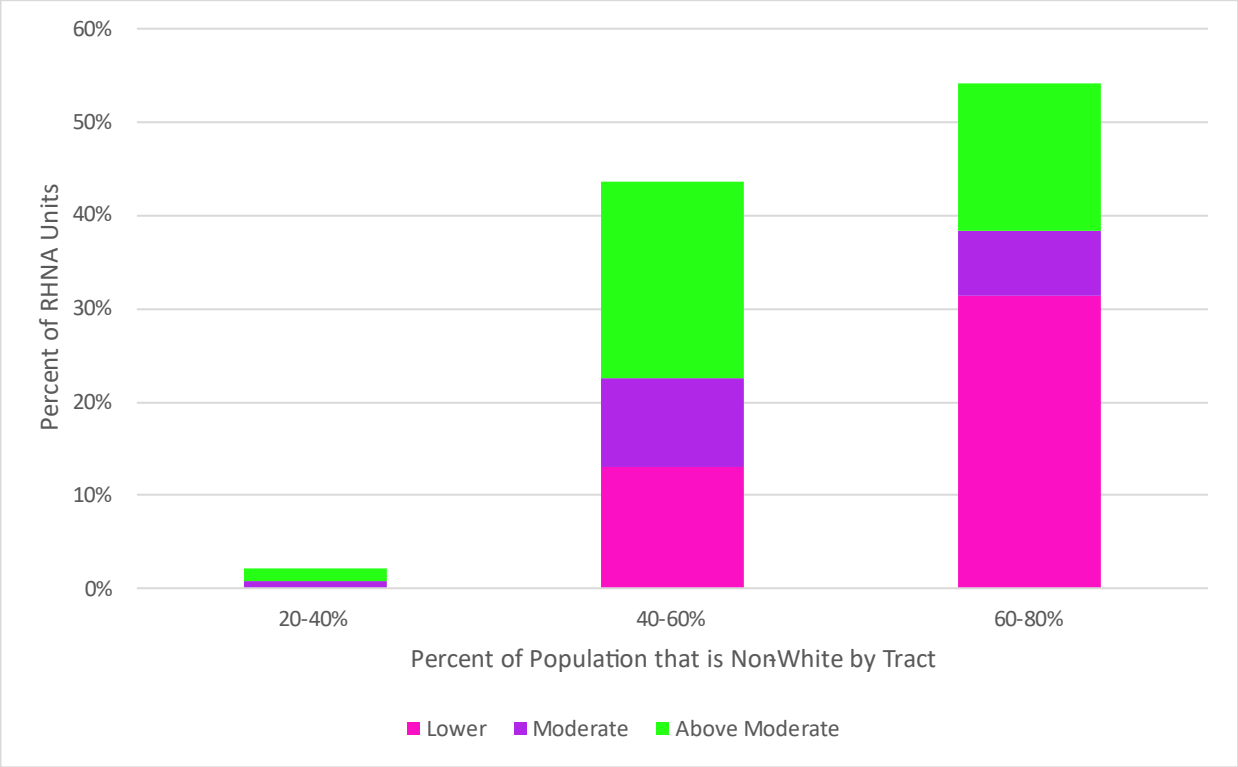
The City's RHNA strategy reflects the overall composition of Upland, and is not expected to negatively exacerbate segregation conditions related to race or ethnicity.

Figure C3. Percentage of the Population that is Non-White (2010 and 2018)



Source: HCD AFFH Data Viewer

Figure C4. Percent Non-White Comparison of RHNA Units



Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. The formula for this calculation is provided by the HCD AFFH Guidance Document.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

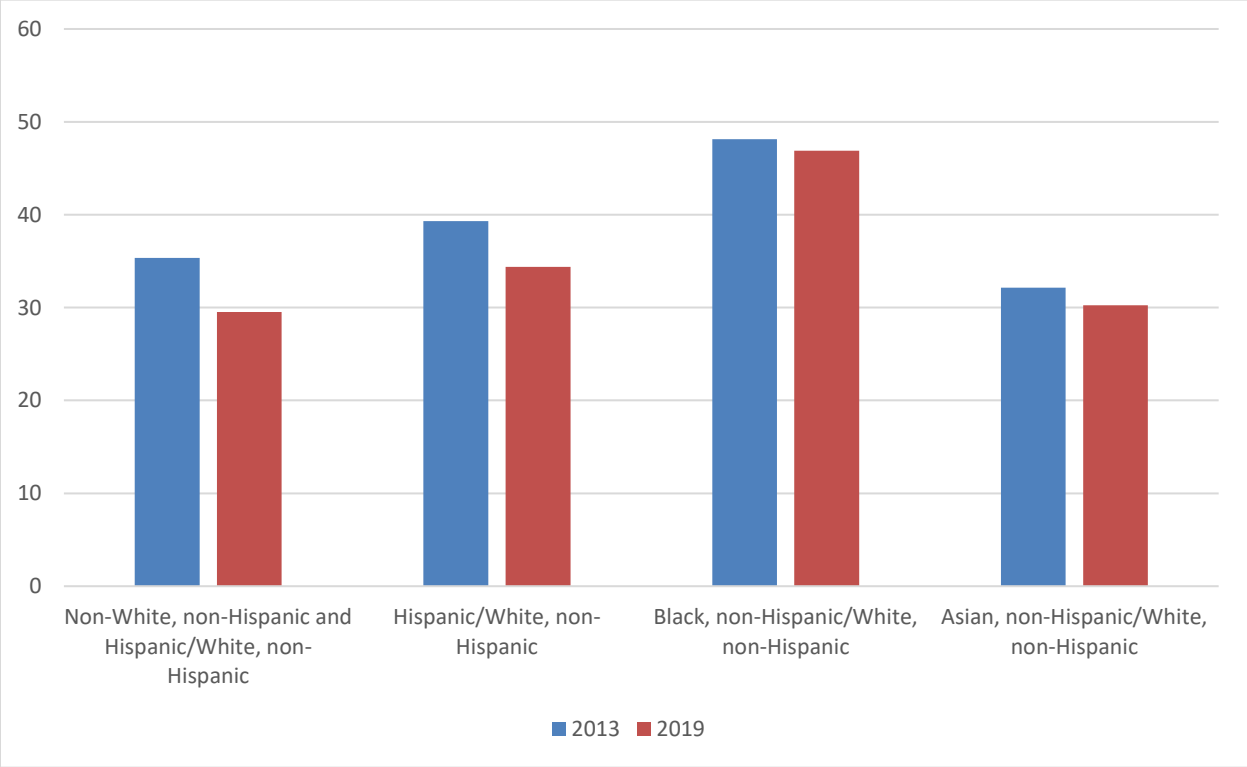
- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

Ethnic and racial composition of an area is useful in analyzing housing demand and related fair housing concerns, as these factors illustrate the relationship with other characteristics such as household size, locational preferences, and mobility.

Figure C5 provides the dissimilarity index values in Upland, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian/Pacific Islander. In 2019, there was low segregation between the Non-White and White populations, and moderate segregation between the Hispanic and White, Black and White, and Asian and White populations. A low dissimilarity index of 29.53 in the figure below means that 29.53 percent of Upland's Non-White or White residents would need to move to a different census block to create balanced integration between Non-White and White residents. Levels of segregation have reduced slightly since 2013.

The County has moderate levels of segregation across all racial and ethnic comparisons, indicating that segregation is more prevalent regionally than in the City of Upland.

Figure C5. Racial/Ethnic Dissimilarity Index (2013-2019)



Source: HUD AFFH Database, 2020

Income

The dissimilarity index can also be used to calculate income segregation, using the same scale as above. In the City of Upland, the dissimilarity index for income is 46.4, which indicates moderate segregation. In San Bernardino County as a whole, the dissimilarity index for income is 21.7, which is low income segregation. The patterns of development have led to northern Upland containing newer, more expensive housing stock, which has led to a discrepancy in incomes between north and south Upland. This may explain why the dissimilarity index in Upland is significantly higher than countywide,

Identifying low to moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a Census tract or block group where over 51 percent of the households are LMI (based on HUD income definition of up to 80 percent of the area median income (AMI).

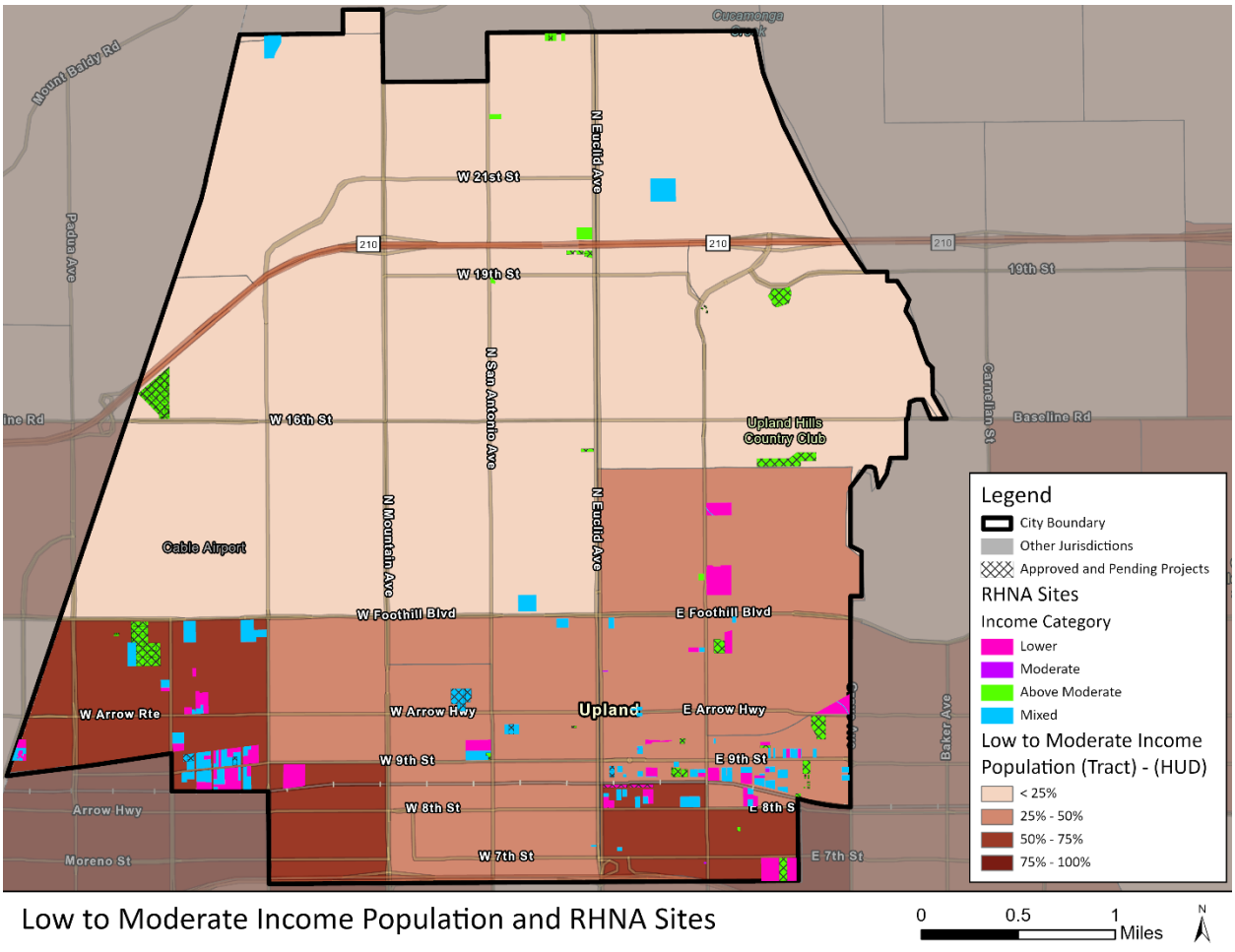
Figure C6 and Figure C7 show the distribution of RHNA units by low to moderate income population. As shown in Figure C3, the area with the largest low to moderate income population is also the area with a Hispanic majority, and the overall largest non-White population. Compared to the region, Upland has a higher median income and a higher income disparity.

Figure C7 shows the percentage of RHNA units compared to the percent of each block group that is in the low- to moderate-income category. The sites are distributed throughout the various concentrations of the low to moderate income population, with the intention of creating opportunity for low to moderate income residents in higher income areas, and provide new housing opportunities in existing low to moderate income neighborhoods without displacing current residents.

Due to the lack of households, the areas to the north of Upland have been consistently labelled as having lower income households on average. There has been very little median income variation in Upland and in the surrounding cities since 2010. From 2010 to 2021, Ontario remained in the lowest median income range in proximity to Upland. The income distribution in Upland is consistent with surrounding cities, with the exception of Ontario.

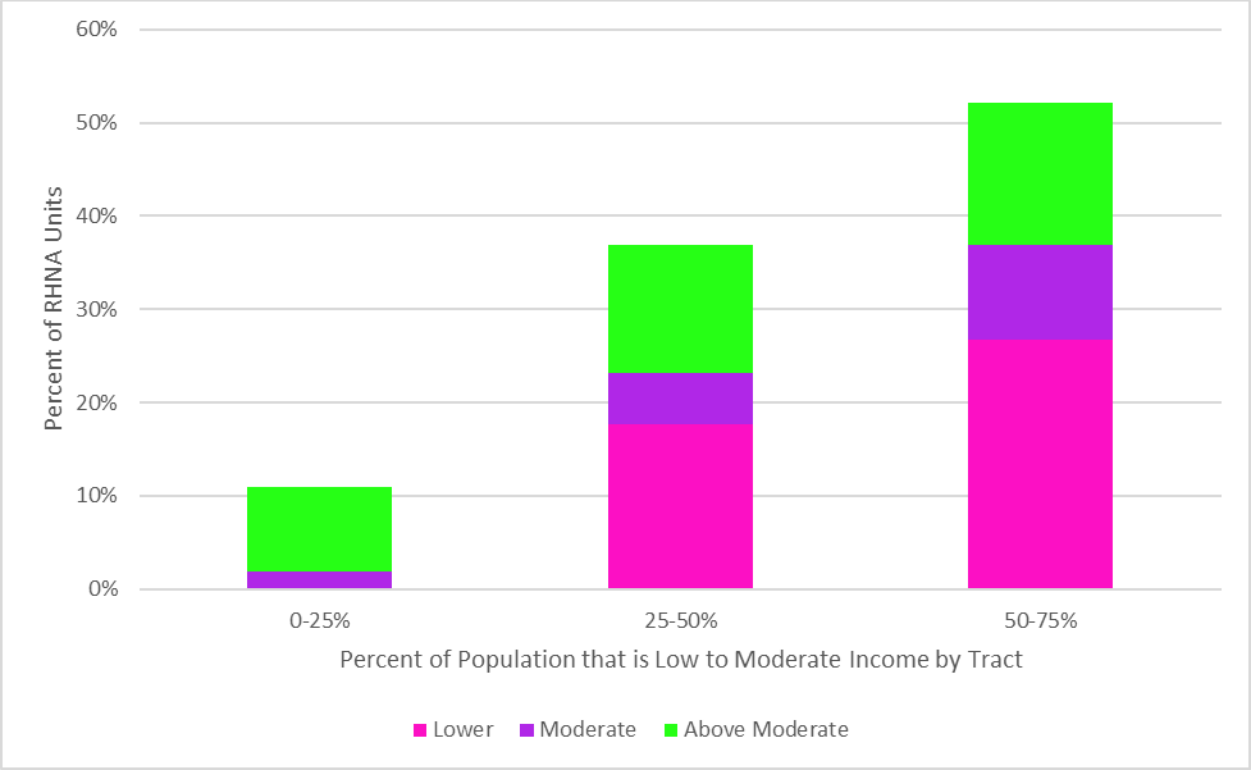
About 35 percent of units, fall in areas where 25 to 50 percent of the population is Low to Moderate income.

Figure C6. Low to Moderate Income Population and RHNA Sites (2021)



Source: HCD AFFH Data Viewer

Figure C7. Percent Low-Moderate Income Comparison of RHNA Units



Income is an important aspect in understanding patterns of segregation. Figure C8 shows that median incomes in Upland are lowest in the southern portions of the city. Lower incomes also appear to correlate with housing problems such as overcrowding and overpayment.

To address the housing challenges faced by Upland's lower-income residents, the Housing Plan includes several programs that provide financial assistance, encourage construction of new affordable housing, and address issues of discrimination.

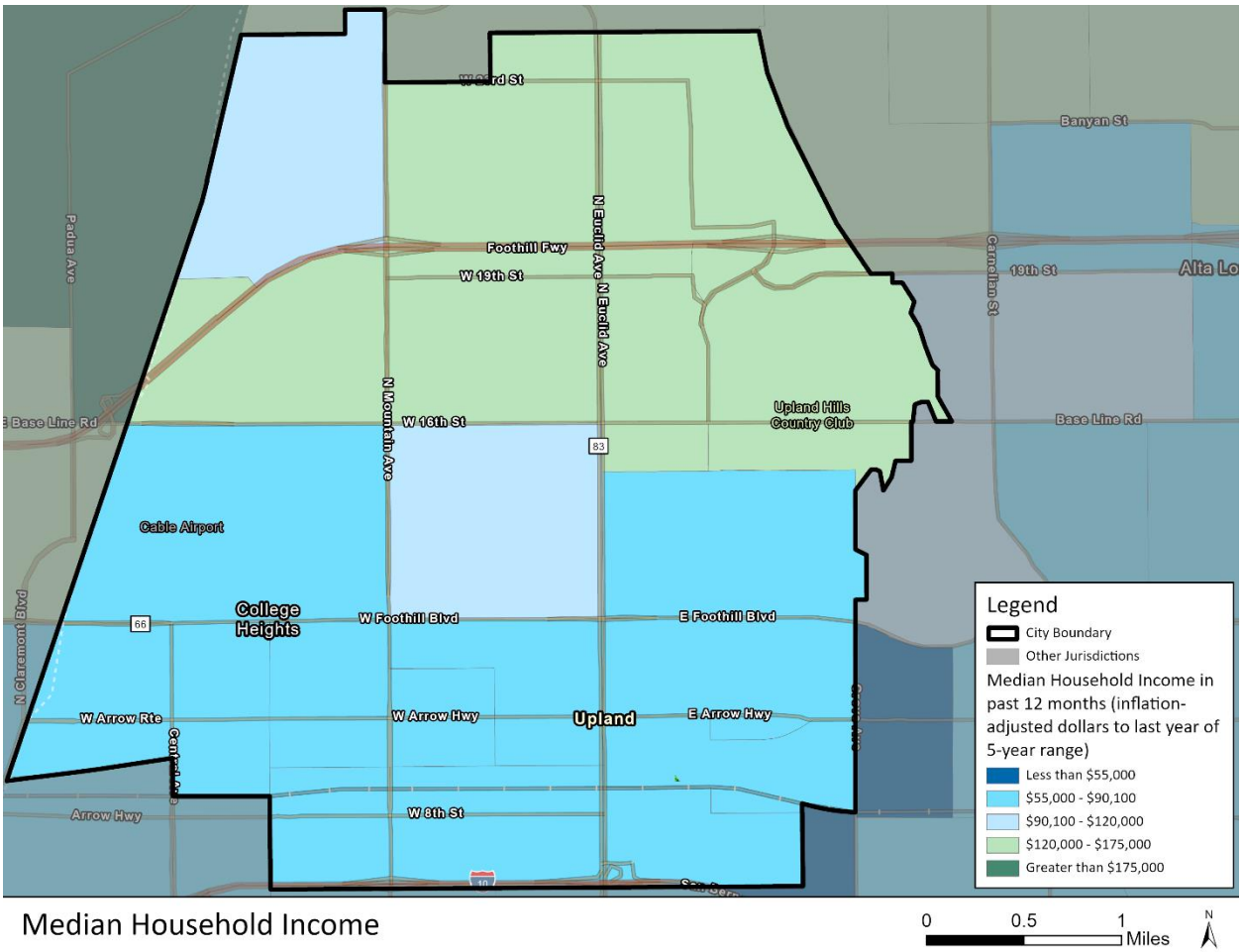
Table C3 compares the median household incomes of White/non-Hispanic residents in Upland and San Bernardino County as a whole to the median incomes for the total population of the city and county. This table shows that in Upland, the median income for non-Hispanic White households is about 29% higher than for the city's population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is more racial concentration of affluence in Upland that in San Bernardino County as a whole.

Table C3. Median Household Income by Race – Upland and San Bernardino County

Median Household Income	Upland	San Bernardino County
White Alone (not Hispanic)	$93,808	$71,910
All Households	$72,782	$63,362

Source: U.S. Census ACS 2015-2019
B19013 (all)
B19013H (white alone, not Hispanic)

Figure C8. Median Household Income



Source: HCD AFFH Data Viewer

Poverty is defined by incomes falling below the annually defined thresholds for family size by the US Census. Poverty status by tract in Upland is shown in Figure C9. Consistent with the aggregation of LMI areas, tracts with more predominant populations below the poverty level are located in the southern areas of the City, where there is a more predominant non-White population. Since the 2010-2014 ACS, the population of persons experiencing poverty has decreased throughout the City, specifically in the southern portion of the City. In 2014, tracts in the central-southern areas of the City had rates of poverty over 30 percent. In 2019, this region has rates of poverty under 20 percent.

The 2015–2019 map shows lower levels of poverty Citywide and increased geographic parity. The 2015–2019 map also shows that pending projects and proposed Opportunity sites are spread throughout the City with more sites in areas without concentrations of poverty.

