

DUE TO THE ONGOING EMERGENCY CONCERNING THE COVID-19 VIRUS, THIS MEETING WILL BE CONDUCTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

THIS MEETING WILL BE CONDUCTED VIA ZOOM AND IN PERSON ATTENDANCE IS NOT PERMITTED. RESIDENTS MAY OBSERVE THE MEETING REMOTELY VIA LIVESTREAM ON THE CITY WEBSITE, YOUTUBE, OR ON SPECTRUM CABLE TV CHANNEL 3 AND FRONTIER CABLE TV CHANNEL 26

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AGENDA ATTACHED



NOTICE IS HEREBY GIVEN, that the undersigned Mayor Bill Velto of the City of Upland, pursuant to legal requirements, does hereby call a special joint meeting of the Upland City Council and the Planning Commission.

Thursday, September 23, 2021

5:00 p.m.

City Council Chamber

A handwritten signature in black ink, appearing to read "Bill Velto", is written over a horizontal line.

Bill Velto, Mayor

AGENDA ATTACHED



Special Meeting

September 23, 2021

5:00 PM

VIA ZOOM

Joint Meeting of the City Council and Planning Commission

1. CALL TO ORDER AND ROLL CALL OF THE CITY COUNCIL
2. CALL TO ORDER AND ROLL CALL OF THE PLANNING COMMISSION
3. ORAL COMMUNICATIONS

Pursuant to Government Code Section 54954.2, any member of the public may address any item listed on the agenda. Anyone wishing to address the legislative body should submit a speaker card to the City Clerk at or prior to speaking. Speakers shall keep their comments to no more than three (3) minutes.
4. REVIEW AND DISCUSS THE DRAFT 2021-2029 HOUSING ELEMENT UPDATE AND AUTHORIZE STAFF TO SUBMIT THE DRAFT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

It is recommended that the City Council authorize staff to submit the Draft Housing Element Update to the California Department of Housing and Community Development for review as required by State law. (Staff Person: Robert Dalquest)
5. ADJOURNMENT. The next regularly scheduled City Council meeting is Monday, September 27, 2021. The next regularly scheduled Planning Commission meeting is Wednesday, October 27, 2021.

NOTE: All Agenda items and back-up materials are available for public review at the Upland Public Library, downstairs reference desk at 450 North Euclid Avenue, the City Clerk's Office at 460 North Euclid Avenue and the City website at www.uplandca.gov.

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]

POSTING STATEMENT: On September 20, 2021 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 on the City website at www.uplandca.gov.



STAFF REPORT

ITEM NO. 4

DATE: SEPTEMBER 23, 2021

TO: MAYOR AND CITY COUNCIL
PLANNING COMMISSION

FROM: STEPHEN PARKER, ACTING CITY MANAGER

PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: REVIEW AND DISCUSS THE DRAFT 2021-2029 HOUSING
ELEMENT UPDATE AND AUTHORIZE STAFF TO SUBMIT THE
DRAFT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

RECOMMENDATION

It is recommended that the City Council authorize staff to submit the Draft Housing Element Update to the California Department of Housing and Community Development ("HCD") for review as required by State law.

DISCUSSION

The Housing Element is one of the elements of the Upland General Plan. State law requires every city within the Southern California Association of Governments ("SCAG") region to update its Housing Element for the 2021-2029 planning period.

This is the third public meeting held on the Housing Element update. Copies of previous reports and documents from the previous meetings are posted on the City's Housing Element web page at:

<https://www.uplandca.gov/2021-2029-housing-element-update>

On February 25, 2021, the City conducted a public workshop to provide the City Council, Planning Commission, and other interested members of the community with an overview of State Housing Element requirements. The second public workshop, held on June 22, 2021, reviewed potential options for providing adequate sites to accommodate Upland's RHNA allocation for the 8-year planning period, including potential properties that could be considered for future rezoning.

Subsequent to the second workshop, a Draft Housing Element has been prepared and is posted for public review on the City's website (<https://www.uplandca.gov/2021-2029-housing-element-update>). The purpose of tonight's meeting is to allow the City Council, Planning Commission and interested community stakeholders to review the Draft Housing Element and provide comments to staff. After this meeting, staff will incorporate appropriate revisions to the Draft Housing Element, which must then be submitted to HCD for review. After HCD provides its comments on the Draft Housing Element, public hearings will be scheduled by the Planning Commission and City Council to consider adoption. No final decisions will be made at tonight's meeting, either on the Draft Housing Element or potential zoning amendments.

ANALYSIS

Background materials regarding the Housing Element update is provided in the staff reports and materials for the February 25th and June 22nd meetings, which are available for review on the City website at <https://www.uplandca.gov/2021-2029-housing-element-update>. The following is a brief summary of major components of the Draft 2021-2029 Housing Element.

Housing Element Content. The Housing Element is similar in format to the current Housing Element and establishes City policies and programs intended to address the housing needs of current and future Upland residents. The Draft 2021-2029 Housing Element includes the following sections:

- 1. Introduction** - providing an overview of the Housing Element, including opportunities for public participation
- 2. Housing Needs** - analyzing the City's demographic characteristics, housing needs, and fair housing issues
- 3. Constraints** - describing potential governmental and non-governmental constraints to meeting the City's housing needs
- 4. Housing Resources** - describing the land, administrative and financial resources available to address housing needs
- 5. Housing Plan** - presenting the City's goals, policies, programs, and objectives for the 2021-2029 planning period

Appendix A: Evaluation of the 2013-2021 Housing Element
Appendix B: Sites Inventory providing an inventory of sites that could accommodate the City's new housing needs

Generally, the most significant issues to be addressed in the Housing Element are: 1.) whether City plans and regulations comply with State laws regarding housing for persons with special needs; and, 2.) how the City will accommodate its share of regional housing needs assigned through the Regional Housing Needs Assessment ("RHNA") process.

Housing for Persons with Special Needs. State law establishes specific requirements related to City regulation of housing for persons with special needs, including the homeless and persons with disabilities. The Constraints section of the Housing Element contains an analysis of City plans and regulations for a variety of housing types. The analysis concluded that while current City regulations are consistent with most State laws regarding special needs housing, some recently adopted laws will require amendments to the Municipal Code in order to ensure consistency with State law. The Housing Plan includes the following programs to ensure compliance with State requirements:

- **Program 18. Homeless Services and Facilities.** The Zoning Ordinance establishes standards and procedures for housing facilities serving persons who are homeless or at risk of becoming homeless. This program includes a commitment to update City regulations in conformance with recent changes to State law. These changes include updating parking standards for emergency shelters, allowing supportive housing meeting specified criteria in zones where multi-family and mixed uses are permitted, and allowing low barrier navigation centers meeting specified standards in areas zoned for mixed use and in non-residential zones permitting multi-family uses. Low barrier navigation centers 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."*

Regional Housing Needs Assessment. The Regional Housing Needs Assessment ("RHNA") is the process established in State law by which future housing needs are determined for each city. On March 4, 2021, SCAG adopted the final RHNA Plan, which assigns Upland the following housing needs.

6th RHNA by Income Category: Upland

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

Source: SCAG, 3/4/2021

The RHNA allocation identifies the amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share of the region’s housing need during the 8-year planning period. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.¹ Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations so long as a the Housing Element has been adopted in compliance with State law.

The Housing Element is required to provide an evaluation of potential capacity for additional housing based on land use patterns, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or “sites”) where additional housing could be built consistent with City regulations. This evaluation is referred to as the sites analysis and State law requires the analysis to demonstrate that the city has adequate sites with appropriate zoning to fully accommodate additional housing development commensurate with its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Appendix B of the Housing Element includes a parcel-level analysis of sites that could accommodate the City’s RHNA allocation.

As shown in Appendix B, Table B1, current City land use plans and zoning regulations do not provide adequate capacity to accommodate the RHNA allocation in all income categories. To address the shortfall, the Draft Housing

¹ California Government Code Sec. 65913.4 (SB 35 of 2017)

Element identifies candidate sites to be considered for upzoning or rezoning (Appendix B, Tables B4, B5, B7 and B8) based on comments at previous meetings, and Program 5 in the Housing Plan includes a commitment to amend zoning for a sufficient number of parcels to provide additional residential development capacity to fully accommodate the City's RHNA allocation. Such amendments may include allowing higher densities on residentially zoned properties or allowing housing on properties where residential use is not allowed under current regulations. It is important to note that neither cities nor property owners are required to develop low-income housing on any sites identified in the Housing Element, or to provide funding for housing development. In addition, adoption of the Housing Element would not change the zoning on any property. After final adoption of the Housing Element, the City is allowed 3 years to conduct a more detailed review of the candidate parcels listed in Appendix B, including CEQA review and additional public hearings, before any final zoning changes are approved.

NEXT STEPS:

Based upon discussion at this meeting, staff will make any necessary revisions to the Draft Housing Element. State law requires that the Draft Housing Element be submitted to HCD for a 60-day review prior to adoption. After receiving HCD's comments, staff will prepare a revised Draft Housing Element addressing HCD's comments for review by the Planning Commission at a noticed public hearing, and final review and adoption by the City Council at a noticed public hearing. Following the adoption of the Housing Element, the City will conduct additional analysis, CEQA review and public hearings prior to consideration of specific zoning amendments by the Planning Commission and City Council.

No final decisions regarding the Draft Housing Element or future zoning amendments are proposed at this meeting.

Attachments:

1. Upland Draft 2021-2029 Housing Element

CITY OF UPLAND



City of Upland Housing Element

Draft | September 2021

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Appendix A : Evaluation of the Prior Housing Element

Appendix B : Sites Inventory

1. INTRODUCTION

A. 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.

B. 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 Upland Housing Authority.

C. 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.

The following outreach activities were held:

- **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.
- **Housing Element Website.** 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.
- **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 and to solicit comments regarding housing needs and policy options.
- **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 with the Planning Commission and City Council to review the 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 Housing Element was then revised to incorporate comments received at this meeting.

- **HCD Review.** The draft Housing Element was submitted to HCD for review in September 2021. The draft Housing Element was then revised to address the comments in HCD’s review letter.
- **Public Hearings.** Public hearings were conducted by the Planning Commission on (TBD) and City Council on (TBD) to review the revised draft Housing Element. In addition to the formal public hearing notice, direct notice of these hearings was provided to all parties on the Housing Element stakeholder list.

2. HOUSING NEEDS

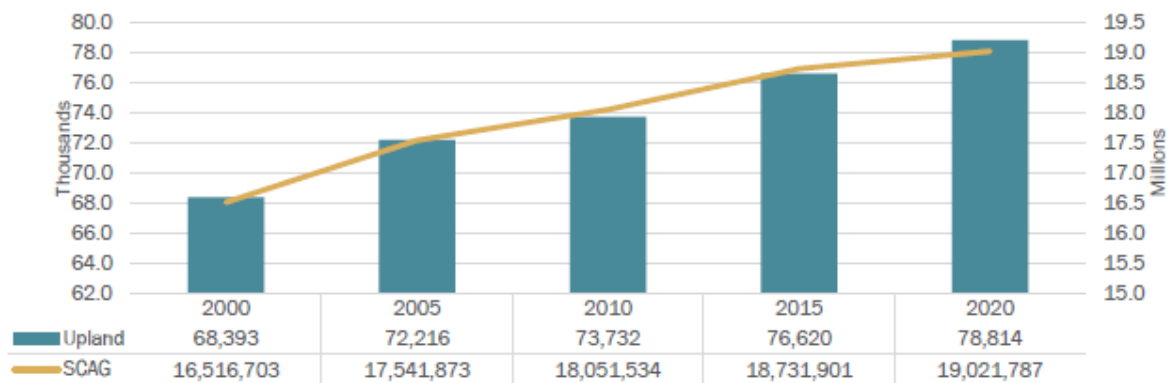
This chapter provides an overview of Upland’s demographic, economic, housing, and special needs characteristics and trends and identifies issues that affect the city’s existing and future housing needs.