Figure C9. Poverty Status (2010-2014 and 2017-2021)

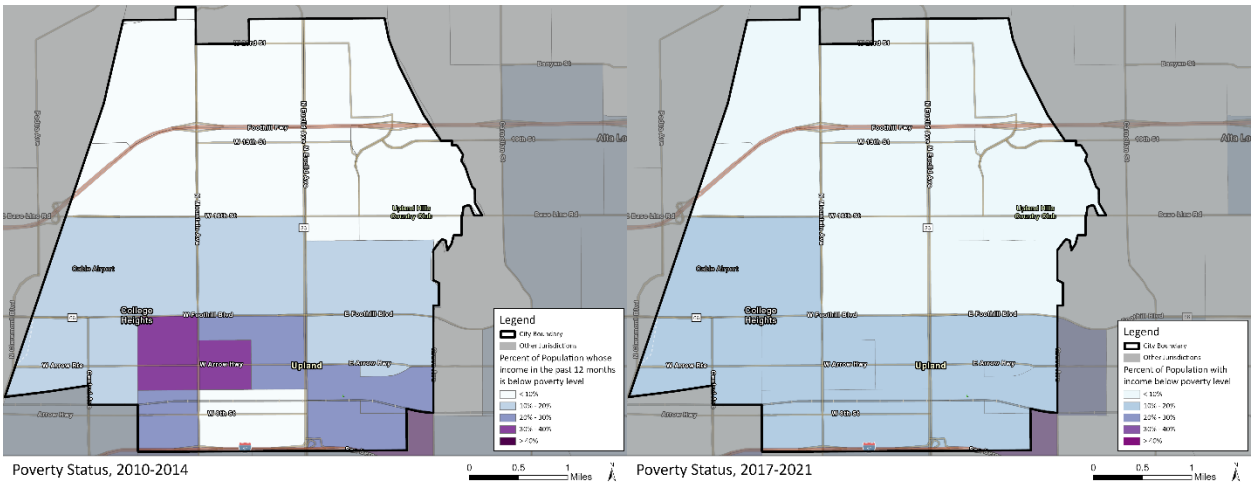
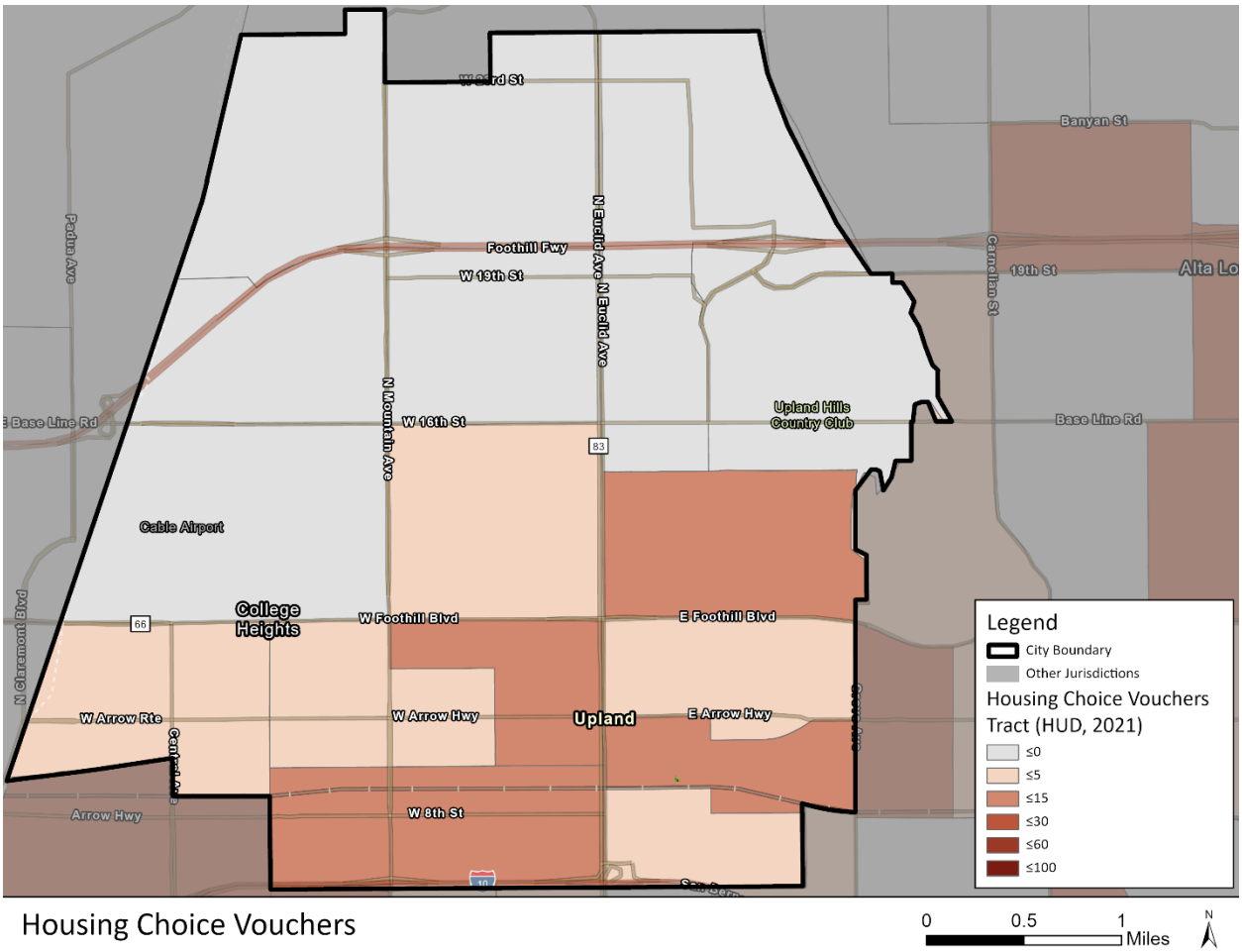


Figure C10 shows housing choice voucher (HCV) recipients by tract in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. HCV recipients are most concentrated in the southern area of the City. The federal housing choice voucher program is rental assistance provided to lower income households that allows a household to afford to rent a unit. The voucher amount equals the difference between what a household can afford to pay (up to 30% of monthly income) and the fair market rent. The vouchers are typically granted to individuals who can use the voucher at any apartment project where the property owner accepts the voucher. Although this long-standing federal assistance program is not expected to increase in size, it remains an important affordable housing program. The housing choice voucher program in Upland is administered by the Housing Authority of San Bernardino County, which receives approximately $6.2 million annually to administer the housing voucher program.

The San Bernardino County Housing Authority is responsible for management of a public housing development of 97 units and administration of the City's rental assistance program (Section 8 Housing Choice Vouchers). This program encompasses more than 619 housing choice vouchers at an annual value of $6.2 million. The housing authority also manages the Public Housing Modernization Program. Coupled with the City's publicly assisted multiple-family projects, these two efforts are the largest providers of affordable housing for residents. Given the demise of redevelopment, many cities are considering options for enhancing cooperation with housing authorities for implementing or managing affordable housing programs for residents.

Figure C10. Housing Choice Voucher Recipients by Tract



Source: HCD AFFH Data Viewer

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the following: the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (e.g., through birth, adoption, or custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

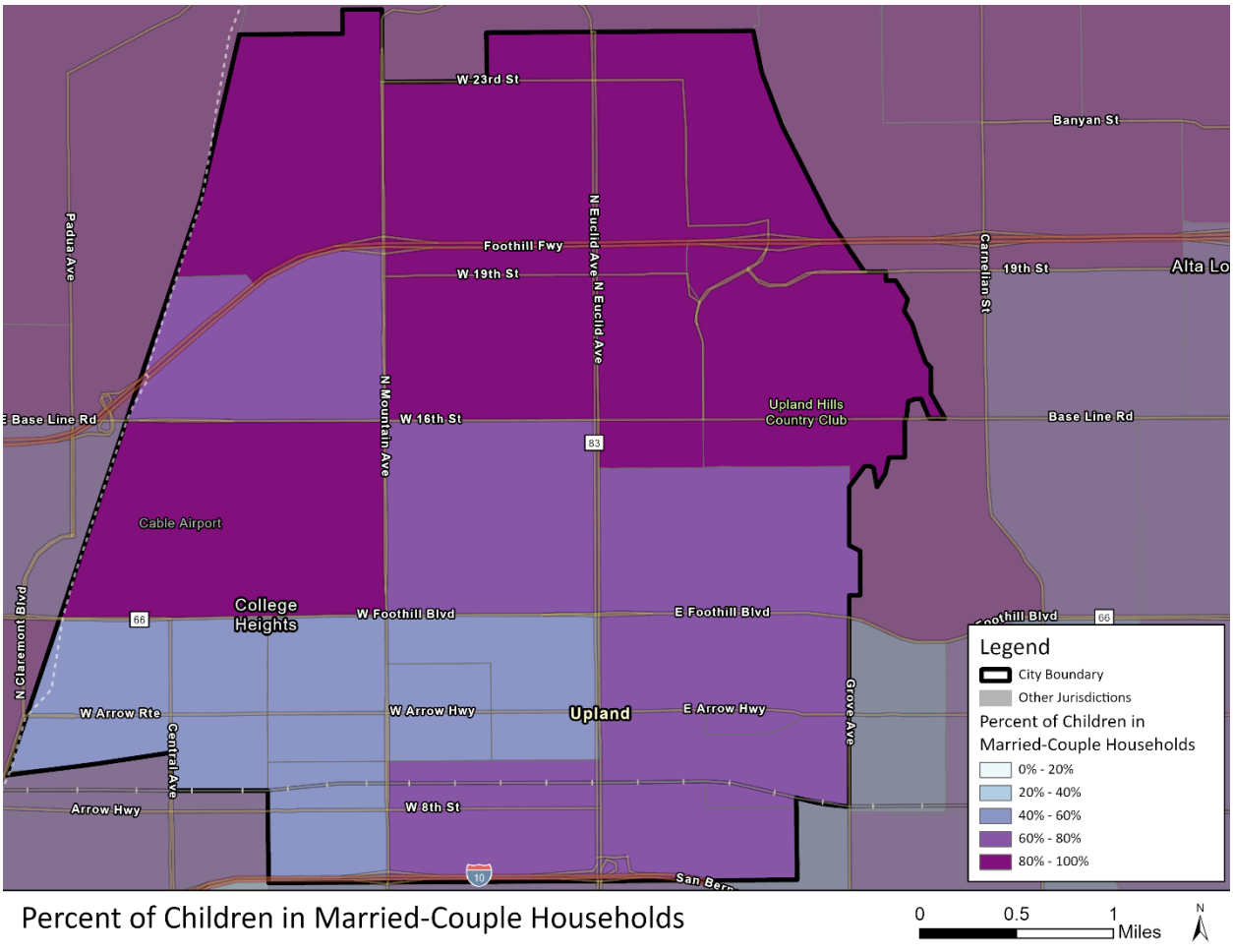
Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible

day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 13.9% of Upland households are female-headed, 6.3% are female-headed and with children, and 0.6% are female-headed and with children under 6. Figure C11 shows the percentage of children living in married couple households in Upland.

In Upland, the City has had a decrease in female-headed households, and an increase in married-couple households from 2015 to 2021. In the adjacent neighborhoods outside of Upland, the familial demographics of nearby tracts have remained very similar over the same time period. The most notable discrepancies include a significant decrease in female-headed households in Pomona, and increase in La Verne. With the exception of these notable tracts, Upland's demographics are consistent with surrounding tracts and jurisdictions.

As shown in Figure C11 the tracts with the highest concentrations of children living in married-couple households are primarily in northern Upland, which correlates with areas with higher concentrations of the low to moderate income population and non-White population. In Upland, 71.6 percent of households are married-couple households with children present, compared to 67.9 percent countywide. RHNA pending and opportunity sites are distributed throughout the City and are not expected to impact fair housing concerns based on familial status.

Figure C11. Percentage of Children in Married Couple Households (2015 - 2019)

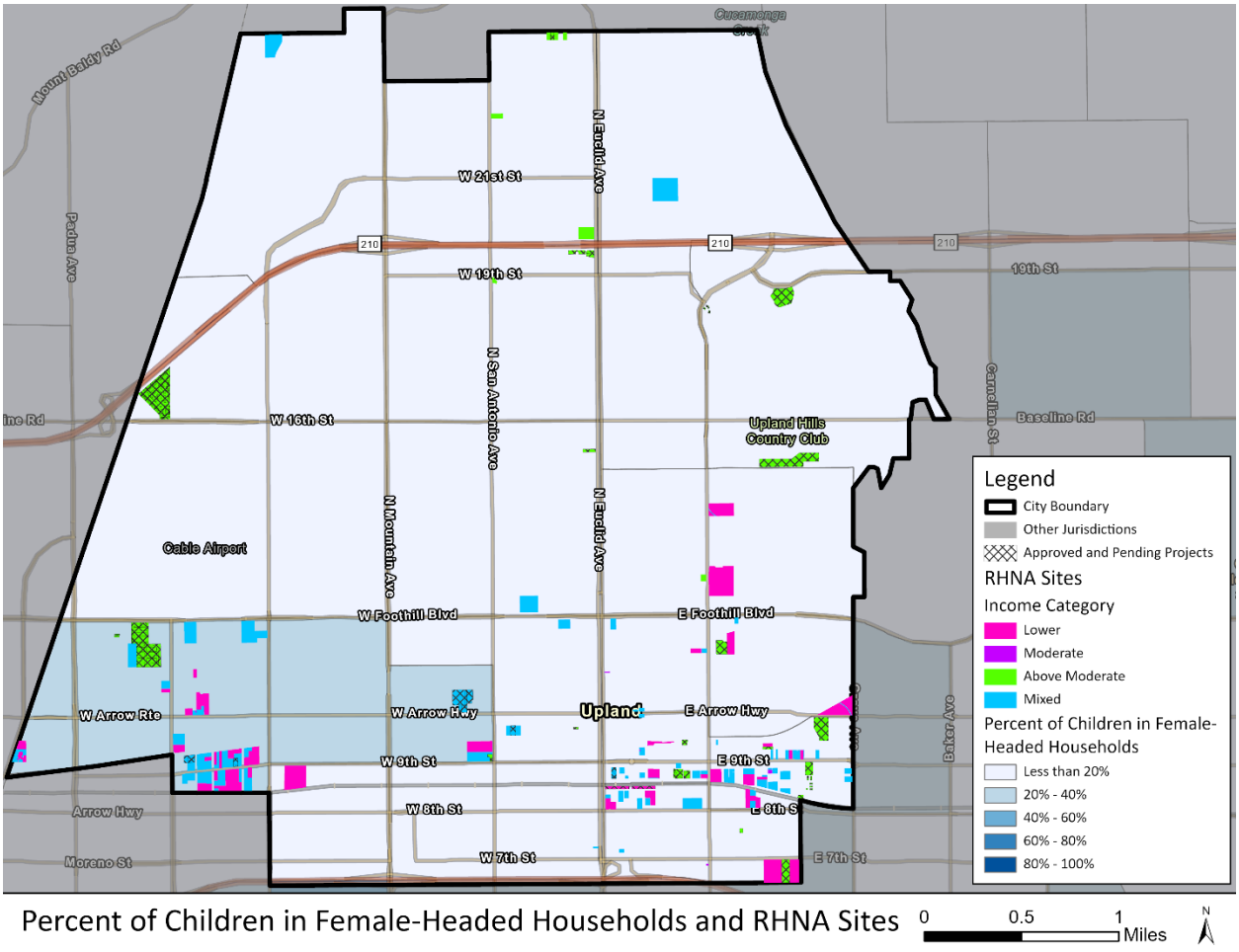


Source: HCD AFFH Data Viewer

Consistent with Figure C11, Figure C12 illustrates that more children in the southwestern area of Upland live in single-parent female-headed households compared to the rest of the City. In 2020, 17.5 percent of the total households in Upland were female-headed households, which is similar to the County, at 23.6 percent.

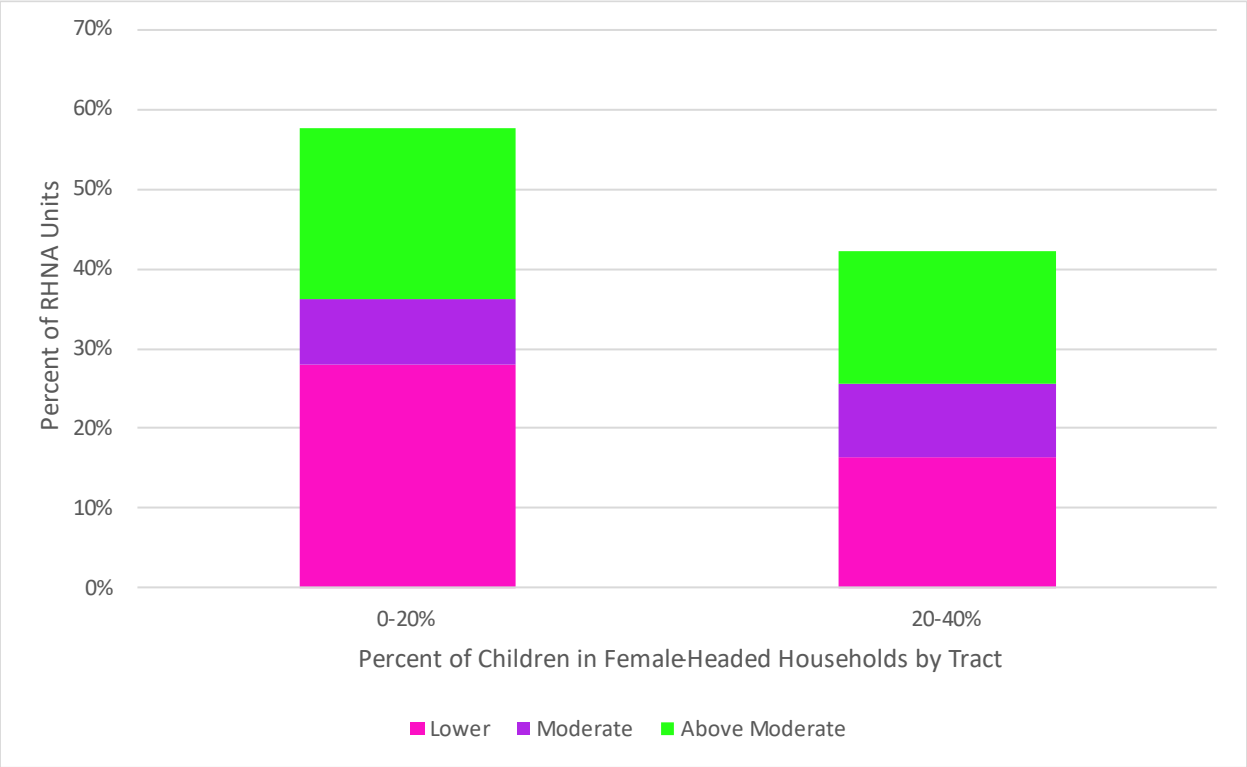
As shown in Figure C13, RHNA sites are distributed throughout the City, without concentration in areas with high levels of female-headed households, and are not expected to impact fair housing concerns based on familial status. For example, about 60percent of RHNA units are located in tracts where 0-20 percent of children are living in female-headed households with no spouse.

Figure C12. Percent of Children in Female-Headed Households and RHNA Sites by Tract (2015-2019)



Source: HCD AFFH Data Viewer

Figure C13. Female Headed Households Comparison of RHNA Units



Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2021 American Community Survey estimates that 10.3 percent of Upland and 11.4 percent of San Bernardino County has a disability.

The types of disabilities included in the Census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

As shown on Figure C13 the proportion of Upland residents with a disability is similar to adjacent cities and is less than 20% of the population in all areas. There appears to be no significant geographic difference in disability rates.

Additional data regarding the number of people with disabilities by disability type in Upland is provided in Figure H-16 in Chapter 2: Housing Needs. Some individuals may experience more than one type of disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are approximately 1,547 persons with developmental disabilities within the City of Upland.

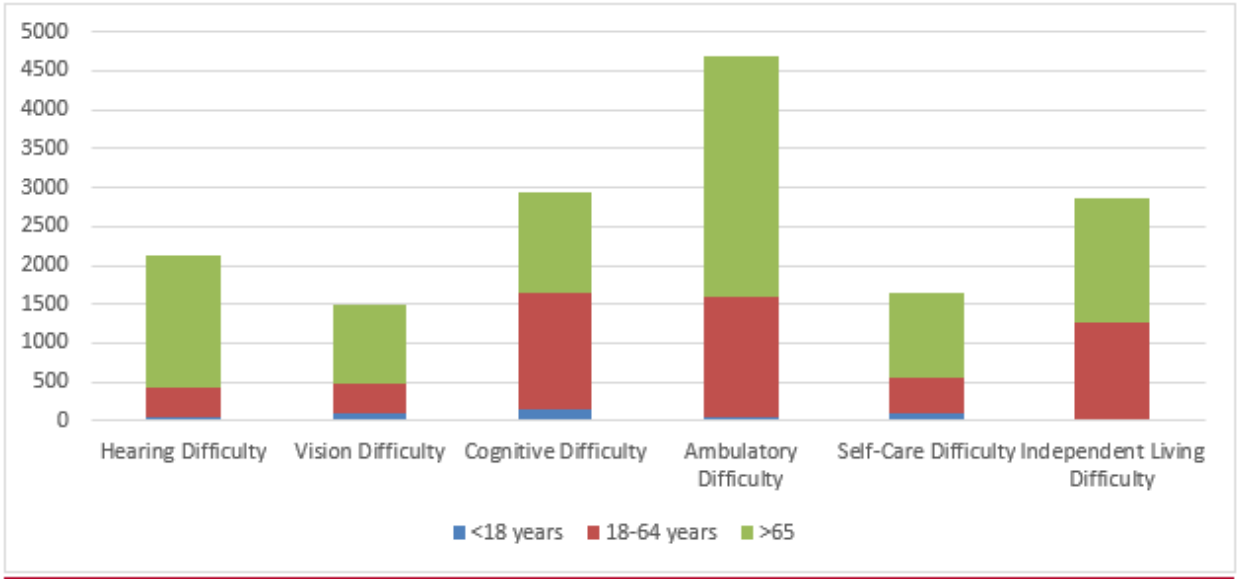
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Upland facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

Figure C14 shows an estimate of the number of Upland residents with disabilities by type of disability and age group. The most prevalent types of disability are hearing and vision difficulties, although the population with each disability type is rather comparable. Note that individuals may have more than one type of disability.