A. 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



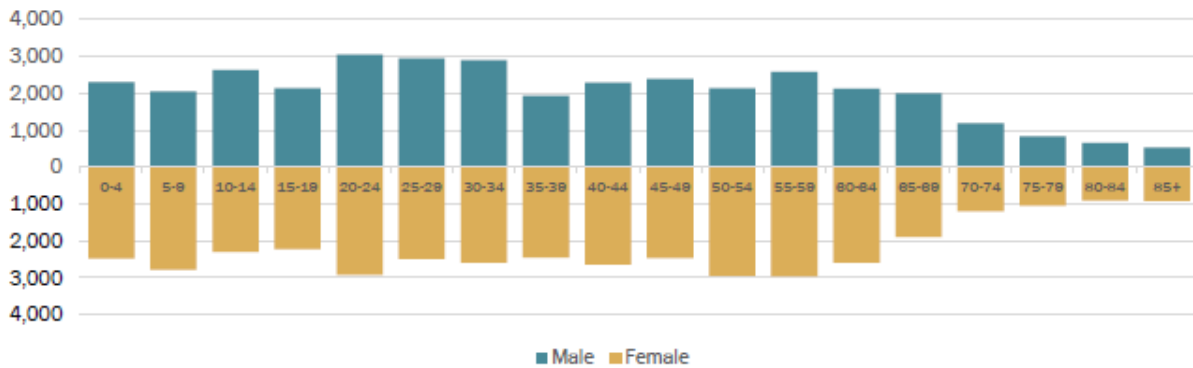
CA DOF E-5 Population and Housing Unit Estimates

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

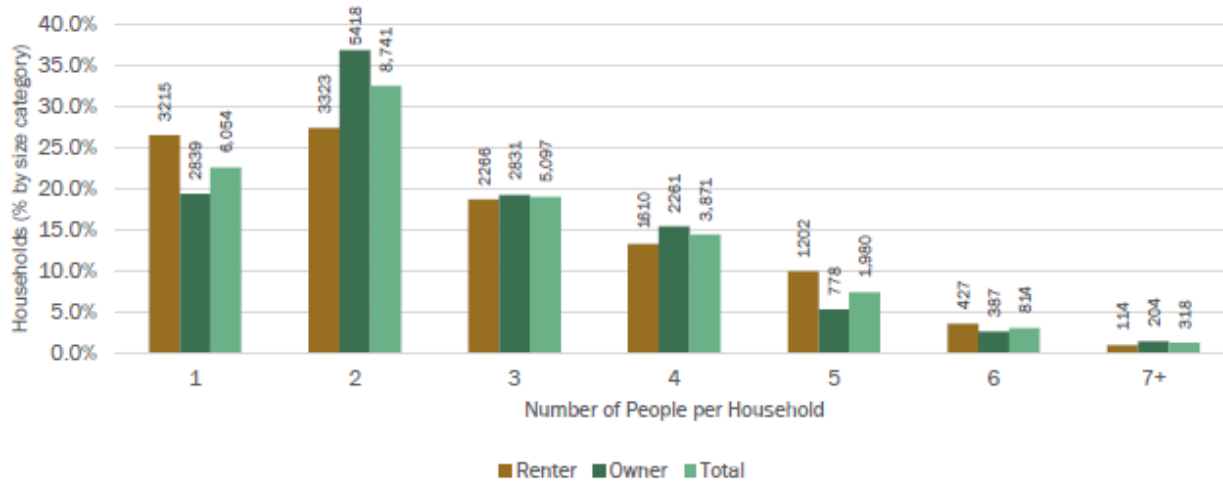


American Community Survey 2014-2018 5-year estimates

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

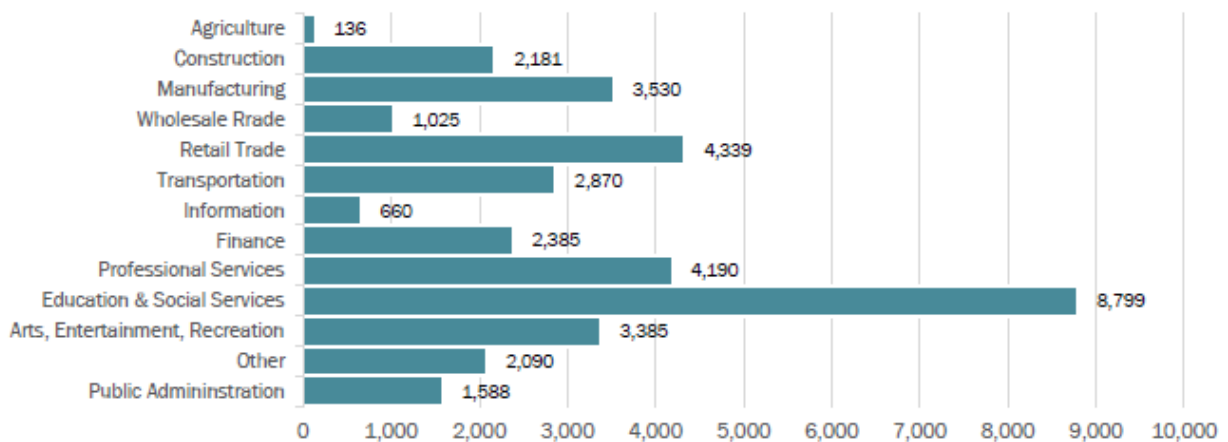


American Community Survey 2014-2018 5-year estimates.

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.

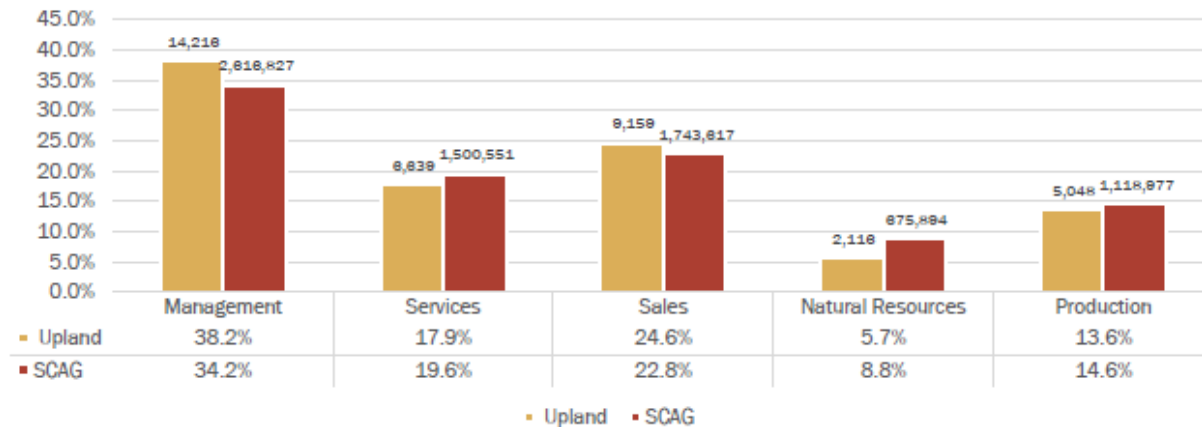
Figure H-4 Employment by Industry - Upland



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.

B. 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.

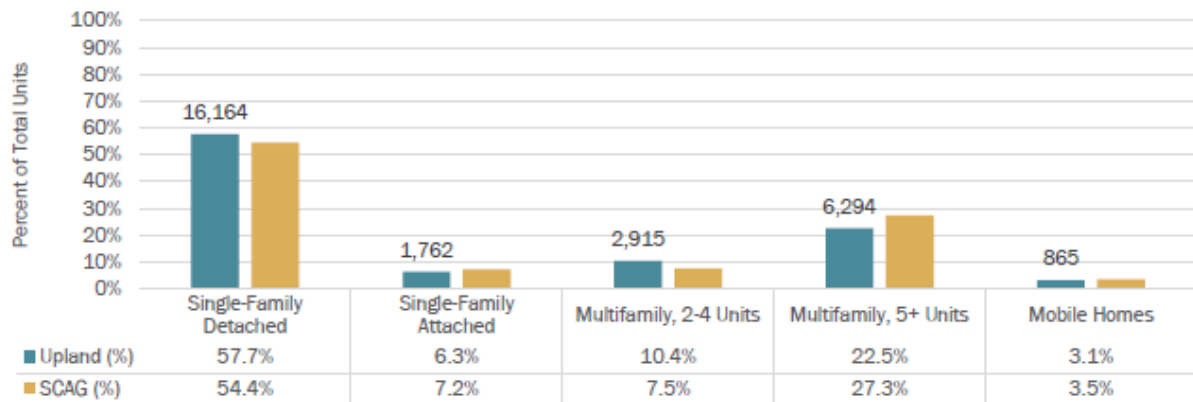
Housing Type

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

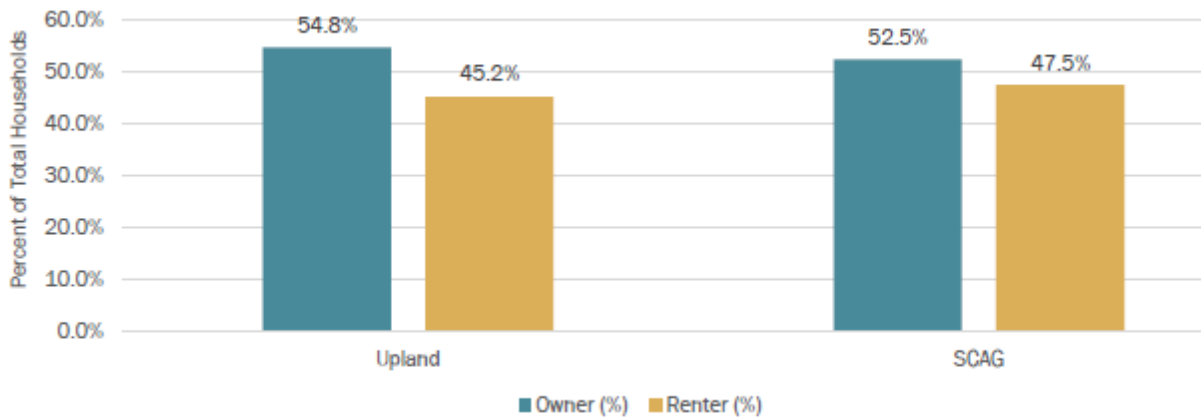


CA DOF E-5 Population and Housing Unit Estimates

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.

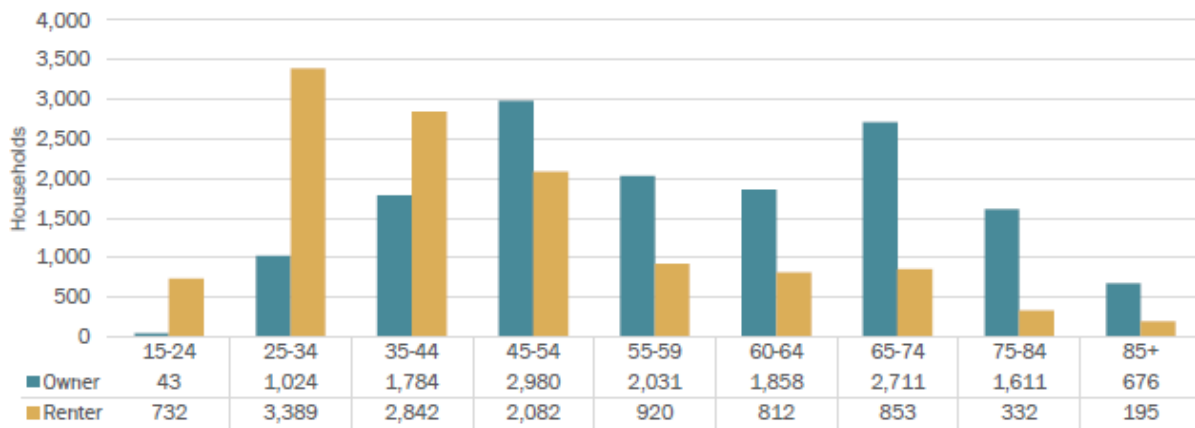
Figure H-7 Housing Tenure – Upland vs. SCAG Region



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



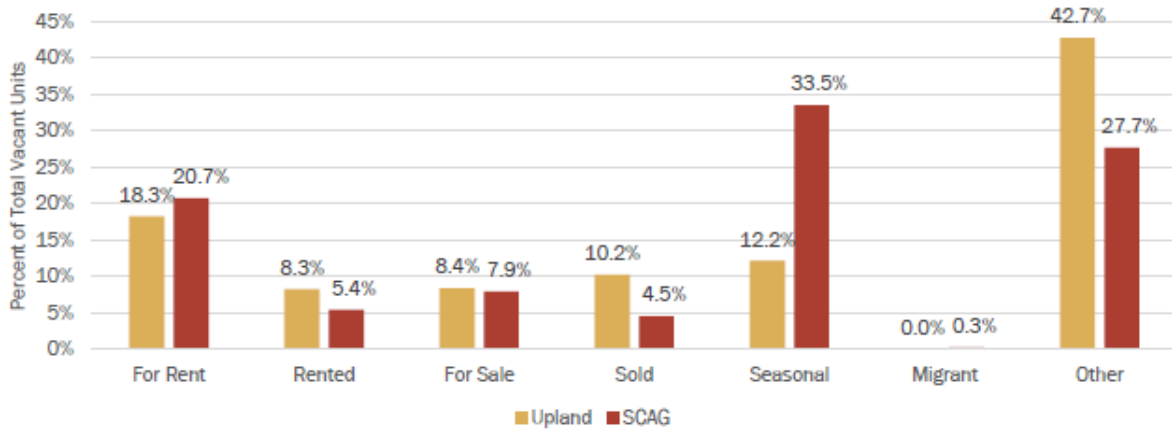
American Community Survey 2014-2018 5-year estimates.