Ambulatory issues are the highest reported disability countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, accessory dwelling units (ADUs) may serve as a caregiver unit. The City is including Program 9 to continue to encourage and incentivize the development of ADUs, especially affordable ADUs, in the City. Furthermore, Program 23 is included to increase affordable housing stock in the northern parts of the City by allowing additional ADUs per lot given that they are subject to an affordability covenant for a certain period of time. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

The percent of the population with a disability is relatively similar throughout the region as a whole. There is not a strong correlation or pattern with other fair housing topics in the jurisdictions near Upland. In 2019, the nearest tracts with any level of notable concentration of the disabled population were in the cities of Walnut and Jurupa Valley. Over time, these concentrations have dissipated, and there is only one slightly higher concentration of the disabled population, 15 miles east of Upland near Fontana. There is a medical center in this tract, which may contribute to the higher population percentage.

Figure C14. Disability Characteristics by Age Group, Upland (2021)

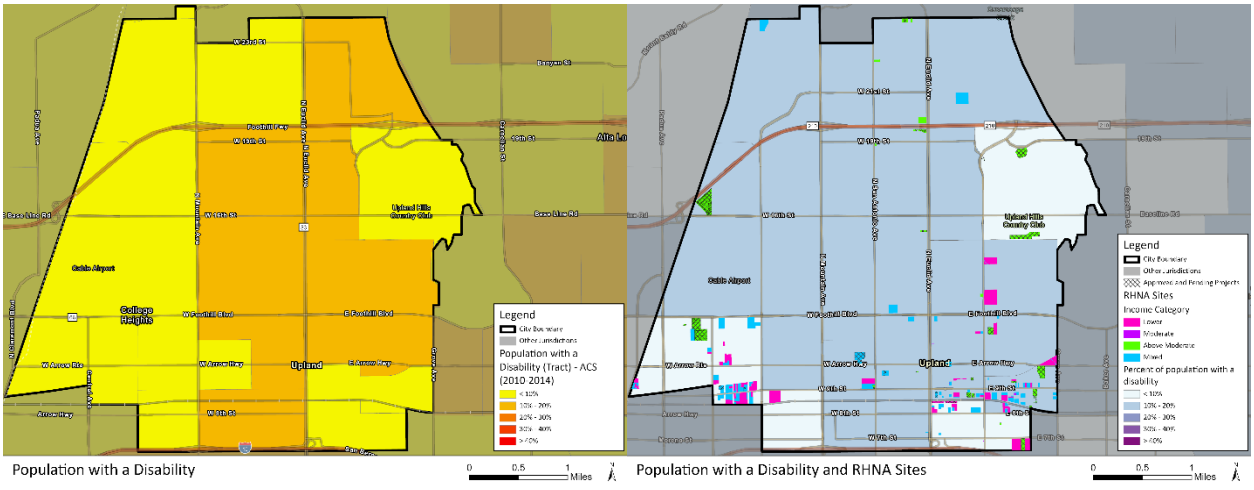


Source: US Census Bureau, ACS16-19 (5-year Estimates), Table C18108

Figure C15 shows the population of persons with disabilities by tract in the City. There is no clear correlation to the current areas with higher concentrations of the population with a disability and other demographic distributions. Health care facilities are distributed throughout the City, with a slight concentration I the southern areas of Upland.

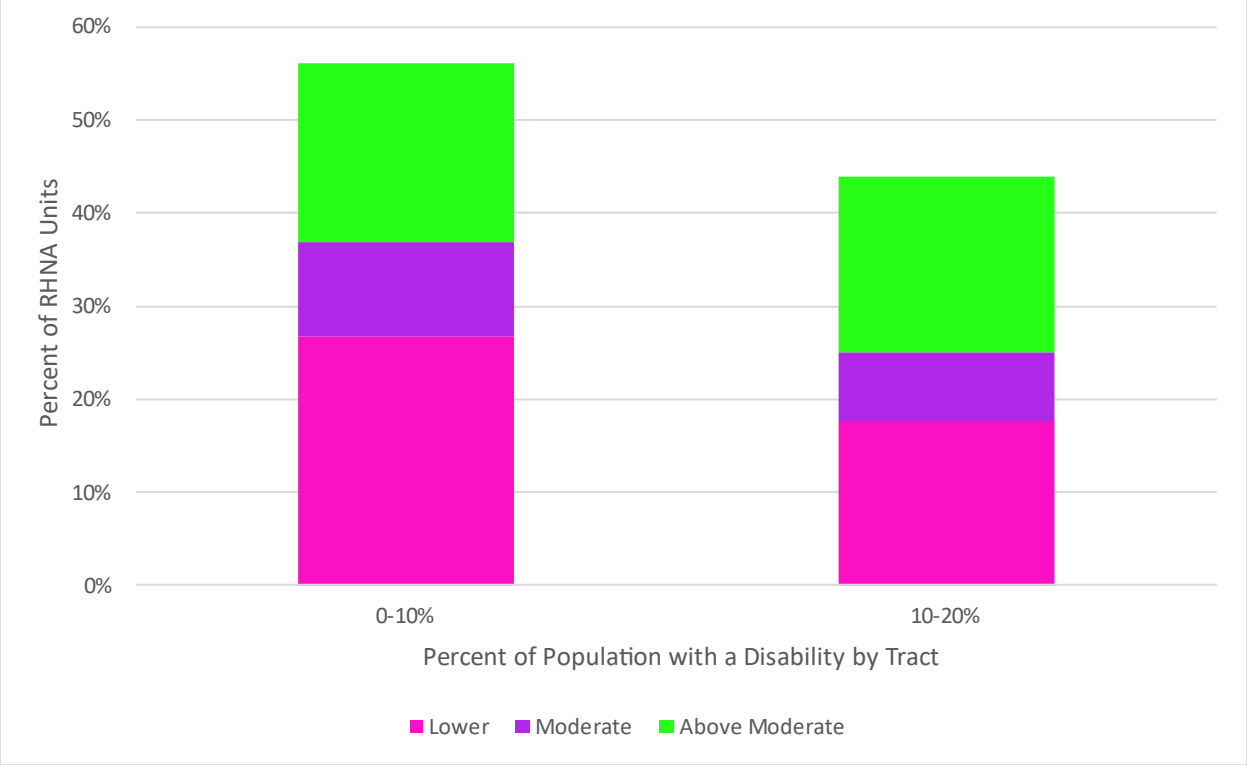
Figure C15 and Figure C16 also show pending projects and proposed RHNA Opportunity sites with population of persons with disabilities by tract in the City. As shown in Figure C15, the RHNA sites are mostly distributed in the areas where 10 and 20 percent of the population experiences a disability, which covers a majority of the City. For example, about 55 percent of the RHNA units are located in the area where 10-20 percent of the population has a disability. As such, the sites are not expected to cause fair housing concerns as they relate to residents with a disability.

Figure C15. Population of Persons with Disability by Tract (2015-2019 and 2017-2021)



Source: HCD AFFH Data Viewer

Figure C16. Population with a Disability Comparison of RHNA Units



Findings

Overall, the City of Upland has higher concentrations of non-White and low- to moderate-income residents in the southern part of the City. This area is also where housing choice voucher use primarily occurs. Some tracts in this area saw a reduction over time in households under the federal poverty level, from >30 percent in 2010-2014 to <20 percent in 2015-2019, while other tracts remained unchanged. The selected RHNA sites are not anticipated to cause displacement or worsen patterns of segregation.

The City's RHNA strategy reflects the overall composition of Upland, and is not expected to negatively exacerbate conditions of segregation.

Racially/Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure C17, there are no designated R/ECAP areas in Upland. The nearest R/ECAP areas are in the City of Ontario approximately 1 mile to the south of Upland; the presence of a R/ECAP in the neighboring jurisdiction does not appear to have any effect on Upland. Additionally, as noted above, the City has multiple efforts to increase the quality of housing stock and broader quality of life in south Upland.

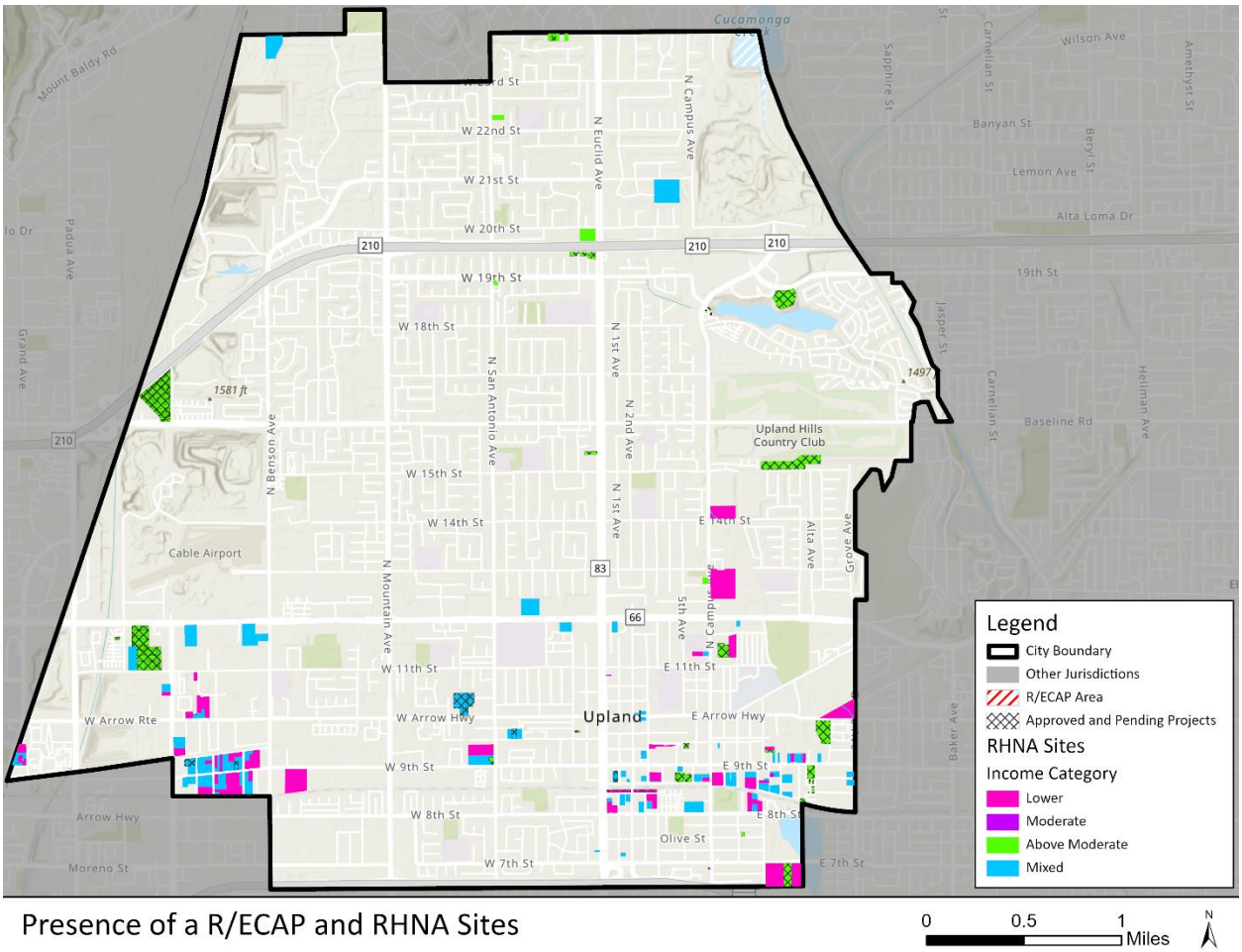
Other nearby R/ECAPs are in the Cities of Riverside, San Bernardino, and Los Angeles, all of which are over 20 miles from Upland. The northern portion of Upland abuts the Angeles National Forest foothills which contains substantial open space, and therefore no R/ECAPs due to the lack of residents. While Ontario contains a R/ECAP, south of Upland, the majority of the area south of Upland is higher opportunity. Regionally, the presence of a R/ECAP correlates with lower median incomes, a larger non-white population, and lower opportunity- areas.

Due to the lack of households, the areas to the north of Upland have been consistently labelled with low median incomes for several years. There has been very little median income variation in Upland and in surrounding cities since 2010. From 2010 to 2021, Ontario remained in the lowest median income range, and is consistently the closest R/ECAP to Upland. The income distribution in Upland is consistent with surrounding cities, with the exception of Ontario, where the R/ECAP is located.

The area surrounding Upland has had a decrease in the non-White population over time. The majority of the tracts in Riverside County, to the south of Upland, have decreased from the 80-100% non-White category to the 60-80% non-White category. This is consistent with several tracks in San Bernardino County to the east and west of the City. In southern Upland, there has been a slight decrease in the non-White population overtime, while the north has been relatively consistent. The areas that maintained a high non-White population near Upland include the cities of Ontario and San Bernardino, which include the nearest R/ECAPs to the City.

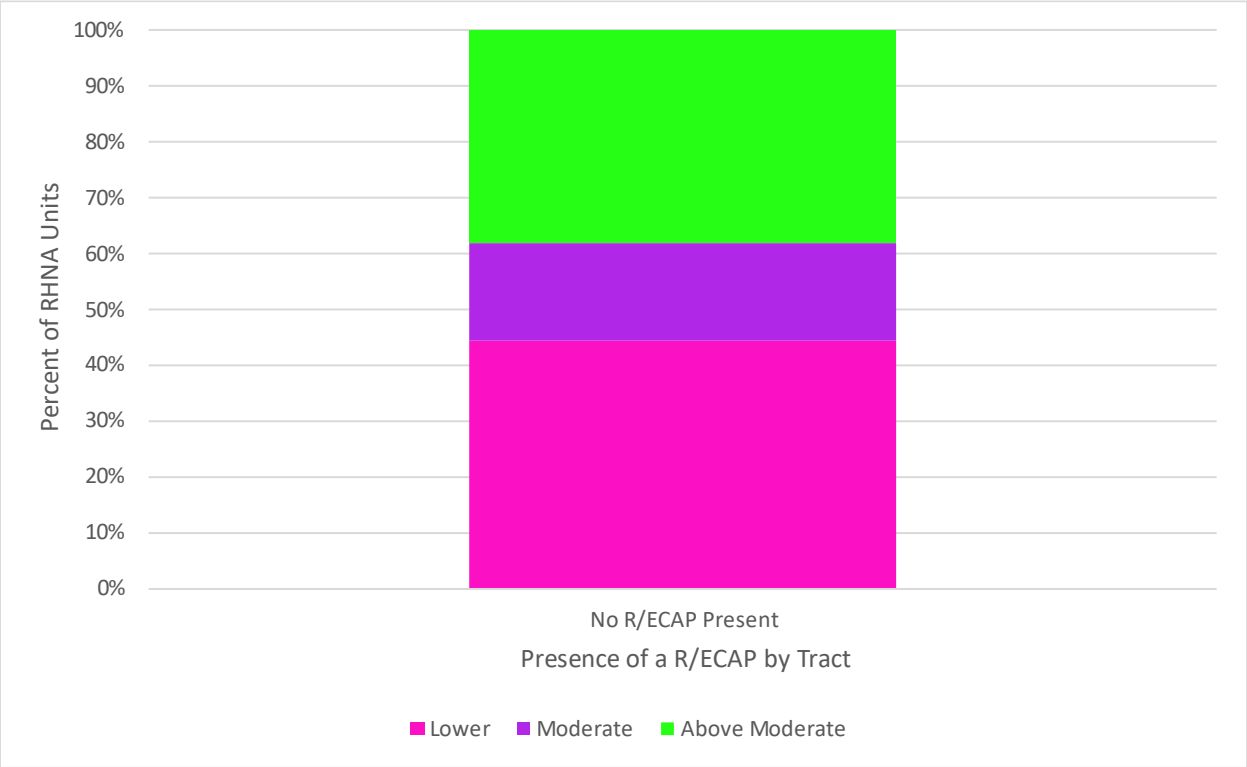
The City is encouraging affordable housing stock and housing mobility in the northern part of the City, in order to create more opportunity for lower income housing further from the nearby R/ECAP in Ontario. Once the program is in place, the City is aiming for the creation of 20 bonus, affordable ADUs annually. The City is also upzoning parcels in north Upland through Program 6.

Figure C17. Racially/Ethnically Concentrated Areas of Poverty – Upland



Source: HCD AFFH Data Viewer

Figure C18. Presenceof a R/ECAP Comparison of RHNA Units

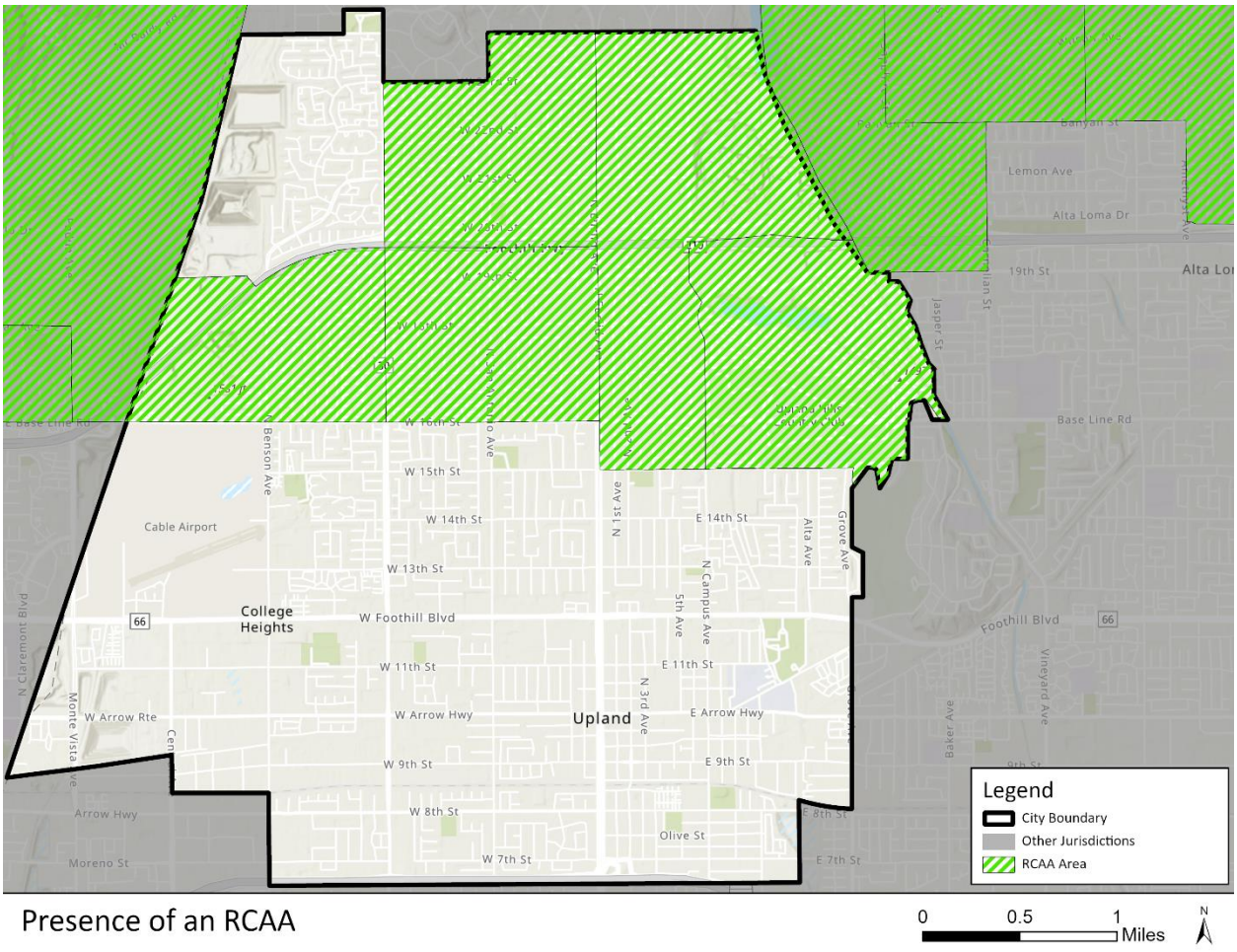


Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. A large portion of the northern area of the City is identified as an RCAA, with the exception of the northwest corner.

The City is encouraging increased housing opportunity in north Upland through Program 23, which aims to increase affordable housing stock in the highest resource and income areas of the City. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots, primarily located in the RCAA area. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA. Once the program is in place, the City is aiming for the creation of 20 bonus, affordable ADUs annually. The City is also upzoning parcels in north Upland through Program 6.

Figure C19. Racially Concentrated Areas of Affluence



Source: HCD AFFH Data Viewer

Findings

The City is also working to improve the quality of housing and broader quality of life in lower resource areas through the following ways:

- **Program 24: Place-Based Improvements in South Upland** includes a variety of methods to improve quality of life in south Upland (lower resource areas of the City). The program includes the ongoing Business Attraction Assistance Program, Historic Downtown Revitalization Program, and Capital Improvement projects in lower resource areas. The program also commits the City to continue to seek grant funding for further improvements to south Upland.

- **Program 3: Emergency Repairs for Homeowners** provides a grant of up to $10,000 for emergency repairs. There is a geographic target of 50% of assistance in south Upland for this program.

- **Program 4: Rental Acquisition and Rehabilitations** assists lower income tenants by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties.

Properties are then subject to an affordability covenant. There is a geographic target of 50% of assistance in south Upland for this program.

- **Program 5: Multi-Family Rental Rehabilitation Program** provides Upland property owners of multi-family apartments (8-units or less) with grants up to $25,000 to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. There is a geographic target of 65% of assistance in south Upland for this program.

Disparities in Access to Opportunity

Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators.

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as High Resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between Moderate Resource and Low Resource areas. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC. Additional information regarding these indicators in Upland are provided on the following pages.

Educational Opportunity

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. The Upland Unified School District is the district that serves the entirety of the City and consists of 9 elementary schools, 2 junior high schools, and 2 high schools.

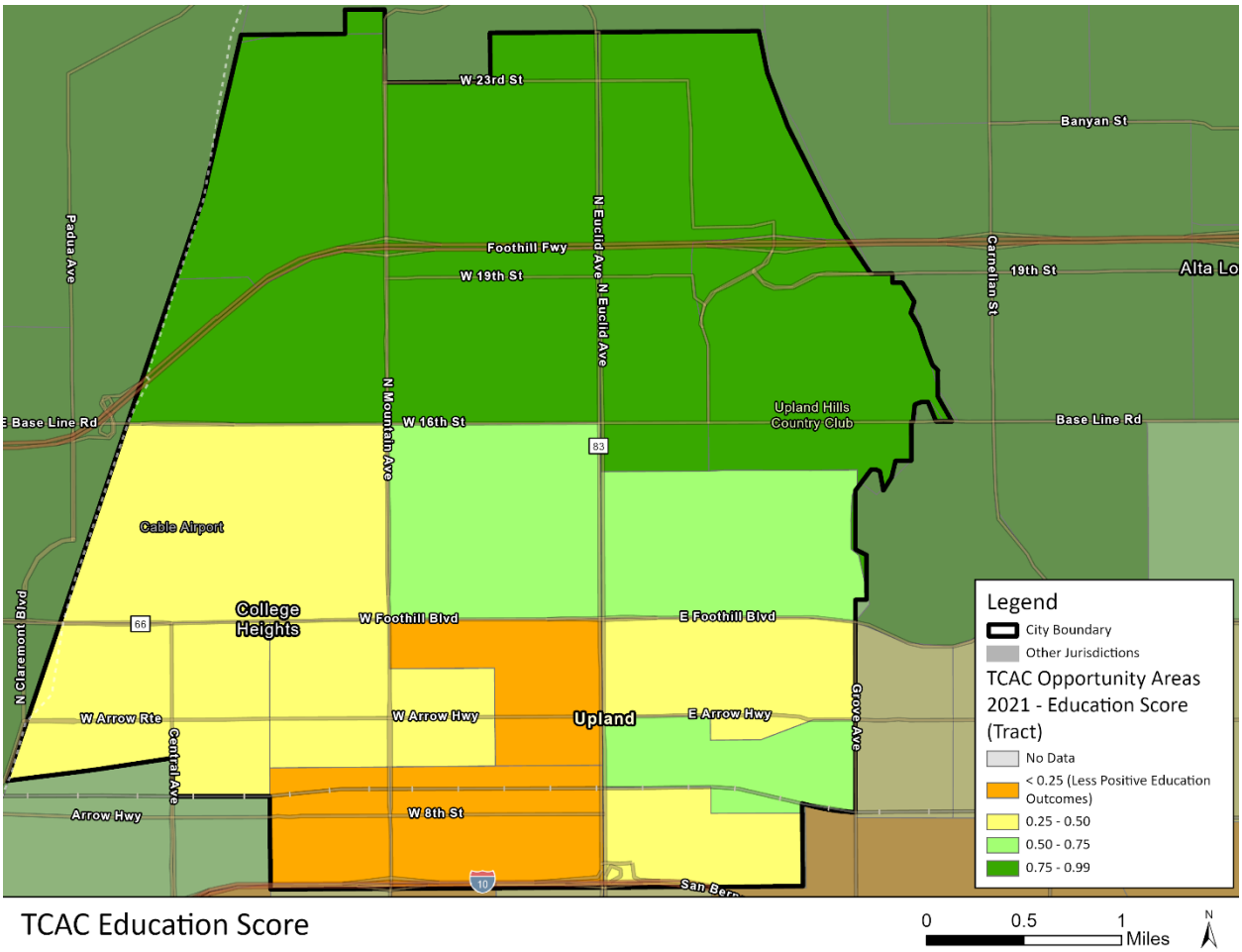
Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 is "average," and 7-10 is "above average."

The schools in Upland range are primarily above average, with most scores being between 7 and 9. The scores do not show a clear pattern correlating with fair housing trends.

As shown in Figure C20, tracts in Upland have high variation in education opportunity resource scores within the City, with less positive scores in the southern areas, moderate scores in the central areas, and high scores in the areas in the northern areas of the City. Additionally, the areas with higher poverty rates in the City have a negative effect on TCAC educational scores, as poverty rates are included in this calculation.

Educational opportunity scores for Upland are shown in Figure C20. As shown in this map, TCAC educational opportunity scores are highest in the northern areas of the city and lowest in the south-central portion of the city.

Figure C20. TCAC Opportunity Areas - Education by Tract (2021)

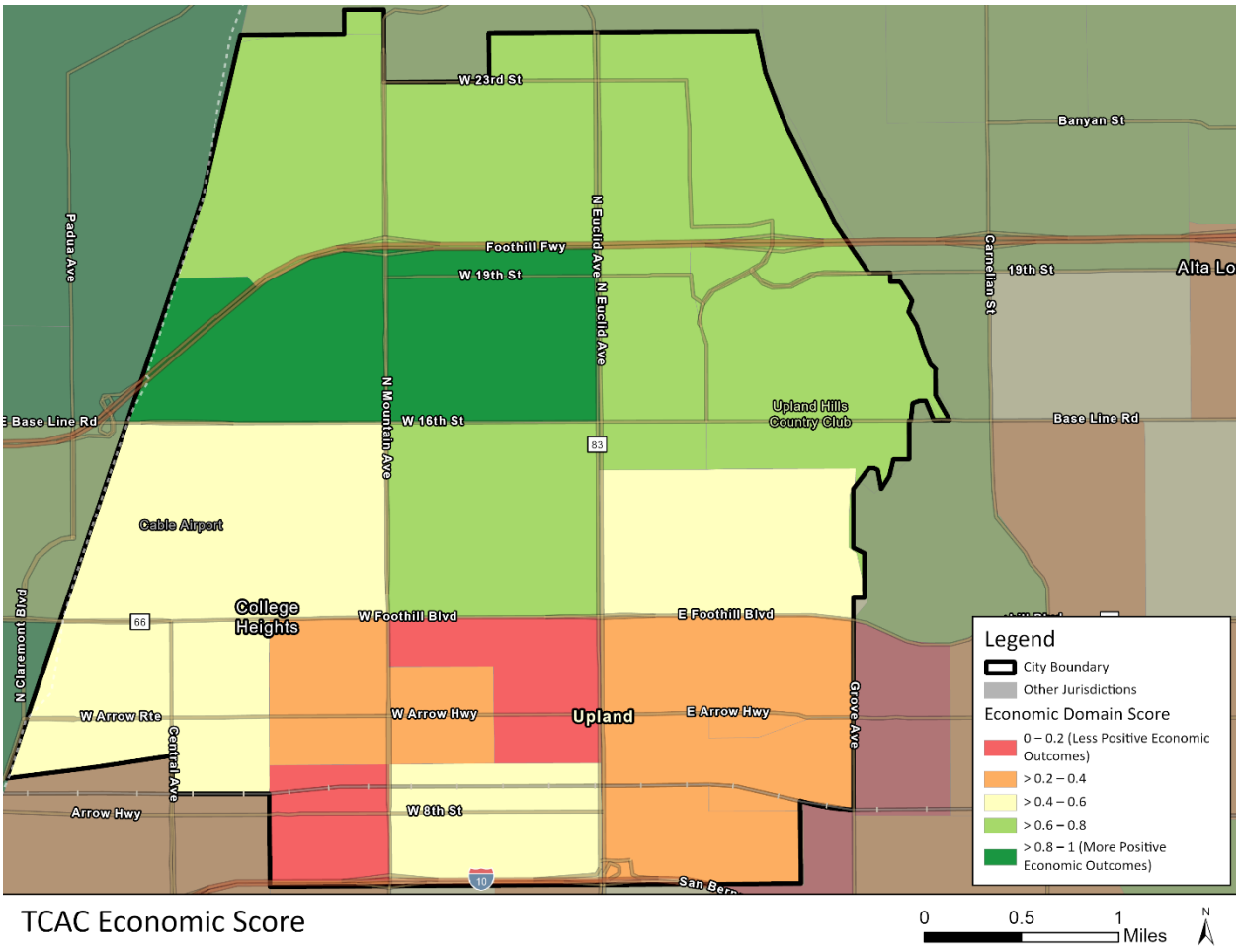


Source: HCD AFFH Data Viewer

Economic Opportunity

Economic indicators include poverty, adult education, employment, job proximity, and median home value. TCAC economic scores for the City by tract are presented in Figure C21. The northern areas of the City, where TCAC economic scores are the highest, have the lowest poverty rates and percentage of LMI households. The neighborhoods in the northwestern area of the City with slightly lower economic opportunity have a more predominant Hispanic or non-White population. However, the entire City has generally positive economic opportunity scores. Figure C21 shows economic opportunity areas in Upland as determined by TCAC. As seen in this map, the majority of the city is identified as having high economic opportunity scores.

Figure C21. TCAC Opportunity Areas - Economic Score by Tract (2021)



Source: HCD AFFH Data Viewer

Environmental Opportunity

According to HUD, "The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level." The Index combines standardized EPA estimates of air quality carcinogenic, respiratory and neurological hazards with indexing census tracts.

Values are inverted and then percentile ranked nationally. Values range from 0 to 100: the higher the index value, the less exposure to toxins harmful to human health; or, put differently, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census tract.

The EPA standardizes its estimates of air quality hazards using the National Air Toxics Assessment (NATA), which is EPA's ongoing review of air toxics in the United States. EPA developed NATA as a screening tool for state, local and tribal air agencies. NATA's results help these local agencies identify which pollutants, emission sources and places they may wish to study further to better understand any possible risks to public health from air toxics. EPA suggests that local communities use NATA to "prioritize pollutants and emission source types; identify places of interest for further study; get a starting point for local assessments; focus community efforts; inform monitoring programs." According to EPA, communities have found that using NATA helps "inform and empower citizens to make local decisions about their community's health. Local projects often improve air quality faster than federal regulations alone."

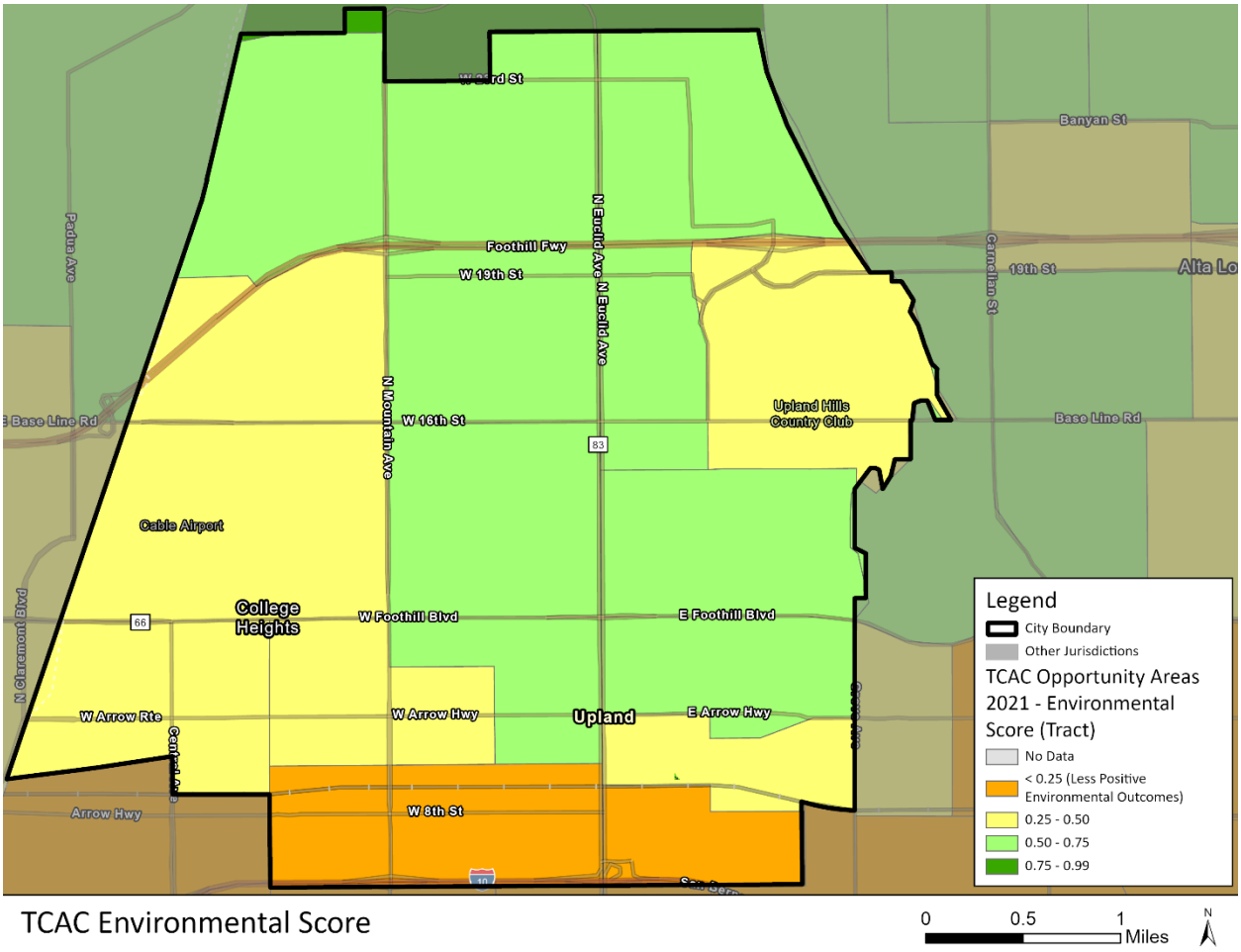
Although EPA characterizes NATA results as "a snapshot of outdoor air quality with respect to emissions of air toxics," it nonetheless suggests long-term risks to human health if air toxics emissions are steady over time, including estimates of the cancer risks from breathing air toxics over many years. It also estimates non-cancer health effects for some pollutants, including diesel particulate matter (PM). It is important to note that NATA only includes outdoor sources of pollutants, and its estimates of risk "assume a person breathes these emissions each year over a lifetime (or approximately 70 years). NATA only considers health effects from breathing these air toxics. It ignores indoor hazards, contacting or ingesting toxics, and any other ways people might be exposed." (http://www.epa.gov/national-airtoxics-assessment/nata-overviewepa.gov)

The Upland AI[6] analyzed Environmental Health Index values for various groups within Upland and within the region at large. Across every category, including those results reported for communities below the federal poverty level, Upland scores are significantly lower than those for the region. These lower scores are an indication of significantly greater exposure to cancer risks for City residents and of the potential for elevated non-cancer health effects from pollutants such as diesel particulate matter.

While Whites in Upland score the highest on the Index, at 35.55, their score is 35.92 percent lower than the score for Whites in the region, at 55.48. For Blacks the differential is -37.68 percent (27.56 vs. 44.22); For Hispanics, -33.15 percent (28.33 vs. 42.38). For Asians, the score within the jurisdiction is 17.07 percent lower than that for the region (35.07 vs. 42.29), and Native Americans within the City score 45.70 percent lower (30.54 vs. 56.24). For communities living under the federal poverty level, the jurisdiction compares similarly unfavorably to the region: 32.37 vs. 56.84 for Whites; 20.44 vs. 44.86 for Blacks; 24.12 vs. 42.23 for Hispanics; 31.99 vs. 39.74 for Asians; and 25.67 vs. 50.63 for Native Americans. The lowest scoring census tracts in Upland are located south of Foothill Boulevard and nearer in proximity to Interstate 10, the rail line, industrial uses and Ontario International Airport.

[6] City of Upland, Analysis of Impediments to Fair Housing Choice 2019-2023, p. II-37

Figure C22. TCAC Opportunity Areas - Environmental Score by Tract (2021)



Source: HCD AFFH Data Viewer

TCAC Composite Score

The TCAC composite score for the City is shown in Figure C23. There is variation in resource category designations, with the northern part of the City generally having higher resource designations than the southern portions, following the pattern seen throughout the City.

Program 23 is included to increase affordable housing stock in the highest resource areas of the City by allowing an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

Figure C24 shows the RHNA units by TCAC opportunity category. Approximately 70 percent of units are in the moderate resource category. These are areas that have the best proximity to the Metrolink transit stops and highest job proximity.

The City is also working to improve the quality of housing and broader quality of life in lower resource areas through the following ways:

- **Program 24: Place-Based Improvements in South Upland** includes a variety of methods to improve quality of life in south Upland (lower resource areas of the City). The program includes the ongoing Business Attraction Assistance Program, Historic Downtown Revitalization Program, and Capital Improvement projects in lower resource areas. The program also commits the City to continue to seek grant funding for further improvements to south Upland.

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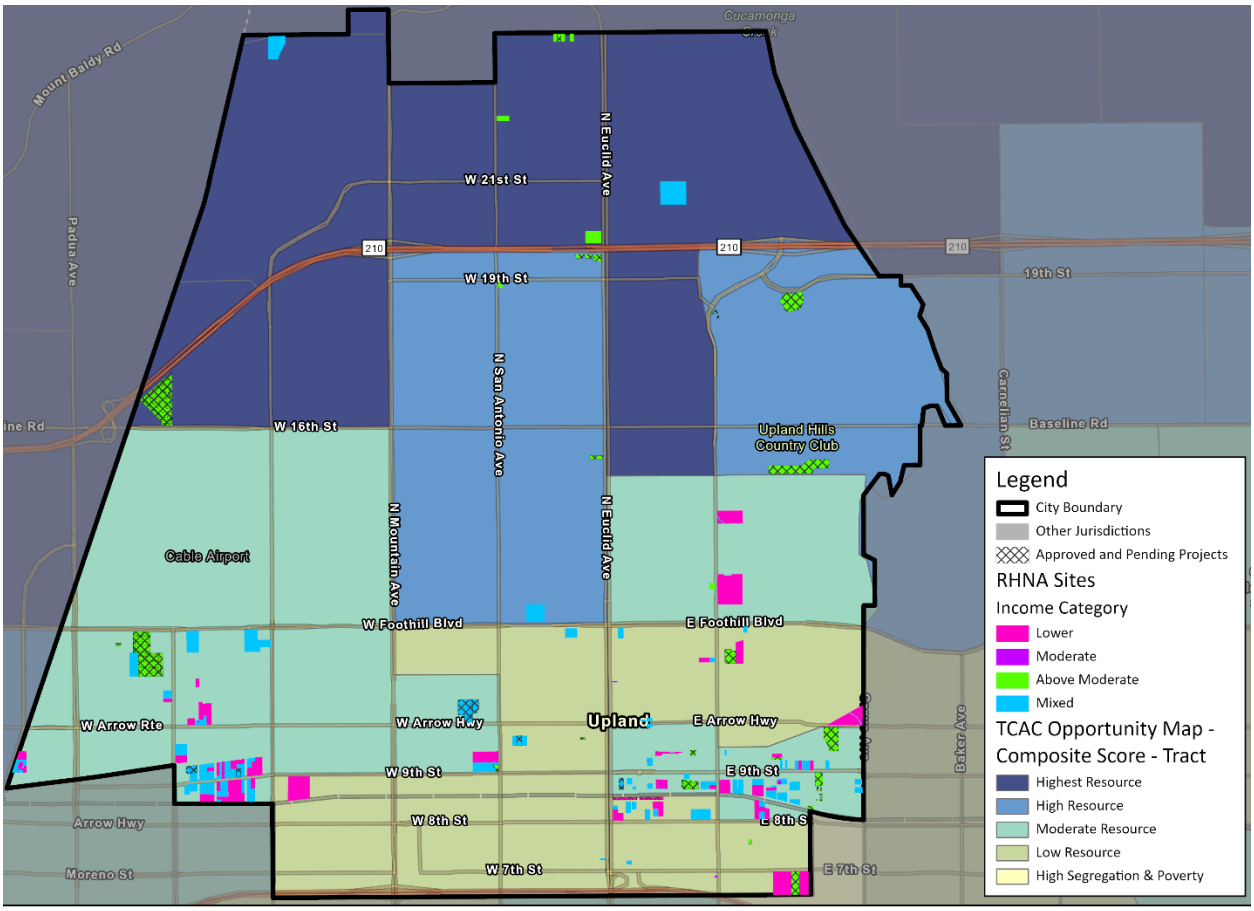
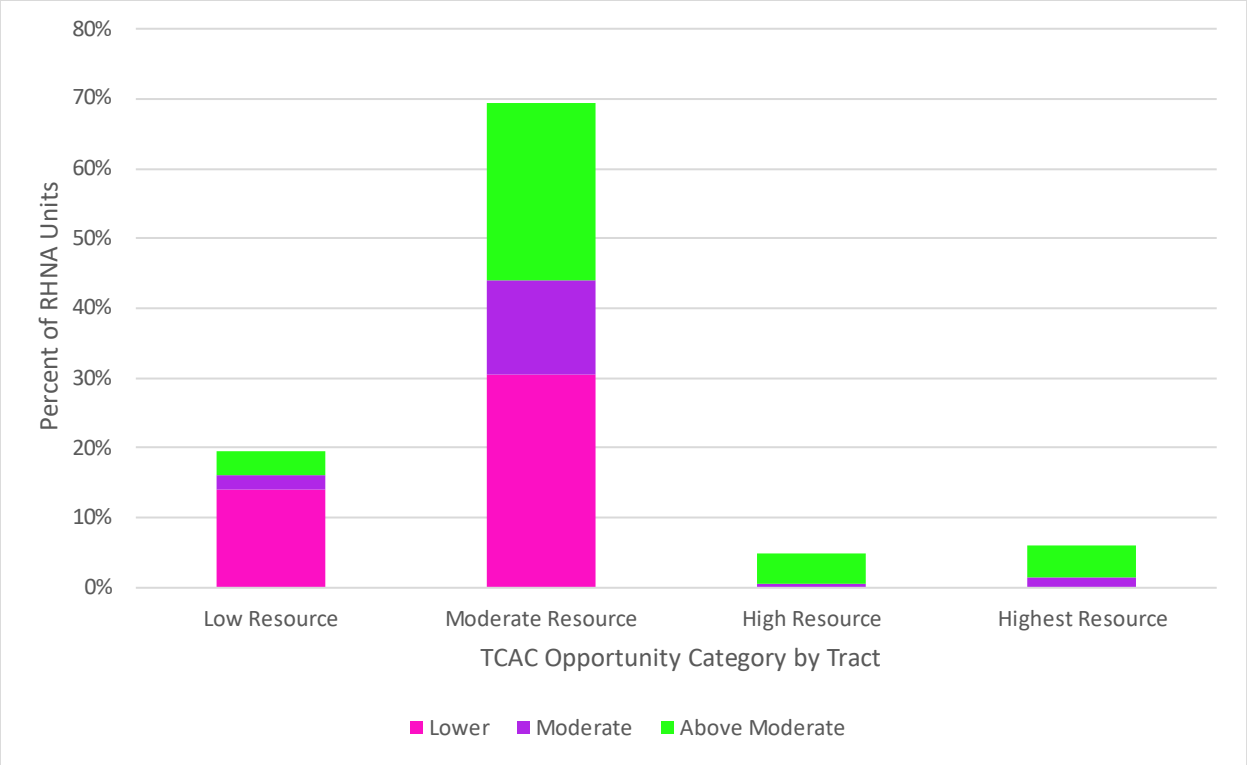
Figure C23. TCAC Opportunity Areas Composite Score by Tract (2022)