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 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.

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 may be in need of minor repair while one-third 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-1 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 State standards, the maximum affordable monthly rent for extremely-low-income households is \$655, while the maximum affordable rent for very-low-income households is \$941. The maximum affordable rent for low-income households is \$1,506, while the maximum for moderate-income households is \$2,259.

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-1** have been estimated based on typical conditions.

Table H-1 Affordable Housing Costs – San Bernardino County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	\$26,200	\$655	*
Very low	\$37,650	\$941	*
Low	\$60,250	\$1,506	*
Moderate	\$90,350	\$2,259	\$365,000
Above moderate	Over \$90,350	Over \$2,259	Over \$365,000

Assumptions:

- Based on a family of 4 and 2020/21 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

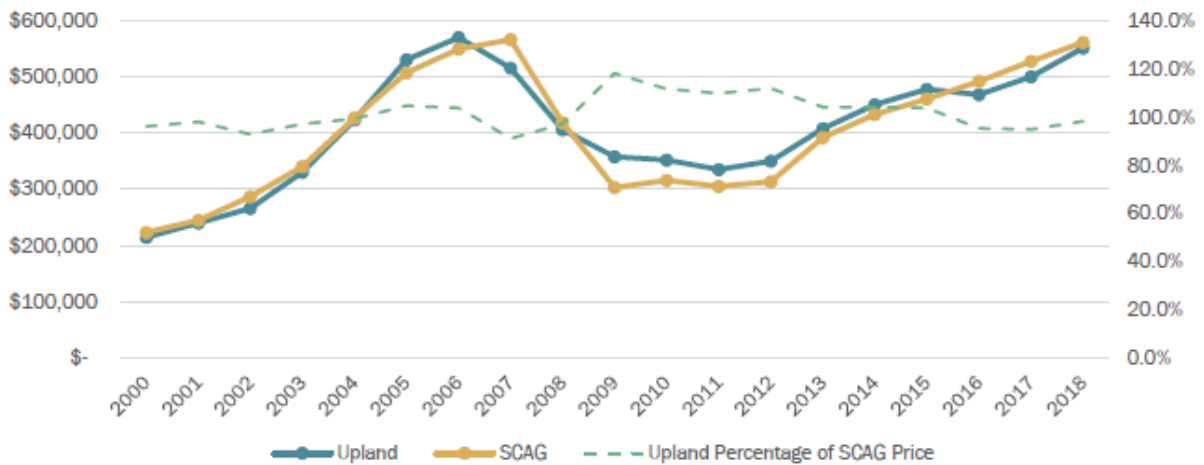
* For-sale affordable housing is typically at the moderate-income level

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).

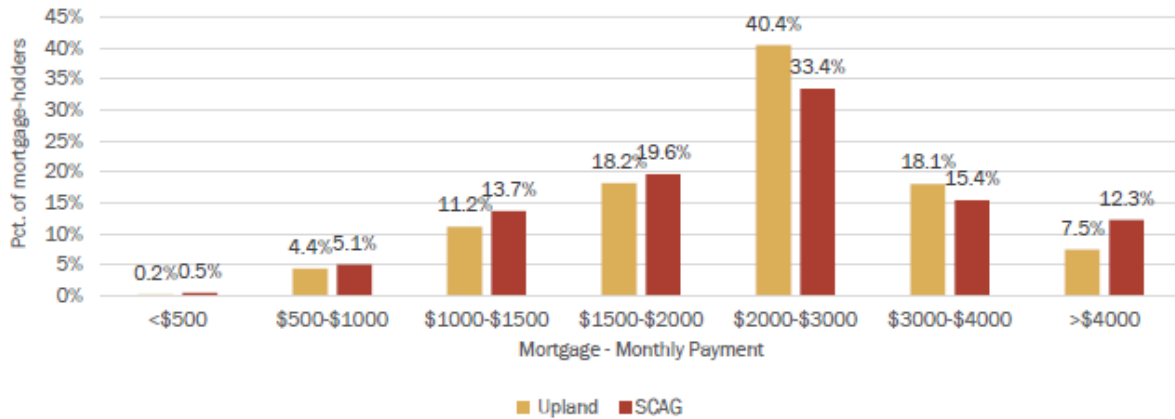
Figure H-11 Median Sale Price for Existing Homes – Upland vs. SCAG Region



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

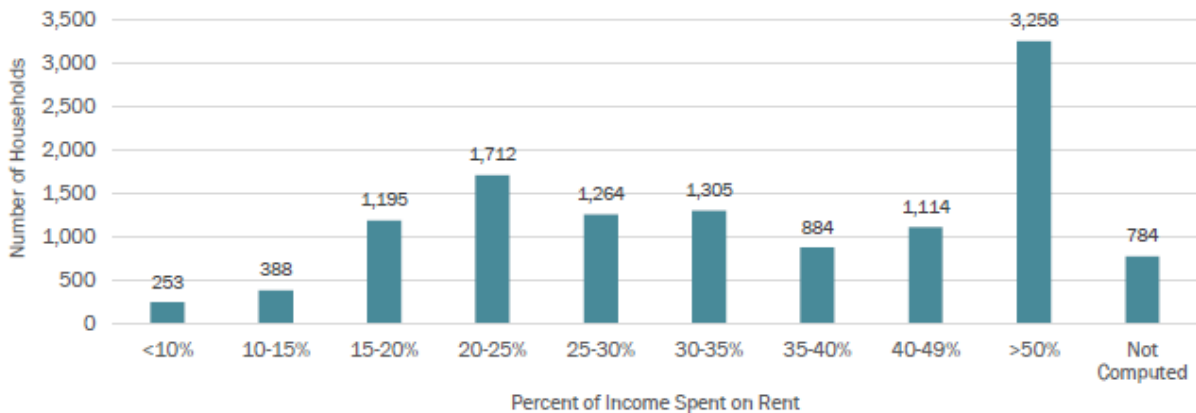


American Community Survey 2014-2018 5-year estimates.