Source: HCD AFFH Data Viewer

Figure C24. Distribution of RHNA Units by TCAC Category

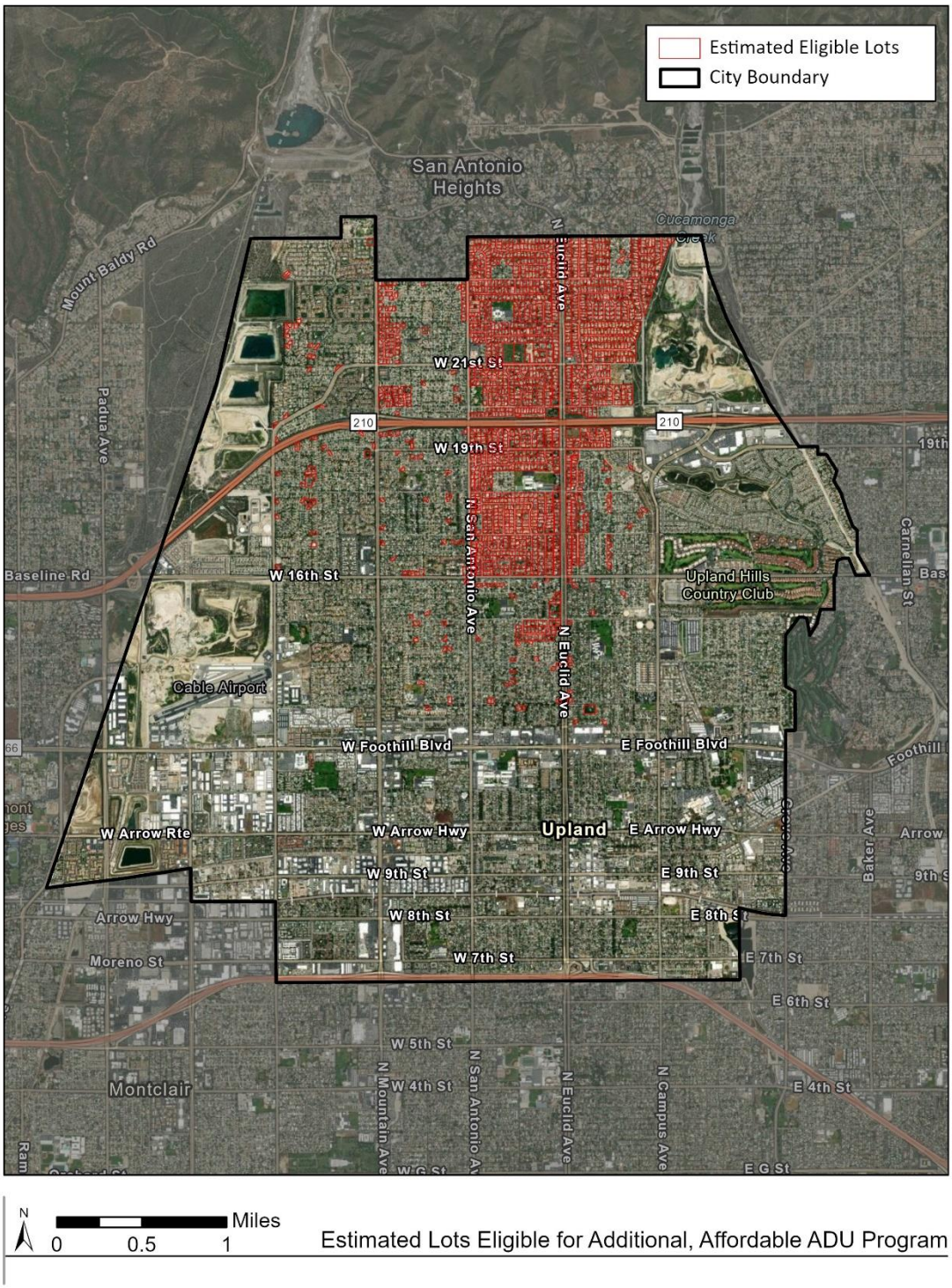


Housing Mobility ADU Program

The City is encouraging increased housing opportunity in north Upland through Program 23, which aims to increase affordable housing stock in the highest resource and income areas of the City. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots.

Figure C25 shows the estimated eligible lots for the additional, affordable ADU program; the lots are primarily located in the northern and central portions of the City. The majority of eligible lots are located in the RCAA area, which correlates with areas that are comparatively higher resource and higher income. This will increase affordable housing stock and opportunity as well as increase housing mobility in the northern part of the City beyond the RHNA. Once the program is in place, the City is aiming for the creation of 20 bonus, affordable ADUs annually.

Figure C25. Lots Eligible for Additonal ADU



CalEnviroScreen 4.0

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water contaminants, pesticide

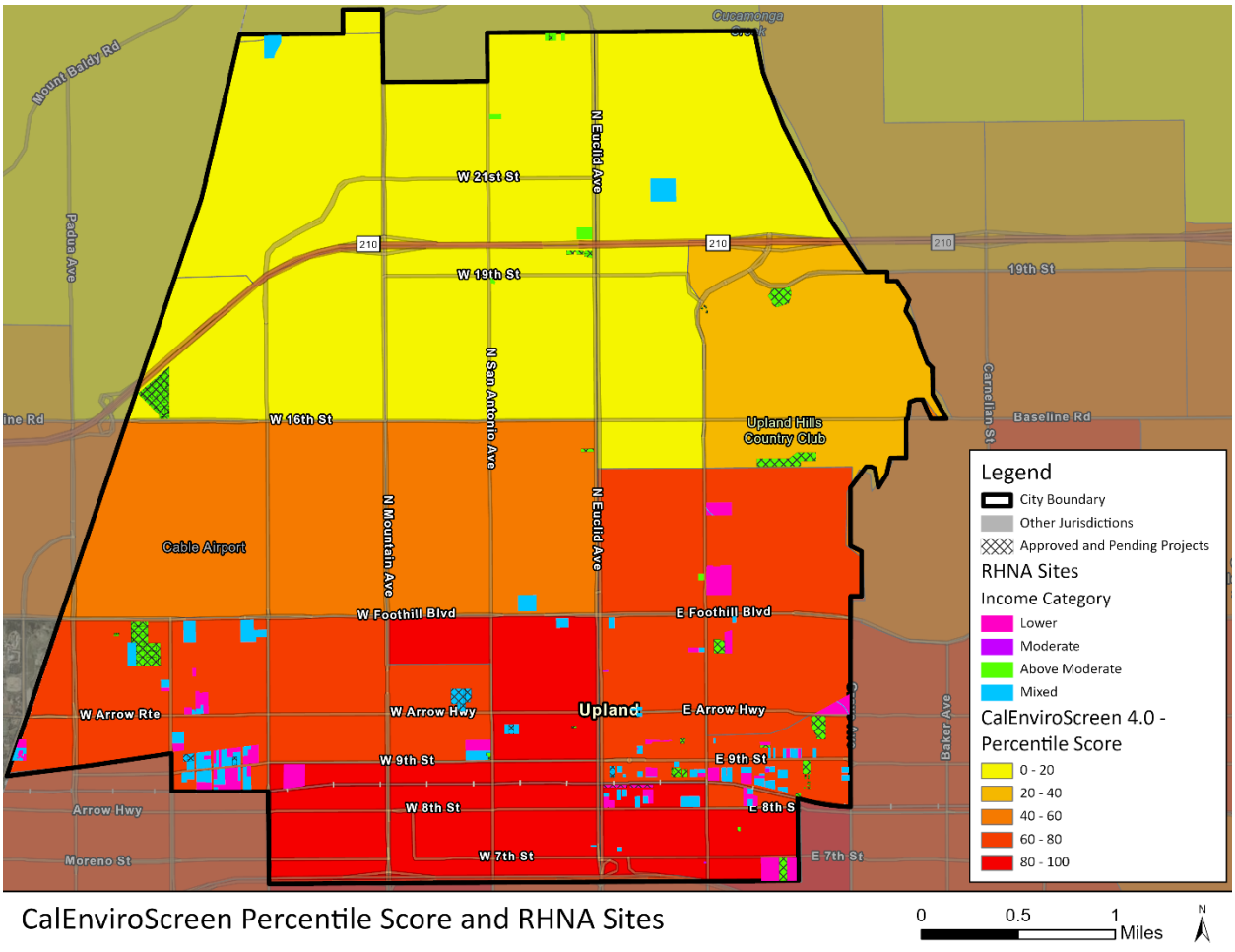
use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles data to help identify California communities that are disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposures, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include education attainment, linguistic isolation, poverty, and unemployment.

Figure C26 shows the RHNA sites and CES scores and Figure C27 displays the RHNA units by income in each CES percentile group. The majority of RHNA sites are in the 60 – 80 percentile group. These are also the transit-oriented areas where the City is seeing housing growth, high density housing, and increased opportunity and investment.

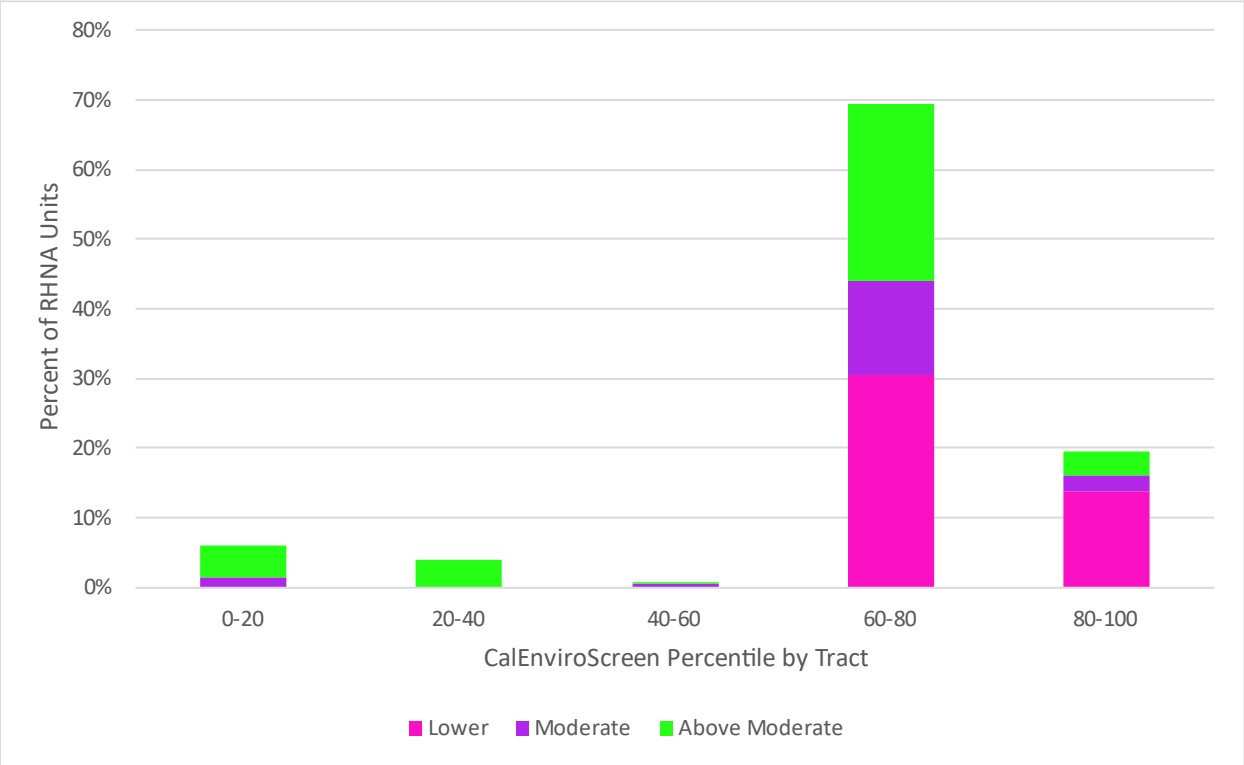
Program 23 is included to increase affordable housing stock in the northern parts of the City by allowing additional ADUs per lot given that they are subject to an affordability covenant for a shortened period of time. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots, primarily located in the RCAA area. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

Figure C26. CES 4.0 Score



Source: HCD AFFH Data Viewer

Figure C27. Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score



Access to Opportunities Regional Comparison

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The following indicators are scored on a scale from zero to 100.[7]

- **Low Poverty Index**: The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index**: The school proficiency index uses the performance of fourth-grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index**: The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index**: The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.
- **Low Transportation Cost Index**: The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. More specifically, this index considers transportation costs as a percentage of income for this household type. The higher the index, the lower the cost of transportation.

[7] HUD Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation

- **Jobs Proximity Index**: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index**: The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins.

Table C4 compares the HUD opportunity indicators between upland and the Riverside-San Bernardino-Ontario Region broken down by race and ethnicity. Compared to the region, Upland scores much higher in the proximity to jobs index, and higher scores in transit index, and labor market index. The scores in the school proficiency index and low poverty index are roughly equivalent. However, Upland has lower environmental health index scores, indicating a higher exposure to toxins.

Table C4. Opportunity Indicators

(Upland, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Upland							
White, Non-Hispanic	58.56	50.74	58.24	67.65	48.70	66.35	33.90
Black, Non-Hispanic	41.79	36.11	47.58	71.93	59.38	73.85	29.84
Hispanic	42.32	37.26	47.57	71.61	57.97	71.33	30.77
Asian or Pacific Islander, Non-Hispanic	57.21	49.08	56.89	68.80	51.34	67.53	33.35
Native American, Non-Hispanic	46.89	40.52	49.60	70.61	55.76	69.85	31.80
Riverside-San Bernardino-Ontario, CA Region							
White, Non-Hispanic	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black, Non-Hispanic	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander, Non-Hispanic	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American, Non-Hispanic	39.48	35.90	24.58	47.70	43.26	43.36	49.90

Source: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Transportation Opportunities

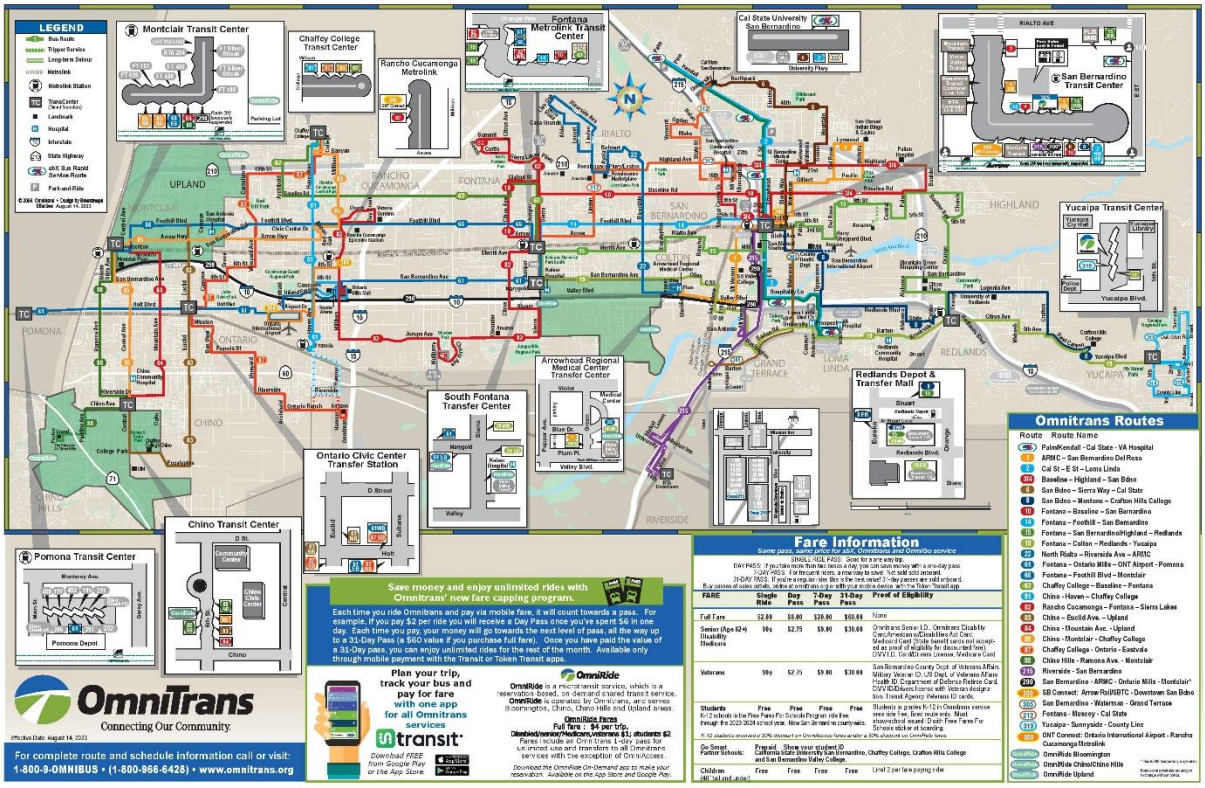
According to the City's AI, Upland residents enjoy superior access to transportation infrastructure, which includes the Burlington Northern/Santa Fe Railroad and the Upland Metrolink Station; the location of both a local airport (Cable Airport) and an International airport (Ontario Airport); and the traversing of the two major freeways through its boundaries (Interstates 10 and 210).

OmniTrans buses run throughout the San Bernardino Valley connecting the cities of Chino, Chino Hills, Colton, Fontana, Grand Terrace, Highland, Loma Linda, Montclair, Ontario, Redlands, Rialto, San Bernardino, Upland, Rancho Cucamonga, and Yucaipa, and unincorporated communities including Mentone and Muscoy. Bus services to Upland include Routes 83, 84, and 85. Route 85 provides services between the Chino Transit Center, Montclair, and Chino Civic Center.

Additionally, the Montclair Metrolink station is just west of the City boundary, at the southern side of the City. Portions of the City are within ½ mile of the station, and are served by the Metrolink. As a part of the rezoning efforts included in Program 6, the City is creating a Transit Overlay Zone to allow for high density housing, from 20 – 40 du/acre in the vicinity of the Montclair Metrolink Station. There is also a Metrolink Station downtown, and surrounding areas in the Citrus Transportation District allow housing up to 55 du/acre. The City has prioritized rezoning efforts in areas that are in the vicinity of high quality transit.

The Pacific Electric trail runs east-west through the City and provides transportation access for cyclists and pedestrians.

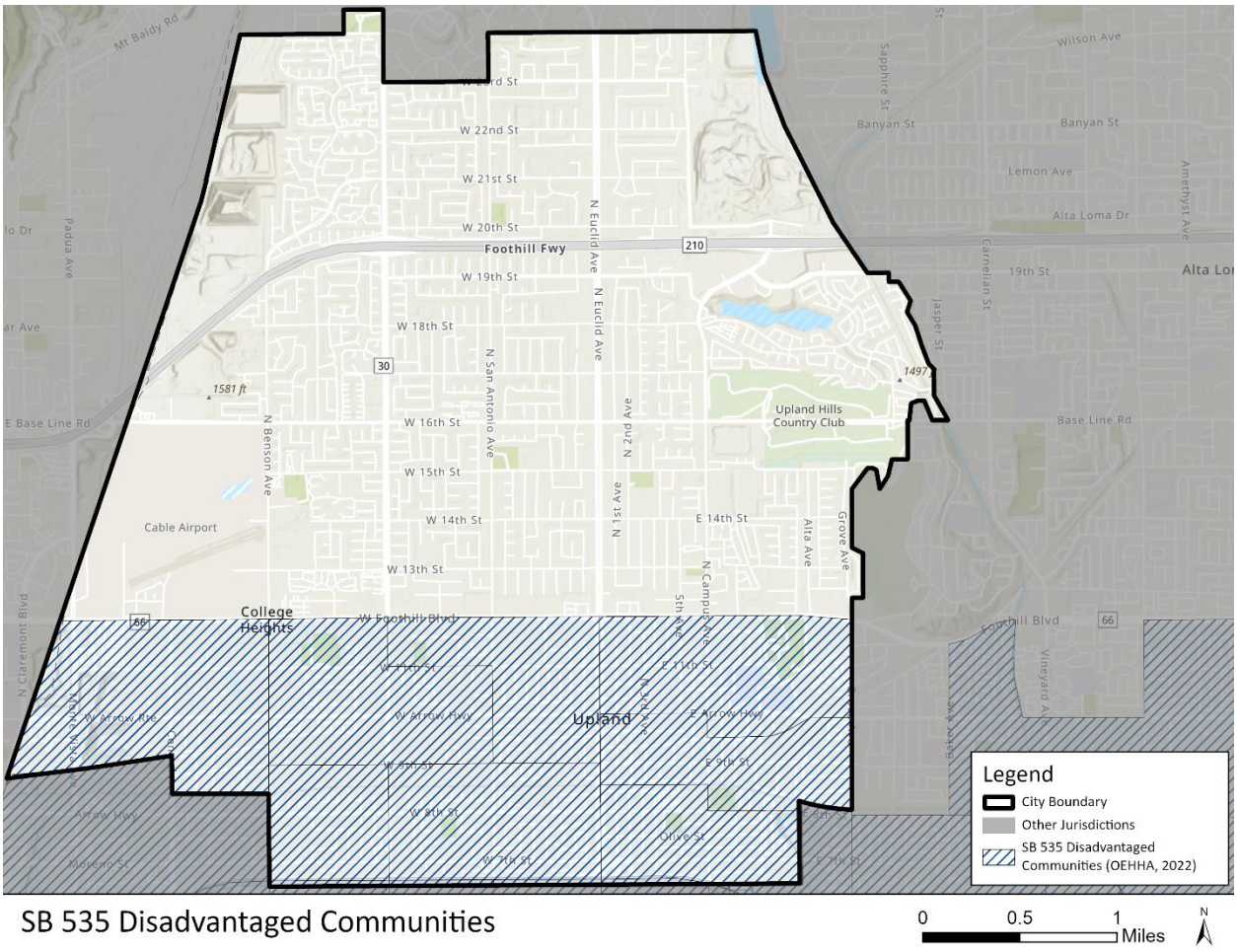
Figure C28. Transit Routes



Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure C29 below, the southern portion of the city is classified as a disadvantaged community.

Figure C29. Disadvantaged Communities – Upland



Source: HCD AFFH Data Viewer

Findings

Compared to the region as a whole, Upland has better access to transit, job proximity, and scores higher in the labor market index. The scores in the school proficiency index and low poverty index are roughly equivalent.to the region as a whole; however, Upland has lower environmental health index scores, indicating a higher exposure to toxins.

Within the City, the southern areas of the City have better access to jobs and transit, while the northern areas of the City have more positive environmental scores. The City is encouraging additional housing in both regions

of the City through different means. Program 23 is included to increase affordable housing stock in the highest resource areas of the City by allowing additional ADUs per lot given that they are subject to an affordability covenant for a certain period of time. The program allows an additional, bonus ADU on lots in the RS-10, RS-15, and RS-20 zones that are larger than 15,000 square feet, given that the ADU is subject to shortened affordability covenant. The program is applicable to an estimated 1,940 lots, primarily located in the RCAA area. This will increase affordable housing stock and opportunity and increase housing mobility in the northern part of the City beyond the RHNA.

The City is also working to improve the quality of housing and broader quality of life in lower resource areas through multiple programs including Program 24, Program 3, Program 4, and Program 5.

The distribution of RHNA sites in these areas is not anticipated to exacerbate conditions, and allows for more housing near transit hubs and job opportunities.

Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

Substandard Housing

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (Code of Federal Regulations). The analysis is completed by assessing cost burden, overcrowding, and substandard housing. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in San Bernardino County.

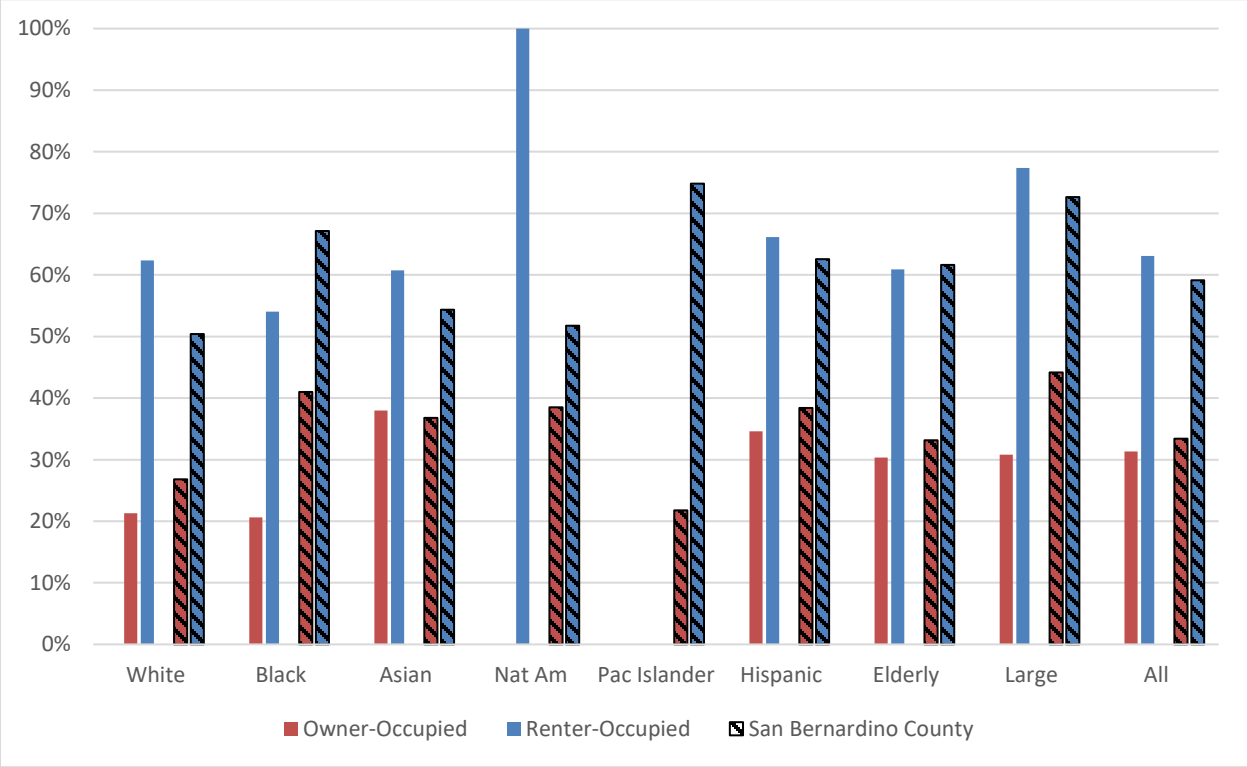
Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A housing unit is considered substandard or having a housing problem if it has one or more of the following housing conditions:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Household is cost burdened
- Housing unit is overcrowded

Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children, but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

Renters of all races and demographics experience high rates of housing problems, over 60 percent, while less than 30 percent of White or Black owners experience housing problems. Rates of housing problems are generally lower for owners in the City compared to the County, while rates of housing problems for renters are relatively comparable at the County and City level.

Figure C30. Housing Problems by Tenure and Race/Elderly/Housing Size



Source: HUD CHAS Data, 2019

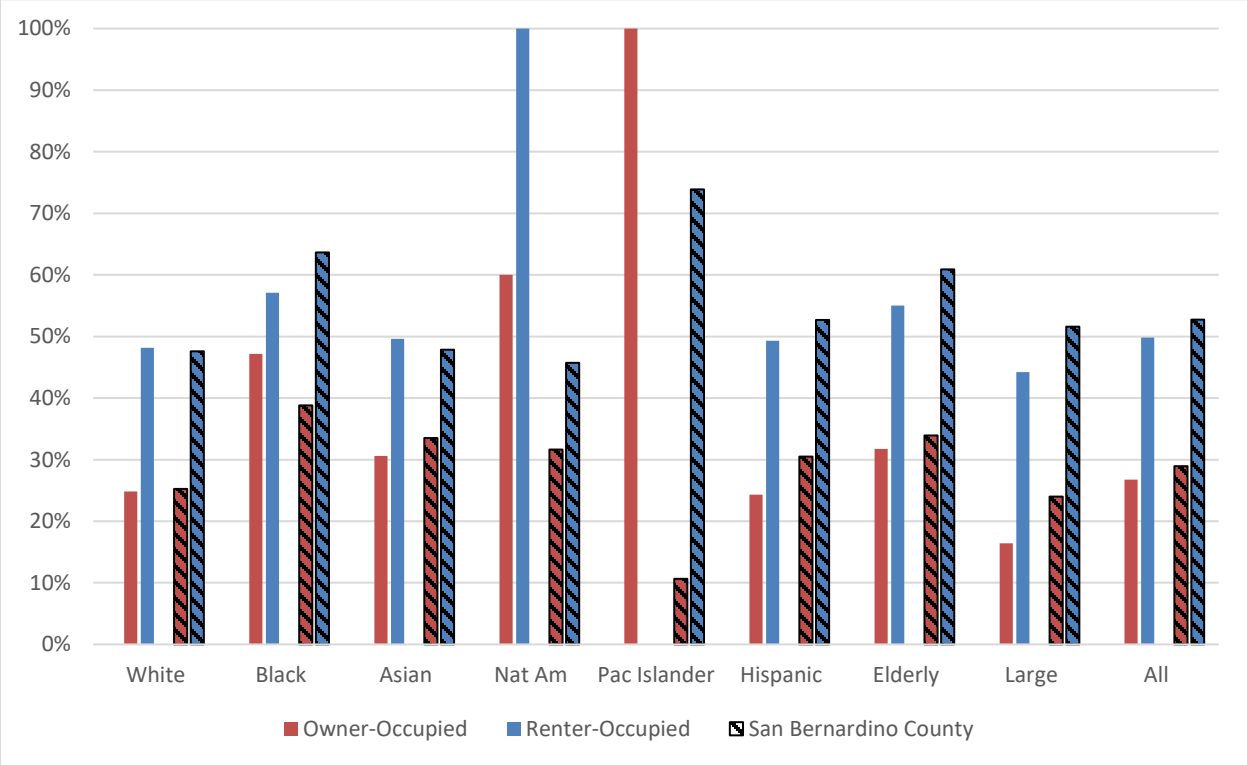
Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for many Upland residents, particularly for lower-income households. According to recent HUD estimates (Table C5) approximately 6,265 renter households (52% of all renters) and 4,325 owner households (29% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.

Figure C31. Cost Burden by Tenure and Race/Elderly/Housing Size



Source: HUD CHAS Data, 2019

Table C5. Cost Burden by Tenure and Income Category - Upland

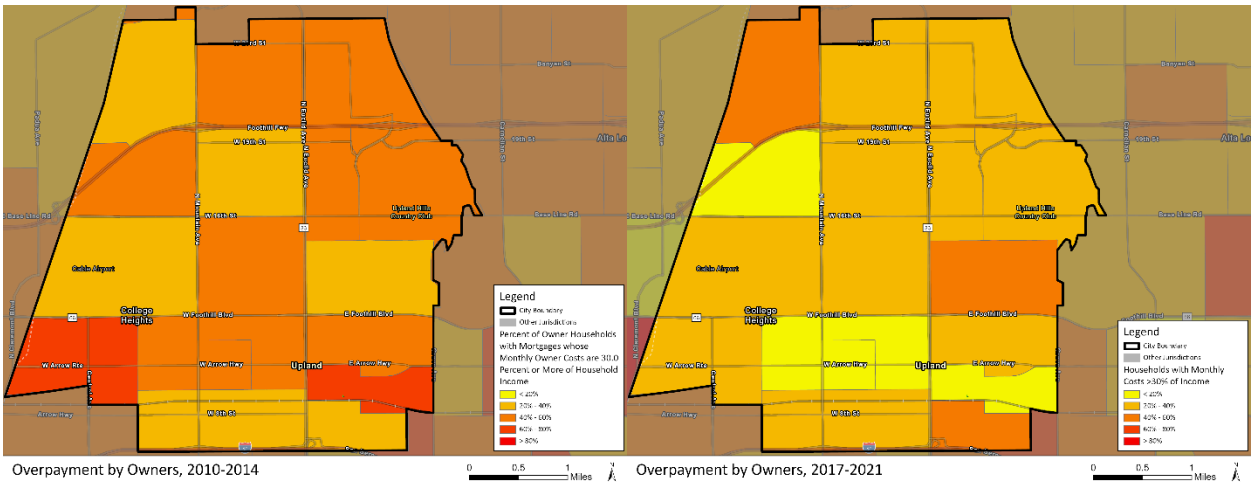
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,475	1,415	1,960
Household Income >30% to less-than or= 50% HAMFI	1,415	1,125	1,585
Household Income >50% to less-than or= 80% HAMFI	1,695	500	2,000
Household Income >80% to less-than or= 100% HAMFI	840	55	1,385
Household Income >100% HAMFI	840	55	5,230
Total	6,265	3,150	12,155
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	535	475	755
Household Income >30% to less-than or= 50% HAMFI	415	365	645
Household Income >50% to less-than or= 80% HAMFI	700	425	1,265
Household Income >80% to less-than or= 100% HAMFI	520	170	1,010
Household Income >100% HAMFI	2,155	265	11,045
Total	4,325	1,700	14,720

As shown in Figure C33, overpayment among renters is most prevalent in the southern portions of the city. Overpayment among Upland homeowners is highest in the central and southern portions of the city (Figure

C32). The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing.

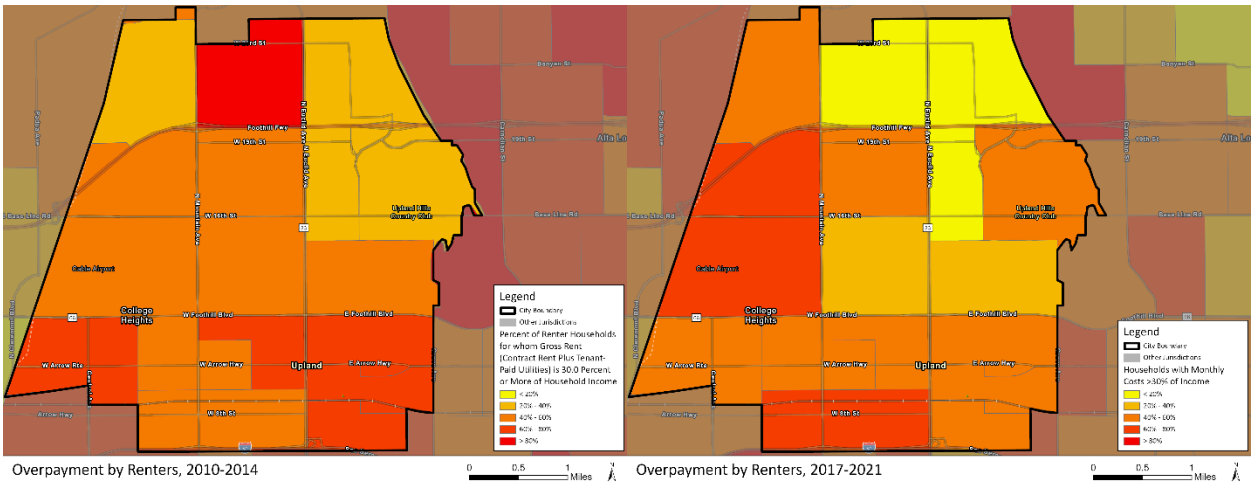
Overpayment is prevalent regionwide, most notably in the cities of Ontario and San Bernardino. These are also areas with more prevalent non-White populations and households with lower median-incomes. Additionally, these cities also have a R/ECAP present. Overpayment in the surrounding region, including other jurisdictions in San Bernardino County, as well as Riverside County, has shifted in concentration from southwest to east over time within the jurisdictions. This trend regionwide is consistent with the patterns in Upland, as trends of overpayment seen previously in tracts southwest of the City boundary are now apparent in Upland, and within City limits areas of concentration have moved from southwestern tracts are now are seen in tracts to the east. Overpayment in the City has overall decreased since 2010, but overpayment in the eastern neighborhoods of the City has increased.

Figure C32. Overpayment by Owners (2010-2014 and 2017-2021)



Source: HCD AFFH Data Viewer

Figure C33. Overpayment by Renters (2010-2014 and 2017-2021)



Source: HCD AFFH Data Viewer

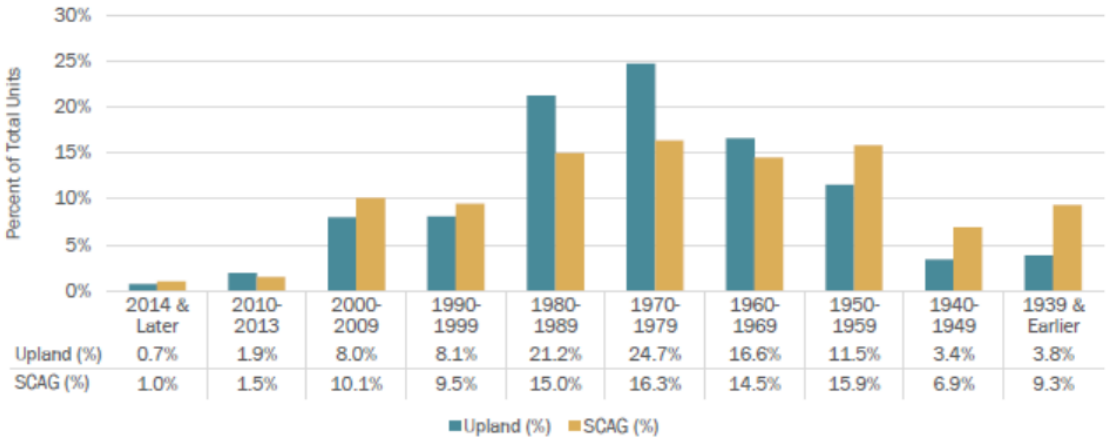
Substandard Housing

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Upland compared to the SCAG region as a whole is shown in Figure C34. Approximately 60% of Upland's housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there may be 9,000 housing units currently in the City that are in need of substantial rehabilitation. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.

Figure C34. : Age of Housing Units – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overcrowding

"Overcrowding" is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered "severely overcrowded." The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

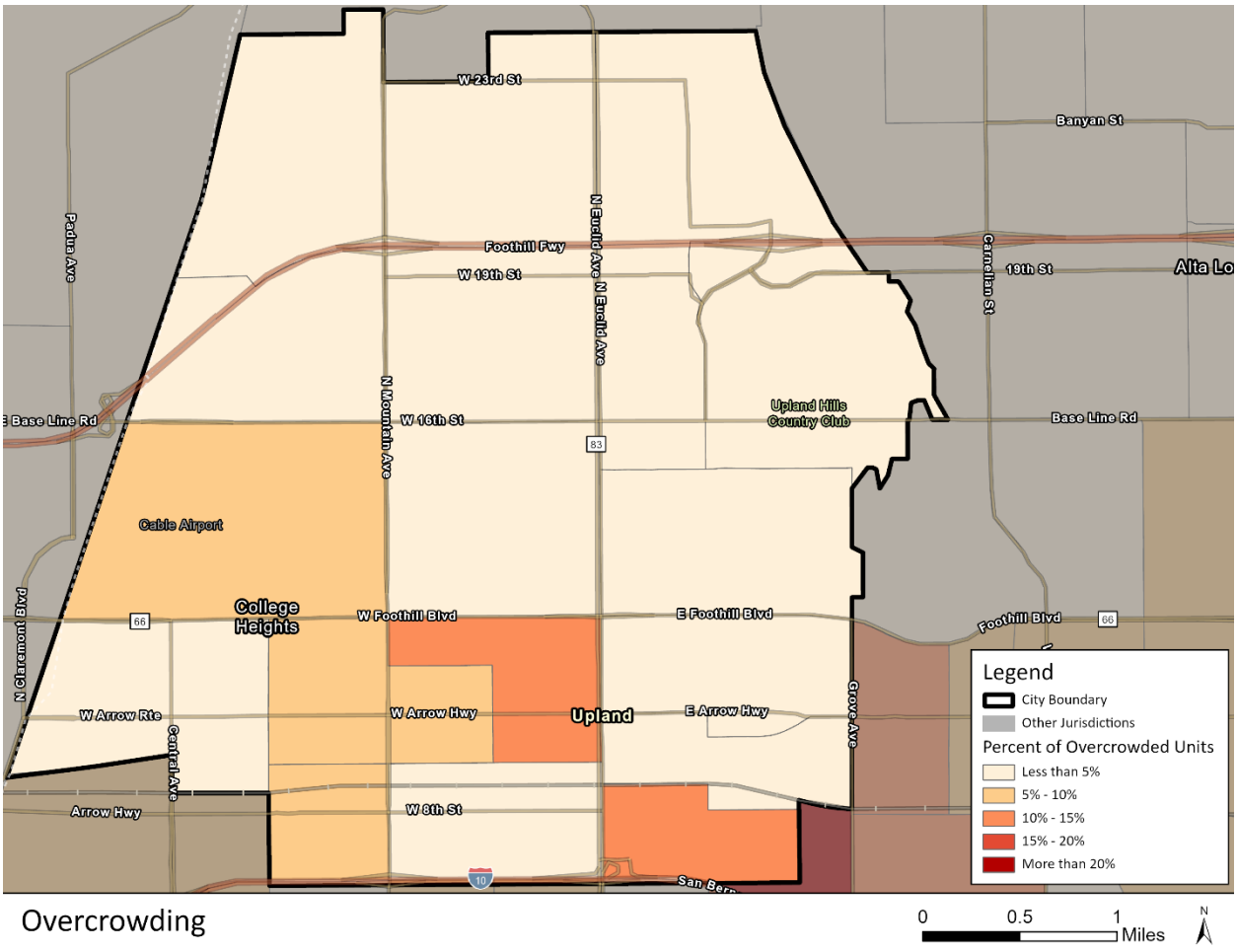
Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

Program 23 is included to increase the affordable housing stock in the highest resource areas of the City by allowing additional ADUs per lot on approximately 1,940 lots, given that they are subject to an affordability covenant for a certain period of time. This will increase the affordable housing stock, so households with multiple families living together to save money may have more housing opportunities. ADUs can also provide additional rooms to aid in alleviating overcrowding.