Rental Housing Cost

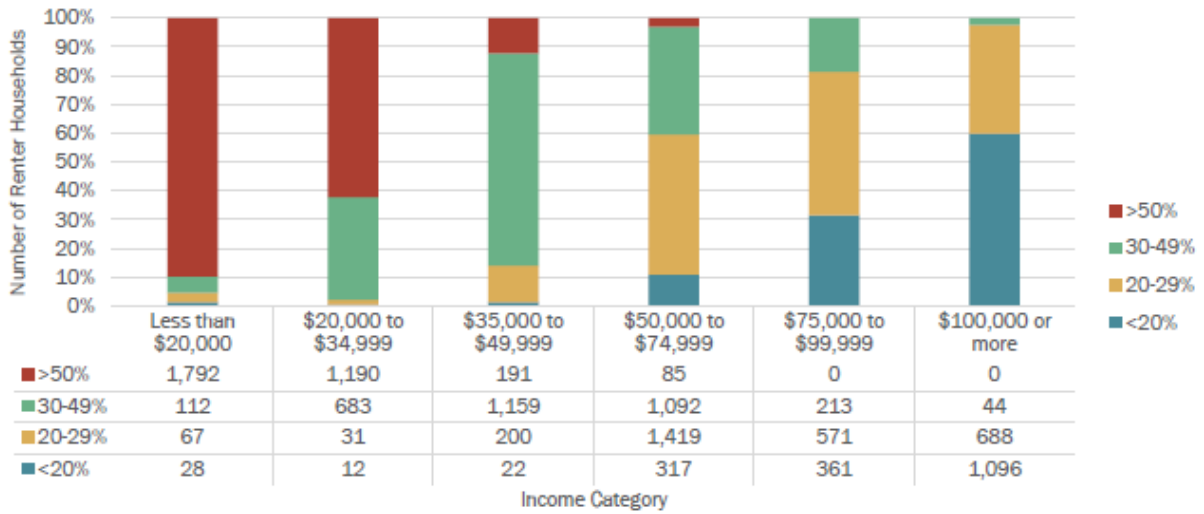
Across Upland's 12,157 renter households, about 54% spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. About 27% of Upland renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (Figure H-13).

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



American Community Survey 2014-2018 5-year estimates.

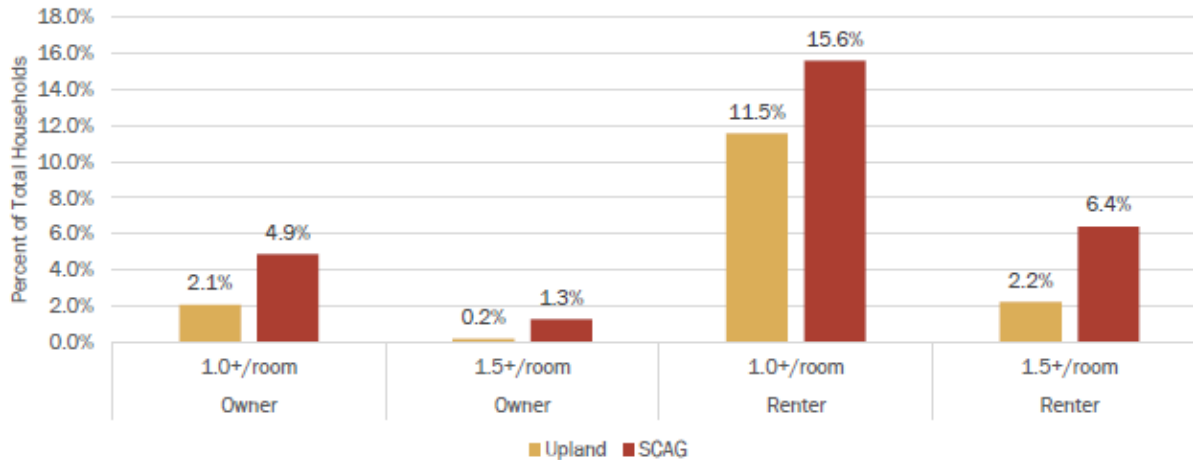
Housing Problems

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-2** displays recent HUD estimates for overpayment, 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. For example, approximately 85% of extremely-low-income households paid more than 50% of their income for housing compared to only 3% of households with incomes above the countywide median.

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-2 Overpayment by Income Category – Upland

Income	Households by Share of Income Spent on Housing Cost		
	< 30%	30-50%	> 50%
< 30% HAMFI	265	174	2,415
30-50% HAMFI	424	494	1,500
50-80% HAMFI	930	1,690	1,275
80-100% HAMFI	1,135	785	270
> 100% HAMFI	12,170	2,650	465
Total Households	14,924	5,793	5,925

Source: HUD CHAS, 2012-2016

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 (**Figure H-3**) provides a breakdown of extremely-low-income households by race/ethnicity and tenure. ELI households often experience overcrowding, overpayment and other difficulties.

Table H-3 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

C. 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-4**, 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-4 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.

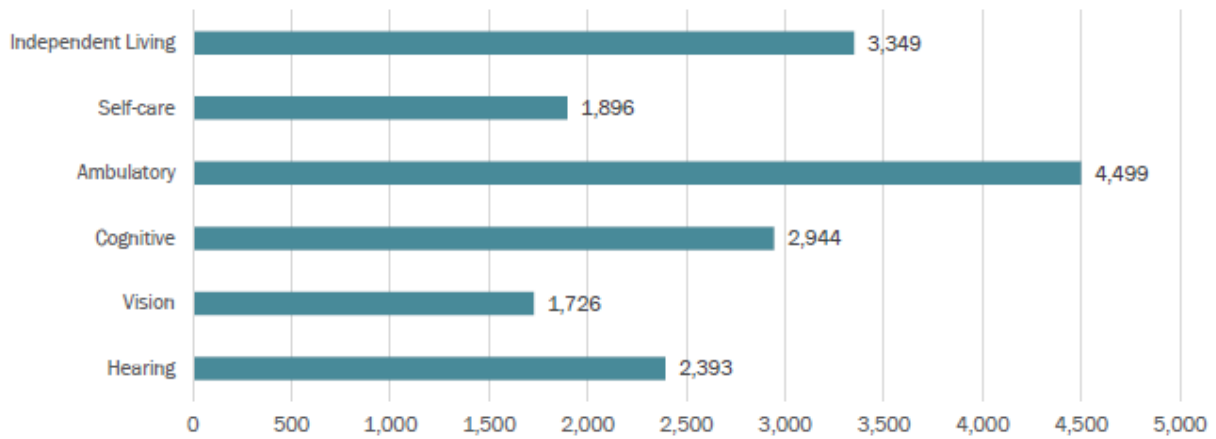
In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Upland. Support services are essential in facilitating the ability of seniors to live as independently as possible without having to change their residences. Services can include transportation,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

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.

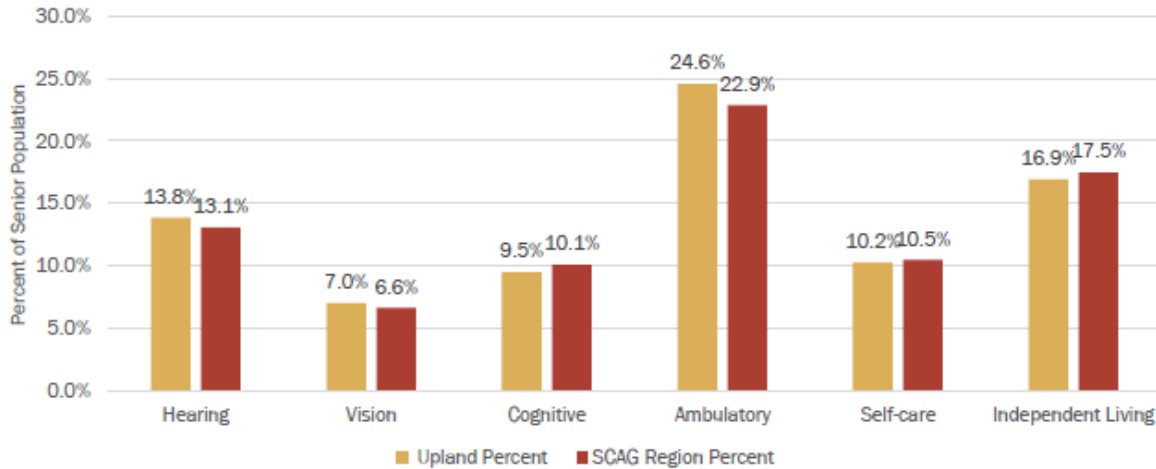
Recent Census estimates reported that the most prevalent types of disabilities for Upland residents were ambulatory and independent living disabilities (**Figure H-16**). Of those aged 65 and over, ambulatory difficulties were the most common type of disability, with approximately 25% of Upland seniors affected (**Figure H-17**). As seen in **Table H-5**, 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.

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-5 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 disabilities 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-6**.

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-6 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.

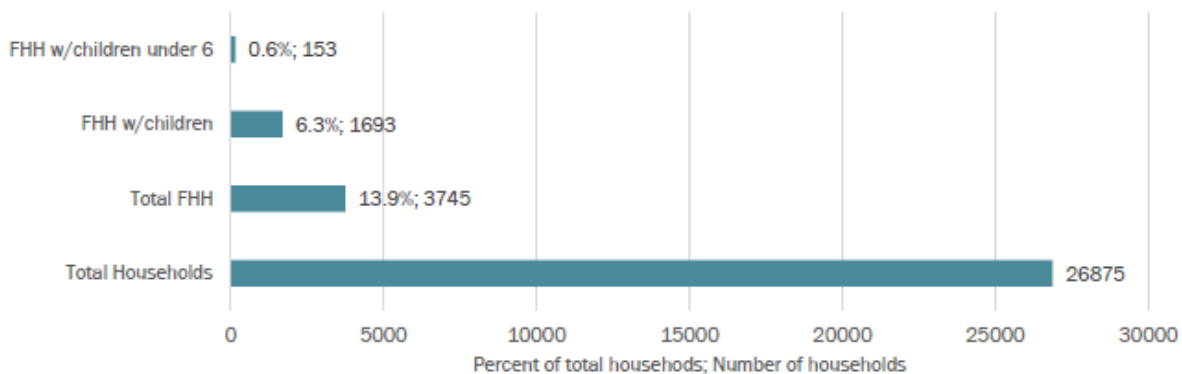
Large Families

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 four or more bedrooms in order to avoid 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).

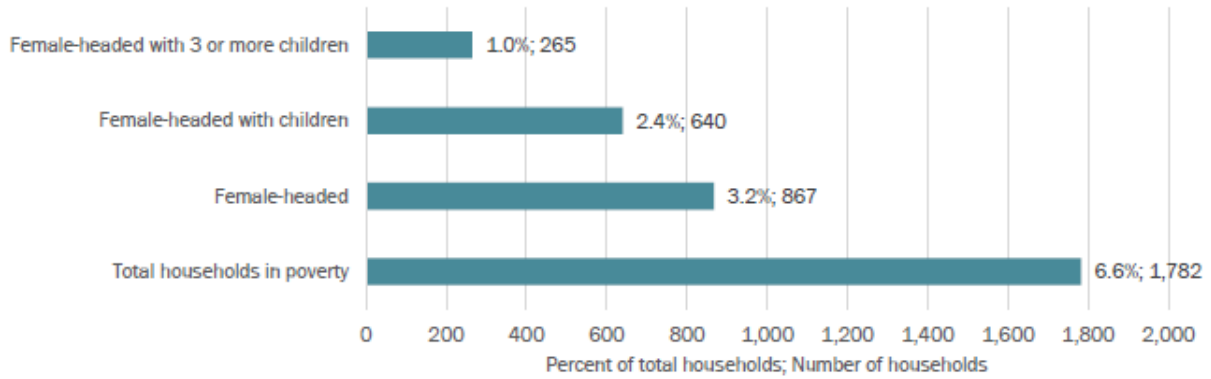
Figure H-18 Female Headed Households – Upland



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.