In Upland, the highest rates of overcrowding occur in the southern portion of the city (Figure C35), which are also the areas with higher percentages of minority residents.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing and also through financial assistance such as Section 8 vouchers.

Figure C35. Overcrowded Households by Tract (2017-2021)



Source: HCD AFFH Data Viewer

Homelessness

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent. Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and other problems.

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report[8] there were 44 unsheltered and no sheltered homeless persons in Upland at the time of the survey.

[8] https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf

Housing accommodations for homeless people include emergency shelters, navigation centers, transitional housing, and permanent supportive housing. The City helps to support the establishment and operation of these types of facilities by ensuring that City regulations are consistent with current law (see Program 20: Housing for People with Disabilities or other Special Needs). Facilities serving the homeless in Upland are briefly summarized below.

- **Foothill Family Shelter**. Foothill Family Shelter is the primary facility serving Upland's homeless. This facility provides emergency shelter, transitional housing, and permanent housing in one center for homeless individuals and families. It includes 75 emergency beds, 7 short-term apartments for homeless families with children, 12 transitional housing apartments, and 8 apartments for affordable permanent housing.

- **Pacific Lifeline Ministry**. Pacific Lifeline Ministry in Upland is a faith-based ministry that empowers women and children facing chronic homelessness to achieve personal and social stability. Pacific Lifeline provides 28 beds for women and their young children at a transitional shelter in Upland. As part of the transitional housing, Pacific Lifeline provides services that include case management, individual group and family therapy, tutoring and counseling services, clothes, food, and limited housing services.

- **Substance abuse**. Inland Valley Recovery Services provides a number of programs for the Upland community. The Women and Children Program/Staying Sober provides a support base for recovering parents to restore relationships with children. IVRS also offers residential treatment in a 75-bed treatment center in Upland.

- **Service agencies**. Inland Valley Hope Partners provides emergency assistance with food, utilities, and educational classes. Other groups, such as OUR Homeless, links local ministries to community service providers and other congregations implementing solutions to ending homelessness on the west end of San Bernardino County.

- **Housing Authority**. The County Housing Authority (HACSB) has jurisdiction over a number of housing voucher programs, including those for homeless people. The Upland Housing Authority entered into a memorandum of understanding (MOU) with the San Bernardino County Housing Authority (HACSB) to administer housing assistance contracts with landlords in the City of Upland for applicants/participants of HACSB special purpose homeless voucher programs (Housing Opportunities for Persons with AIDS, Shelter Plus Care, Veterans Affairs Supportive Housing).

Table C6. Homeless Population by Jurisdiction

Jurisdiction	2018	2020	2022
Upland	125	44	89
Grand Terrace	1	5	1
Bloomington	7	19	11
Chino	28	31	23
Chino Hills	6	2	4
Colton	42	136	199
Crestline	18	22	13
Fontana	72	116	156
Highland	49	78	82

Jurisdiction	2018	2020	2022
Loma Linda	46	51	9
Montclair	8	54	37
Ontario	90	102	193
Rancho Cucamonga	64	54	47
Redlands	143	186	184
San Bernardino	646	1,056	1,350
County Total	2,118	3,125	3,333

Source: San Bernardino County Analysis of Impediments to Fair Housing Choice. 2020.

Table C7 shows the unsheltered homeless population in Upland by age demographics. Homelessness in Upland is most prevalent in those ages 25 to 54. However, since the homeless population in 2023 that provided data is relatively small, the age distribution is pretty even and low across age levels. In addition to age data, surveys also indicated that almost 90 percent of the homeless population in Upland is male. Additionally, nearly 20 percent have a mental disability or disorder, and almost 40 percent have a physical disability, which limits the ability to live independently.

Table C7. Homeless Population in Upland by Age

Age	Number	Percent
18 to 24	0	0%
25 to 34	5	31.3%
35 to 44	3	18.8%
45 to 54	4	25.0%
55 to 64	2	12.5%
65+	2	12.5%

Source: San Bernardino County Point in Time Count. 2023.

Table C8 includes data on the homeless population in Upland by race demographics. The most prevalent races in Upland that are experiencing homelessness are the White and Black populations. While the white population is most prevalent overall in Upland's population, there is a relatively small Black population in the City. This indicates that there is a disproportionately large portion of the homeless population that is Black.

Table C8. Homeless Population in Upland by Race

Race	Number	Percent
American Indian, Alaska Native, or Indigenous	0	0%
Asian or Asian American	0	0%
Black, African American, or African	2	12.5%
Native Hawaiian or Pacific Islander	0	0%
White	11	68.8%
Multiple Races	3	18.8%

Source: San Bernardino County Point in Time Count. 2023.

Geographic Concentrations of Substandard Housing and Homelessness

To understand the trends of substandard housing and homelessness, the City conducted a geographic review of the concentrations of substandard housing and homelessness in the City. Figure C36 displays the concentrations of both substandard housing and homelessness in Upland. Generally, both are concentrated more in the southern portion of the City. The City is including programs in the Housing Element with geographic targeting to areas in south Upland address these needs. Specifically, this includes:

- Program 2. HOME Improvement provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. This program is targeted for 50% of assistance to households south of Foothill Boulevard.

- Program 3. Emergency Repairs for Homeowners targets 50% of assistance to households south of Foothill Boulevard. The program provides a grant of up to $10,000 for emergency repairs to very-low income households.

- Program 4. Rental Acquisition and Rehabilitation includes a target of 50% of assistance to households south of Foothill Boulevard. This program provides a zero interest loan of up to $30,000 for lower-income tenants for improvements such as structural, roofing, insulation, plumbing, electrical, lead paint abatement, accessibility improvements, foundation work, habitability, and health and safety hazards.

- Program 5. Multi-Family Rental Rehabilitation Program includes a targeting of 65% of funds to areas south of Foothill Boulevard to improve existing affordable housing stock. The program provides up to $25,000 for housing rehabilitation.

- Program 24. Place-Based Improvements in south Upland includes a number of efforts to improve south Upland. This includes a Business Attraction Assistance Program, Historic Downtown Revitalization Program, and over $13 million in Capital Improvements such as ADA improvements, street and alley improvements, and complete street rehabilitation.

Substandard Housing

Local windshield surveys and review noted that substandard housing is most prevalent in areas with older housing stock and lower median incomes. These households commonly experience overcrowding and substandard conditions at a higher rate regionwide and in Upland. Concentrations of substandard housing are shown in blue in Figure C36. Generally, these areas include older, smaller apartments and homes in need of repair. These apartments generally have lower rental costs and higher rates overcrowding. The locations of these concentrations correlate directly with available data on concentrations of overcrowded households.

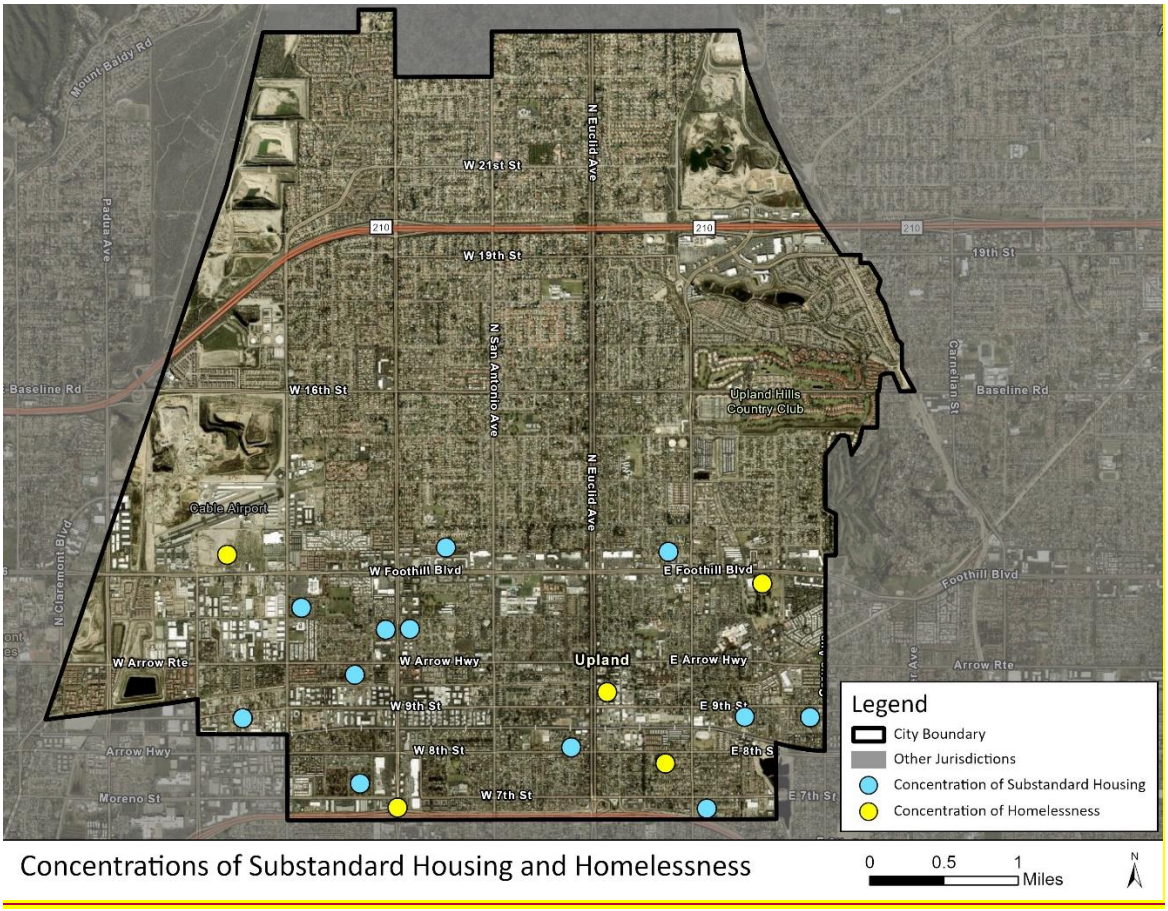
Homelessness

As shown in Figure C36, local knowledge determined that there is a higher concentration of the homeless population in downtown Upland, in the southeast area of the City. Within downtown there are no campsites,

but there are congregations of homeless people in the areas around City Hall and the Pacific Electric Trail. Additional concentrations in downtown Upland include Olivedale Park and Memorial Park.

There are homeless encampments in areas of southwest Upland. These areas include an undeveloped parcel from which the City frequently dismantles campsites, and an area in the nearby shopping centers. There is also significant camping adjacent to the freeway in the Caltrans vacant right-of-way areas.

Figure C36. Concentrations of Substandard Housing and Homelessness



Source: City of Upland

Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

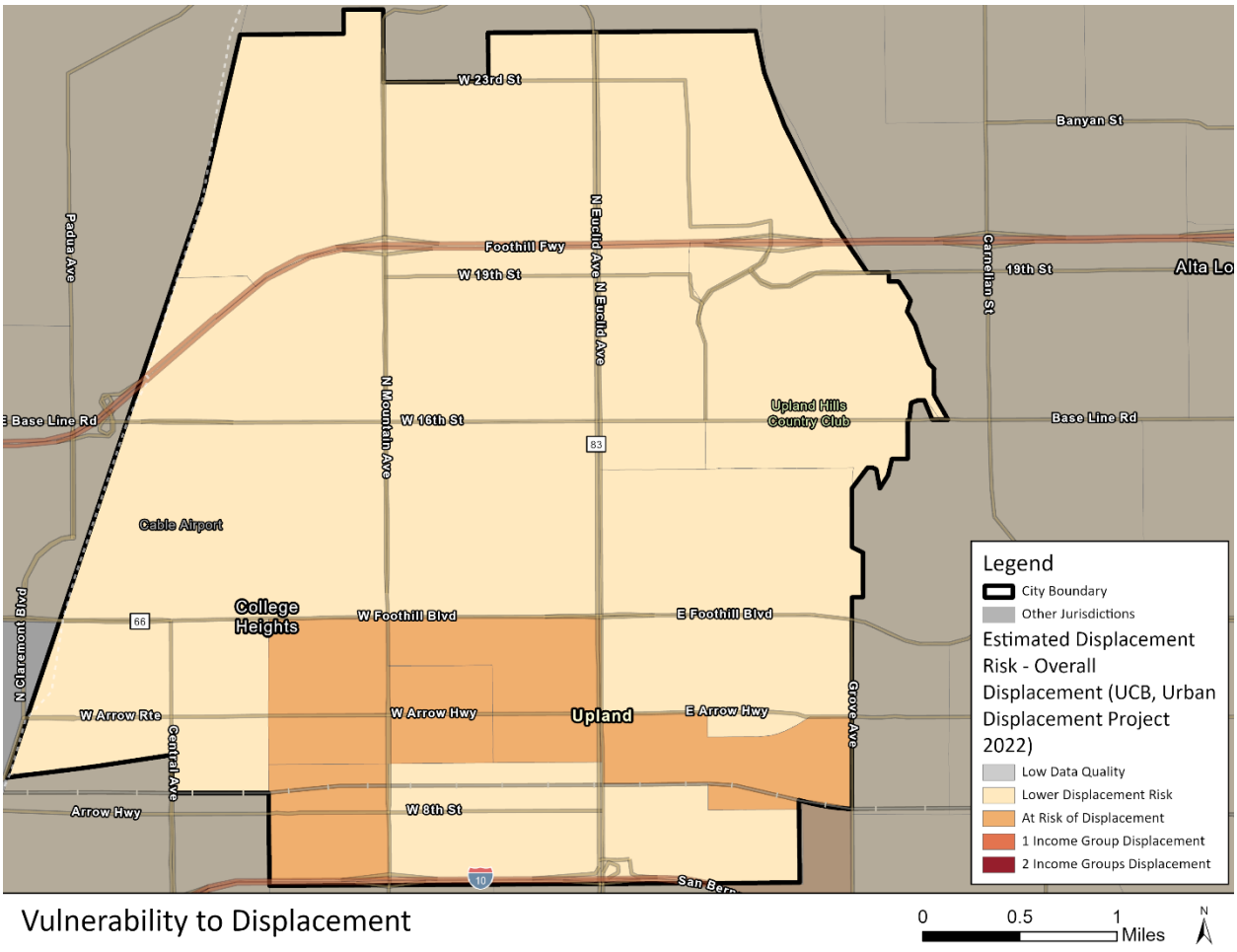
The Urban Displacement Project at the University of California, Berkeley, developed a map of "sensitive communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.
- The census tract must also meet two of the following criteria:
    - The share of renters is above 40 percent.
    - The share of people of color is above 50 percent.
    - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
    - The census tract, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
    - The percentage change in rent in a selected census tract, divided by county median rent increases OR
    - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap).

As shown in Figure C37, portions of Upland south of Foothill Boulevard are considered vulnerable to displacement. Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan (Chapter 5) includes programs to implement all of these strategies.

The RHNA sites are largely rezoning existing industrial or upzoning mixed-use parcels, minimizing the risk of displacement in south Upland. Additionally, any affordable residential units that are demolished must be replaced (Program 6). As noted in the site chapter, there are few areas of the City in a flood hazard or very high fire severity zone, minimizing the risk of displacement due to disaster.

Figure C37. Estimated Displacement Risk, 2022



HUD CHAS Data, 2019

Findings

Overall, renters of all races and demographics experience higher rates of housing problems, over 60 percent, while less than 30 percent of White or Black owners experience housing problems. Rates of housing problems are generally lower for owners in the City compared to the County, while rates of housing problems for renters are relatively comparable at the County and City level. Both overpayment and overcrowding are more prevalent in lower resource areas in southern Upland, where the population is generally more predominantly non-White and has lower median-incomes. The presence of the sites in these areas is not anticipated to exacerbate conditions, and allows for more housing near transit hubs and job opportunities.

Other Contributing Factor – Historic Patterns of Development

The City was incorporated in 1906 and at the time, the north side of Foothill contained citrus groves, and the south side of Foothill contained citrus groves and the downtown commercial area, citrus packing industry and the surrounding housing. This resulted in the oldest housing in Upland being primarily south of Foothill, other than more recent infill developments. The Cities first Zoning Code was adopted in 1933, which included multi-family and single-family zoning south of foothill, with the north being primarily agricultural, which further

increased housing south of Foothill. After WWII, the typical suburban development pattern began to develop in the City. South of Foothill, multi-family zones remained and expanded, while developers bought up citrus groves to develop single family residential. Suburban development first started in the south, and then, starting in the 1950's and continuing through the 1990's, developers began to buy and develop citrus groves north of Foothill, resulting in newer housing stock primarily consisting of a larger, single-family homes on lot sizes 10,000 square feet and larger. Today, the City primarily receives infill development housing projects throughout the City, but the neighborhoods north of Foothill continue to primarily consist of low to medium density single-family development, with the oldest housing stock and multi-family development in the neighborhoods south of Foothill.

Fair Housing Issues, Contributing Factors, and Meaningful Actions

The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important, higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing per Government Code section 65583(c)(10)(A)(iv).

Table C9 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Table C10 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Table C9. Contributing Factors

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
Outreach and Enforcement	▪ Staff Capacity ▪ Lack of widely publicized housing information ▪ Source of income disparity	Low	▪ Program 18: Homeless Services and Facilities ▪ Program 19: Administrative Capacity ▪ Program 21: Affirmatively Furthering Fair Housing ▪ Program 22: Housing Outreach and Information
Integration and Segregation	▪ Patterns of development ▪ Opportunities for high density housing in higher opportunity areas ▪ Availability of affordable housing options	Moderate	▪ Program 9: Accessory Dwelling Units ▪ Program 12: Homeownership Assistance ▪ Program 15: Housing Incentives ▪ Program 23: Housing Mobility
Disparities in Access to Opportunities	▪ Lack of affordable housing stock ▪ Quality of older multi-family units ▪ Patterns of development	High	▪ Program 3: Emergency Repairs for Homeowners ▪ Program 5: Multiple Family Rental Rehabilitation Program ▪ Program 9: Accessory Dwelling Units ▪ Program 12: Homeownership Assistance ▪ Program 14: Acquisition of Existing Units for Affordable Housing ▪ Program 23: Housing Mobility ▪ Program 24: Place-Based Improvements in South Upland
Disproportionate Housing Needs	▪ Lack of Variety of Housing types ▪ Lack of opportunity for high density housing ▪ Availability of affordable housing options ▪ Patterns of development and disparities between north and south Upland	High	▪ Program 3: Emergency Repairs for Homeowners ▪ Program 4: Rental Acquisition and Rehabilitation ▪ Program 5: Multiple Family Rental Rehabilitation Program ▪ Program 9: Accessory Dwelling Units ▪ Program 12: Homeownership Assistance ▪ Program 23: Housing Mobility ▪ Program 24: Place-Based Improvements in South Upland

Table C10. AFFH Actions Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Outreach and Enforcement				
Program 19: Administrative Capacity	Utilize faith-based organizations, other non-profits, San Bernardino County Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The City will develop and implement a Homeless Services Plan that addresses: • Community Outreach, Engagement, and Education Initiatives • Treatment and Permanent Supportive Housing Initiatives • Housing First/Rapid Re-housing Initiatives • Chronic Homelessness • Enforcement	Annual outreach and coordination with local non-profit organizations	N/A	Adopted and implemented Homeless Services Plan
Program 21: Affirmatively Furthering Fair Housing	• Promote fair housing practices through contract with IFHMB. Comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. • Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to improve	Ongoing and Annual Basis	N/A	Stakeholder involvement of at least 25 households, groups, landlords, or providers, annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	fair housing as contained therein. • Monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning. • To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see also Program 5) • Encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	members of underrepresented groups to participate in City meetings.			
Program 22: Housing Outreach and Information	• Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights, responsibilities, and opportunities for resolving fair housing concerns. Provide information to 100 households annually. • The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes.	Ongoing, Matched pair testing once per planning period.	N/A	Provide information to 100 households annually. Matched pair testing once per planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	• The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.			
New Opportunities in High Resource Areas				
Program 9: Accessory Dwelling Units	The City has seen significant increase of ADU development in recent years, and is currently averaging 45 ADUs per year. In 2021 the City received approval for a State SB 2 grant to prepare an ADU Assessment, Workbook and Website. Encouraging the development of ADUs is one of several ways to increase housing production in the City. This activity will include conducting an assessment that will be looking at ADU capacity within the City, preparation of pre-approved ADU plans to reduce the cost to property owners. This activity will provide sample floor plans, useful videos, a list of local regulations, and a cost calculator to assist homeowners in developing ADUs for low-income households. These tools will	Review of ADU production annually and additional incentives adopted within six months of any identified shortfall. One outreach event annually.	50% of ADUs in north Upland	Development of 45 ADUs annually, One outreach event annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	encourage and assist in developing ADUs in Upland. Additionally, the City participated in an ADU Education Workshop in December 2023 held by Chaffey Federal Credit Union. This workshop provided information on financing options for ADUs including Home Equity Line of Credit and Reverse Mortgages Line of Credit as well as answered questions on the process of building an ADU in Upland. As a part of outreach to encourage ADUs, the City will actively continue participation in education events with local credit unions and other partners working to develop ADUs in the area. The City will participate in at least one such outreach, workshop or ADU educational event annually. To ensure that City regulations remain consistent with State laws, the City will review ADU regulations each year and process Code amendments as necessary to incorporate any changes. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program such as adopting fee waivers, additional promotion of ADU opportunities through outreach such as surveys and workshops, or will identify additional sites within six months of the identified shortfall.			
Program 12: Homeownership Assistance	The Housing Division provides low-interest FTHB loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or do not have the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing,	Ongoing and Annual Basis	N/A	Continue to provide up to 2 FTHB loans annually to qualified low-income homebuyers and advertise program availability. Annually evaluate the City's funding capacity and as needed, pursue additional HOME/CalHOME funds from HCD.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	full payment of the first mortgage, or 30 years. As of 2021, the maximum assistance is 30% of the purchase price and the home price cannot exceed $669,750. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.			
Program 23: Housing Mobility	The City will strive to increase opportunities and promote housing mobility, specifically, the City will strive to improve housing mobility and options north of Foothill Boulevard. To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 150 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period. The City will create and implement an ADU Bonus Program. The City amend its zoning ordinance to allow more than one ADU on single family lots of a certain size or location. The program will allow additional ADUs on eligible single-family lots given that the bonus ADUs are deed restricted as affordable to lower-income	Ongoing and Annual Basis. Creation of Bonus ADU program by Q1 2025. Promotion of ADU program in 2025 and beyond. Mid-cycle review in 2026.	Goal of at least 50% of ADUs developed in North Upland.	Development of 45 ADUs annually. Creation of 20 bonus, affordable ADUs annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	households for a certain period of time (ex. 15 or 20 years). • ADU Bonus Program: Increase affordable housing opportunity north of Foothill Boulevard through allowing more than one ADU per lot on eligible single-family parcels. Goal of at least 50% of ADUs developed in North Upland. Creation of 20 bonus, affordable ADUs annually. • Encourage multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see Programs 5 and 6). Use of Specific Plans can incentivize higher density housing in these areas. • Develop of ADUs (Program 8). Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland • Rezone to allow additional housing opportunities throughout the City, including an assumed 273 lower-income units north of Foothill (Program 5) • Increase Housing Choice Voucher use in north Upland			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Housing Mobility				
Program 3: Emergency Repairs for Homeowners	The Emergency Repairs Program for Upland Homeowners Program provides a grant of up to $10,000 for emergency repairs. The grant is eligible for very-low-income homeowners of single-family homes, condominiums, and mobile homes. The grant can be increased to $12,000 for homeowners wishing to provide a dollar-for-dollar match above the $4,000 emergency grant limit. Qualifying home repairs include structural, mechanical, plumbing, electrical, and code violations, as well as weatherproofing, installation of low-flow toilets and smoke detectors, HVAC repairs, and accessibility improvements. This program works in tandem with the code enforcement program where income qualified homeowners who have housing units with code violations can be referred to seek grants to make necessary repairs. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.	Ongoing and Annual Basis	50% of assistance south of Foothill Boulevard	Provide grants to up to 25 (VL) qualified homeowners annually to address emergency repairs; disseminate information to property owners; and seek additional funding for the program to ensure its long-term viability.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 5: Multiple Family Rental Rehabilitation Program	The Multi-Family Rental Rehabilitation Program (MFRRP) is designed to assist low to moderate income (LMI) tenants (i.e., tenant's whose combined family income does not exceed 80% of the County median adjusted by family size, as promulgated by the U. S. Department of Housing and Urban Development [HUD]) by providing Upland landlords of multi-family apartments (8-units or less) with grants to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. Energy improvements will include energy star rated dual-pane vinyl windows, attic insulation, cool roofs, HVAC improvements, LED lighting, low-flow toilets and water fixtures. The amount available for rehabilitation financed under this Program will be $25,000 and will be dependent on a 50% match contribution from the property owner. As such, for every one-dollar ($1.00) of grant funds provided by the City, the property owner will be required to make a fifty-cent ($0.50) match used towards making other living condition improvements to the units.	Ongoing and Annual Basis	At least 65% of funds to areas south of Foothill Boulevard	Provide up to 5 grants annually to qualified multiple family rental properties.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 9: Accessory Dwelling Units	The City has seen significant increase of ADU development in recent years, and is currently averaging 45 ADUs per year. In 2021 the City received approval for a State SB 2 grant to prepare an ADU Assessment, Workbook and Website. Encouraging the development of ADUs is one of several ways to increase housing production in the City. This activity will include conducting an assessment that will be looking at ADU capacity within the City, preparation of pre-approved ADU plans to reduce the cost to property owners. This activity will provide sample floor plans, useful videos, a list of local regulations, and a cost calculator to assist homeowners in developing ADUs for low-income households. These tools will encourage and assist in developing ADUs in Upland. Additionally, the City participated in an ADU Education Workshop in December 2023 held by Chaffey Federal Credit Union. This workshop provided information on financing options for ADUs including Home Equity Line of Credit and Reverse Mortgages Line of Credit as well as answered	Review of ADU production annually and additional incentives adopted within six months of any identified shortfall. One outreach event annually.	50% of ADUs in north Upland	Development of 45 ADUs annually, One outreach event annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	questions on the process of building an ADU in Upland. As a part of outreach to encourage ADUs, the City will actively continue participation in education events with local credit unions and other partners working to develop ADUs in the area. The City will participate in at least one such outreach, workshop or ADU educational event annually. To ensure that City regulations remain consistent with State laws, the City will review ADU regulations each year and process Code amendments as necessary to incorporate any changes. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met. If annual production and affordability rates do not match the estimates included in the Housing Element, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program such as adopting fee waivers,			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	additional promotion of ADU opportunities through outreach such as surveys and workshops, or will identify additional sites within six months of the identified shortfall.			
Program 12: Homeownership Assistance	The Housing Division provides low-interest FTHB loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or do not have the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing, full payment of the first mortgage, or 30 years. As of 2021, the maximum assistance is 30% of the purchase price and the home price cannot exceed $669,750. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.	Ongoing and Annual Basis	N/A	Continue to provide up to 2 FTHB loans annually to qualified low-income homebuyers and advertise program availability. Annually evaluate the City's funding capacity and as needed, pursue additional HOME/CalHOME funds from HCD.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 14: Acquisition of Existing Units for Affordable Housing	The Housing Division oversees the management of 255 City-owned dwelling units which are generally contained within three apartment complexes: Magnolia Colony, Sunset Ridge and The Village. A majority of the 255 units are designated for up to Low-Income households. Magnolia Colony was constructed in 1960 and consists of thirty-seven (37) fourplexes on individual lots. The City owns eighteen (18) of the fourplexes which were purchased in the early 2000's with Low- and Moderate-Income Housing Funds (LMIHF) and are restricted to up to Low-Income households. Seven (7) of the fourplexes are owned by a private non-profit which provides transitional housing and eleven (11) are individually owned by private parties and are market rate properties. This program entails the City to proactively acquire the remaining eleven (11) fourplexes to add to the City's affordable housing portfolio. The City is currently in escrow on one of the eleven (11) fourplexes.	Ongoing, as units are made available for purchase.	Magnolia Colony, Sunset Ridge and The Village	Pursue the acquisition of the remaining eleven (11) privately-owned fourplexes in Magnolia Colony and covenant for affordable housing up to the Low-Income level. Acquire at least one fourplex every two years. Annually evaluate the City's Housing Fund for funding capacity and pursue additional grant opportunities to augment the financial capacity to purchase the remaining eleven (11) fourplexes at Magnolia Colony.
Program 23: Housing Mobility	The City will strive to increase opportunities and promote housing mobility, specifically, the City will strive to improve	Ongoing and Annual Basis. Creation of Bonus ADU program by Q1 2025. Promotion of ADU program in	Goal of at least 50% of ADUs developed in North Upland.	Development of 45 ADUs annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	housing mobility and options north of Foothill Boulevard. To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 150 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period. The City will create and implement an ADU Bonus Program. The City amend its zoning ordinance to allow more than one ADU on single family lots of a certain size or location. The program will allow additional ADUs on eligible single-family lots given that the bonus ADUs are deed restricted as affordable to lower-income households for a certain period of time (ex. 15 or 20 years). • ADU Bonus Program: Increase affordable housing opportunity north of Foothill Boulevard through allowing more than one ADU per lot on eligible single-family parcels. Goal of at least 50% of ADUs developed in North Upland. Creation of 20 bonus, affordable ADUs annually. • Encourage multi-family affordable rental housing developments as part of infill projects or as part of	2025 and beyond. Mid-cycle review in 2026.		Creation of 20 bonus, affordable ADUs annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	Specific Plans where mixed use and flexible residential uses are currently allowable. (see Programs 5 and 6). Use of Specific Plans can incentivize higher density housing in these areas. • Develop of ADUs (Program 8). Development of 45 ADUs annually, with a geographic target of 50% of ADUs in north Upland • Rezone to allow additional housing opportunities throughout the City, including an assumed 273 lower-income units north of Foothill (Program 5) • Increase Housing Choice Voucher use in north Upland			
Program 24: Place-Based Improvements in South Upland	Develop and continue programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in south Upland, communities south of Foothill Boulevard, and low-resource areas of the City as well as annually work with the City Council to prioritize other funding sources in these areas. This will serve to continue to improve communities through	BAAP and CRP are ongoing. CIP projects per CIP schedule. Seek grant funding annually or as available.	South Upland	Increased or equivalent participation in BAAP and CRP. CIP completion per schedule.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. • Business Attraction Assistance Program (BAAP). This program provides up to $75,000 via a forgivable loan to sales tax producing businesses in locate in Downtown Upland in exchange for creating full time equivalent jobs for low to moderate income persons. Since its inception, the program has provided 15 business loans, ranging from $25,000 to $75,000. • Historic Downtown Revitalization Program (Commercial Rehabilitation Program, CRP). This program provides a grant to businesses located in downtown Upland of up to $30,000 for eligible façade improvements and an additional $15,000 for mitigation of asbestos or lead-based paint hazards. The City has provided 15 grants through this program. Eligible improvements include ADA entry improvements, exterior lighting, doors and windows,			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	façade reconfiguration, and signage. • Capital Improvements in south Upland. The City will continue to complete Capital Improvement Projects in south Upland. Recent and ongoing projects south of Foothill include o ARPA Alley Rehabilitation Phase I ($465,490, 50% of project south of Foothill) o Civic Center Paving and ADA Improvements ($247,626) o 17th Street rehabilitation ($2.6 million) o Pavement maintenance on Euclid Ave ($436,749, 60% of project south of Foothill) o Street and Alley Program from 2018-2020, ($732,414) • Multiple Family Rental Rehabilitation Program (Program 5) provides targeted funding to improve affordable existing affordable housing stock, including a target of 50% of funding going to properties south of Foothill. • The City will continue to seek grant funding for improving and encouraging			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	redevelopment in south Upland.			
Place-Based Improvements				
Program 2: HOME Improvements	The HOME Improvement Program provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. Loans are deferred at 0% or 3% interest and are due upon sale or transfer of property, 30 years or no longer occupied as a primary residence, whichever is less. The City will promote the availability of the HOME Improvement Program through the City website, word of mouth and articles in City newsletter on a yearly basis.	Ongoing	N/A	Provide up to 4 HIP loans annually to qualified low- and moderate-income (1 VL, 3 Low) homeowners earning less than 80% of CMFI.
Program 16: Mobile Home Rent Stabilization	The City's Mobile Home Rent Ordinance is intended to	Annual	Mobile Home Parks	Continue to enforce the Mobile Home Rent Ordinance to

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	protect occupants of from unreasonable rent increases while still recognizing the need for park owners to receive a reasonable return on investment and increase rents at a rate sufficient for covering the costs of repairs, maintenance, insurance, upkeep, and amenities. Under the Mobile Home Rent Ordinance, the annual rent increase is indexed to the consumer price index. The Ordinance covers six mobile home parks: Mountain View Estates, Oasis Mobile Estates, Upland Cascade, Upland Eldorado, Upland Meadows Mobile Estates, and Upland View Terrace. The City had been updating the Rent Review ordinance in response to community concerns, but the process is on hold while the courts decide the legality of rent stabilization laws.			preserve mobile home affordability throughout the planning period consistent with State law.
Program 24: Place-Based Improvements in South Upland	Develop and continue programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in south Upland, communities south of Foothill Boulevard, and low-resource areas of the City as well as annually work	BAAP and CRP are ongoing. CIP projects per CIP schedule. Seek grant funding annually or as available.	South Upland	Increased or equivalent participation in BAAP and CRP. CIP completion per schedule.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	with the City Council to prioritize other funding sources in these areas. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. • Business Attraction Assistance Program (BAAP). This program provides up to $75,000 via a forgivable loan to sales tax producing businesses in locate in Downtown Upland in exchange for creating full time equivalent jobs for low to moderate income persons. Since its inception, the program has provided 15 business loans, ranging from $25,000 to $75,000. • Historic Downtown Revitalization Program (Commercial Rehabilitation Program, CRP). This program provides a grant to businesses located in downtown Upland of up to $30,000 for eligible façade improvements and an additional $15,000 for mitigation of asbestos or lead-based paint hazards. The City			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	has provided 15 grants through this program. Eligible improvements include ADA entry improvements, exterior lighting, doors and windows, façade reconfiguration, and signage. • Capital Improvements in south Upland. The City will continue to complete Capital Improvement Projects in south Upland. Recent and ongoing projects south of Foothill include o ARPA Alley Rehabilitation Phase I ($465,490, 50% of project south of Foothill) o Civic Center Paving and ADA Improvements ($247,626) o 17th Street rehabilitation ($2.6 million) o Pavement maintenance on Euclid Ave ($436,749, 60% of project south of Foothill) o Street and Alley Program from 2018-2020, ($732,414) • Multiple Family Rental Rehabilitation Program (Program 5) provides targeted funding to improve affordable existing affordable housing stock, including a target of 50%			

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	of funding going to properties south of Foothill. • The City will continue to seek grant funding for improving and encouraging redevelopment in south Upland.			
Displacement Prevention				
Program 2: HOME Improvements	The HOME Improvement Program provides loans of up to $90,000 to lower income households for repair work to single-family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. Eligible improvements include electrical, plumbing, kitchen and bathroom improvements, furnace and hot water heater replacement, home painting, structural upgrading, roofing, foundation and drainage improvements, disabled access, windows, doors and frames, rodent and pest extermination and repairs, fence improvements, and energy conservation. Loans are deferred at 0% or 3% interest and are due upon sale or transfer of property, 30 years or no longer occupied as a primary residence, whichever is less. The City will promote the availability of the HOME Improvement Program through	Ongoing	N/A	Provide up to 4 HIP loans annually to qualified low- and moderate-income (1 VL, 3 Low) homeowners earning less than 80% of CMFI.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	the City website, word of mouth and articles in City newsletter on a yearly basis.			
Program 4: Rental Acquisition and Rehabilitation	The Rental Acquisition and Rehabilitation Program (RARP) is designed to assist lower income tenants (whose combined family income does not exceed 80% of the County median income) by providing Upland landlords with loans to acquire multi-family units and rehabilitate their multi-family properties. The program offers zero interest deferred loans of up to $30,000 per dwelling unit for rehabilitation expenses. Eligible improvements include structural, roofing, insulation, plumbing, electrical, lead paint abatement, accessibility improvements, foundation work, habitability, health and safety, etc. Code violations take precedent. The minimum affordability covenant may be 5, 10, 15 and up to 55 years depending on the project, the loan amount, and the funding source used for the rehabilitation loan. The City will reach out to existing RARP participants annually to extend loans and affordability provisions to the extent funding is available.	Ongoing and Annual basis	Geographic target of 50% of assistance south of Foothill Boulevard.	Continue to provide RARP grants to up to 4 units annually to address properties with substantial rehabilitation or maintenance needs.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 5: Multiple Family Rental Rehabilitation Program	The Multi-Family Rental Rehabilitation Program (MFRRP) is designed to assist low to moderate income (LMI) tenants (i.e., tenant's whose combined family income does not exceed 80% of the County median adjusted by family size, as promulgated by the U. S. Department of Housing and Urban Development [HUD]) by providing Upland landlords of multi-family apartments (8-units or less) with grants to make energy efficiency improvements to units occupied by LMI tenants in the City of Upland. Energy improvements will include energy star rated dual-pane vinyl windows, attic insulation, cool roofs, HVAC improvements, LED lighting, low-flow toilets and water fixtures. The amount available for rehabilitation financed under this Program will be $25,000 and will be dependent on a 50% match contribution from the property owner. As such, for every one-dollar ($1.00) of grant funds provided by the City, the property owner will be required to make a fifty-cent ($0.50) match used towards making other living condition improvements to the units.	Ongoing and Annual Basis	At least 65% of funds to areas south of Foothill Boulevard	Provide up to 5 grants annually to qualified multiple family rental properties.

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 14: Acquisition of Existing Units for Affordable Housing	The Housing Division oversees the management of 255 City-owned dwelling units which are generally contained within three apartment complexes: Magnolia Colony, Sunset Ridge and The Village. A majority of the 255 units are designated for up to Low-Income households. Magnolia Colony was constructed in 1960 and consists of thirty-seven (37) fourplexes on individual lots. The City owns eighteen (18) of the fourplexes which were purchased in the early 2000's with Low- and Moderate-Income Housing Funds (LMIHF) and are restricted to up to Low-Income households. Seven (7) of the fourplexes are owned by a private non-profit which provides transitional housing and eleven (11) are individually owned by private parties and are market rate properties. This program entails the City to proactively acquire the remaining eleven (11) fourplexes to add to the City's affordable housing portfolio. The City is currently in escrow on one of the eleven (11) fourplexes.	Ongoing, as units are made available for purchase.	Magnolia Colony, Sunset Ridge and The Village	Pursue the acquisition of the remaining eleven (11) privately-owned fourplexes in Magnolia Colony and covenant for affordable housing up to the Low-Income level. Acquire at least one fourplex every two years. Annually evaluate the City's Housing Fund for funding capacity and pursue additional grant opportunities to augment the financial capacity to purchase the remaining eleven (11) fourplexes at Magnolia Colony.

Appendix D Public Comments

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YIMBY LAW CALIFORNIA YIMBY

February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

1. **Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

2. **Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

3. **Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

4. **Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

5. **Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.

8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.

10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

11. **Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.

12. **Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.

13. **Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.

14. **Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss
Executive Director
YIMBY Law
sonja@yimbylaw.org

Appendix E Divestment of Thrall Hall

Project 8 is proposed for FY28. Designs for the project would not begin until FY26. This long-range project will undergo future NEPA analyses as needed, tiering from this EA, when specific project design details are known.

Project 9. Construct new training building at CA165 March AFRC/AMSA 19(G) and divest of CA088 Thrall Hall ARC in Upland. CA165 March AFRC/AMSA 19(G) is a 48-acre site in the City of Moreno Valley in Riverside County. The property is USAR-owned and is encompassed by the March Air Reserve Base (ARB) to the north, west, and south, while much of the surrounding land is owned by the March Joint Powers Authority (JPA). The site is completely developed, and has three training buildings (Buildings 100, 101, and 1000), an AMSA/OMS (Building 103), and several storage buildings. Each of the three training buildings is a two-story concrete structure built within the last 13 years.

The proposed project would be to construct a 300-member ARC with primary facilities to include an approximately 37,700-SF training building and 2,130-SF unheated storage building on previously developed land within the CA165 March AFRC property boundary. Site activities would include land clearing, paving, general site improvements, and utility connections. The project also provides for unit storage and adequate parking space for MEP and POV. In addition, the project includes demolishing two buildings totaling 28,290 SF at CA088 Thrall Hall ARC and divesting of the property.

Located in the City of Upland in San Bernardino County on 3.8 acres, CA088 Thrall Hall ARC is an overutilized 1963 vintage facility consisting of a 24,073-SF training building and 4,217-SF vehicle maintenance shop. The facility does not meet AT/FP standards; it is encroached on all sides by surrounding development. CA088 Thrall Hall ARC is not designed to accommodate the number of units currently assigned, and it is missing training areas required to meet unit mobilization missions. Units currently assigned to Thrall Hall ARC would be reassigned to the new training facility at CA165 March AFRC upon project completion, and Thrall Hall ARC would be divested. A REC would be completed by the USAR when the property would be divested as divestment of facilities is categorically excluded from a full NEPA analysis per 32 CFR Part 651, Appendix B § II (f)(3).

If this project is not provided, the units will be forced to operate in facilities not properly configured to allow the most effective training to complete mission requirements. This will continue to have a negative impact on unit readiness and retention objectives. This project is proposed for FY28. This long-range project will undergo future NEPA analyses as needed, tiering from this EA, when specific project details are known.

Project 10. Construct a consolidated AMSA/OMS at CA002 Patton Hall ARC/AMSA 94 (Phase 2). Phase 2 of the LRC projects at CA002 Patton Hall ARC/AMSA 94 would be to construct an approximately 19,230-SF consolidated AMSA/OMS on CA002 Patton Hall ARC/AMSA 94. The project also includes constructing an approximately 7,590-SF unheated

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June 17, 2024

Robert Dalquest, Director
Development Services Department
City of Upland
460 N. Euclid Ave
Upland, CA 91786

Dear Robert Dalquest:

RE: City of Upland's 6th Cycle (2021-2029) Subsequent Draft Housing Element

Thank you for submitting the City of Upland's (City) revised draft housing element received for review on May 20, 2024. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets most of the statutory requirements described in HCD's April 12, 2024 review. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021). The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted along with necessary rezones, and submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

Pursuant to AB 1398, a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and required rezoning actions in Program 6 (Adequate Sites to Accommodate Regional Housing Needs) have not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed. Once the City completes the rezone, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the hard work and dedication the City's housing element team provided, in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,

Melinda Coy
Proactive Housing Accountability Chief