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 (Figure H-20) shows that there were only about 24 full-time year-round jobs in the farming/fishing/forestry occupations.

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 Report¹ 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. Facilities serving Upland residents 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 an 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).

D. 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

¹ <https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

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-7** summarizes publicly assisted affordable projects in Upland and identifies those that are at risk of conversion during the 2021-2031 period.

Table H-7 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	Perpetual
9th Street Terrace	Family	24	24 VLI	1 & 2 BR	Section 8	Perpetual
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

¹Projects 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.

E. 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 **Figure H-8**. SCAG’s detailed methodology used in preparing the RHNA is posted at <https://scag.ca.gov/rhna>.

Table H-8 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.

F. Fair Housing

Under State law, “affirmatively furthering fair housing” means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

During the course of the Housing Element update, the City held a total of __ public meetings in an effort to include all segments of the community. Meetings were publicized on the City’s website and meeting notices were also sent to persons and organizations with expertise in affordable housing, special needs and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update (www.uplandca.gov/2021-2029-housing-element-update) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure H-21, the percentage of non-white population in the City is similar to the adjacent areas. While the northern areas of Upland have a lower percentage of non-white residents this is also correlated with higher housing cost in the newer portions of the City.

Persons with disabilities. The incidence of disabilities in Upland is similar to the surrounding areas and there is no apparent concentrations of persons with disabilities. As shown in Figure H-22, the percentage of residents reporting a disability ranges from less than 10% in some areas of the City and between 10% and 20% in other areas.

Areas of High Segregation and Poverty. As shown in Figure H-23, there are no designated areas of high segregation and poverty in Upland.

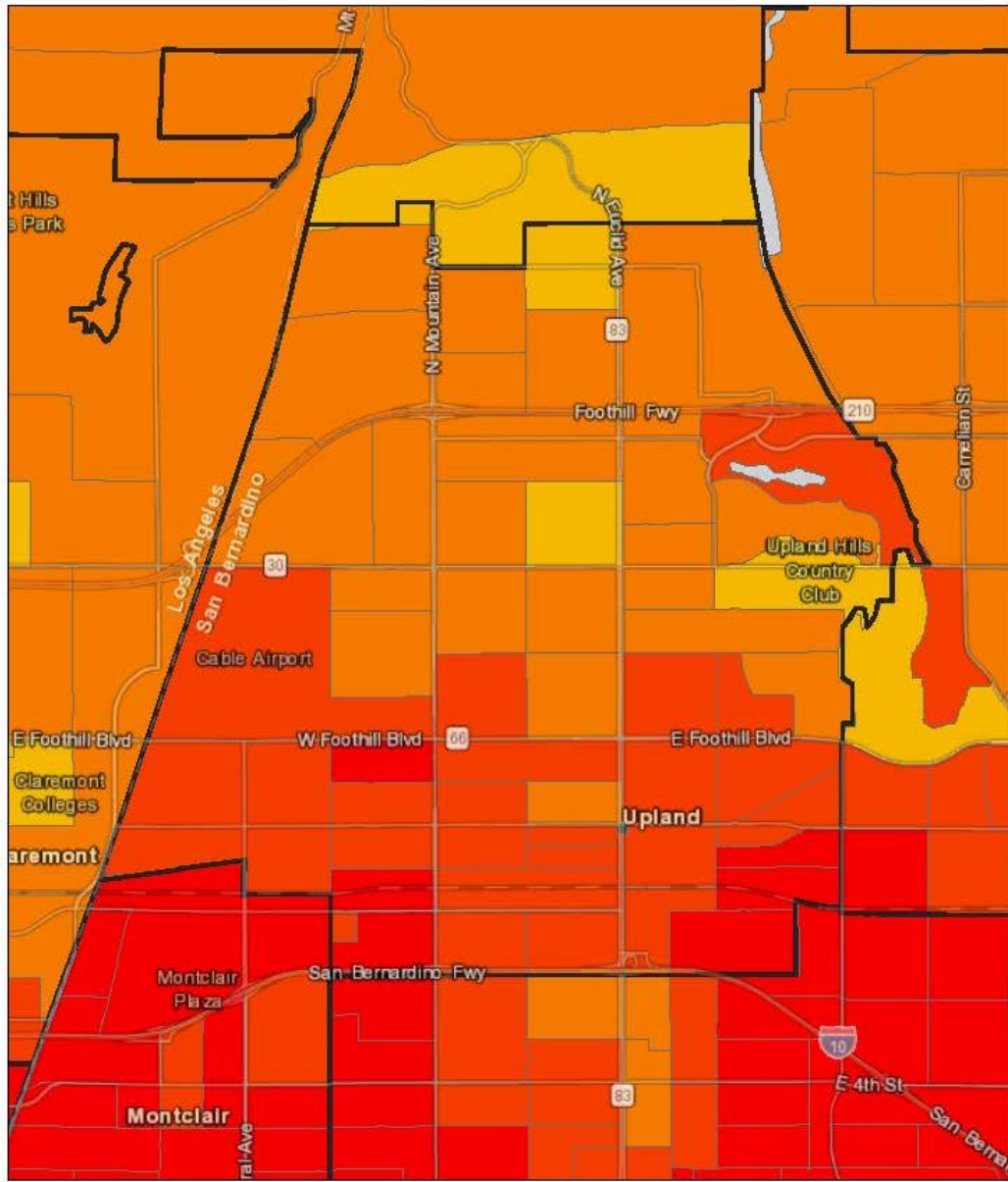
Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure H-24), the southern portions of Upland have designations ranging from “Low Resource” to “High Resource” while the northern portions of the city are designated “Highest Resource.” These designations are based upon index scores for a variety of educational, environmental, and economic indicators, such as

employment and proximity to jobs, access to effective educational opportunities for children and adults, concentration of poverty, and levels of environmental pollutants, among others.

Conclusion

This analysis shows that the southern portions of Upland generally have higher minority populations and lower opportunity while the newer areas in the northern areas of the city have higher opportunity. The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. In addition, Program 19 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

Figure H-21 Racial Demographics – Upland



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City/Town Boundaries

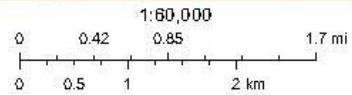
(R) Racial Demographics (2018) - Block Group

21 - 40%

41 - 60%

61 - 80%

> 81%

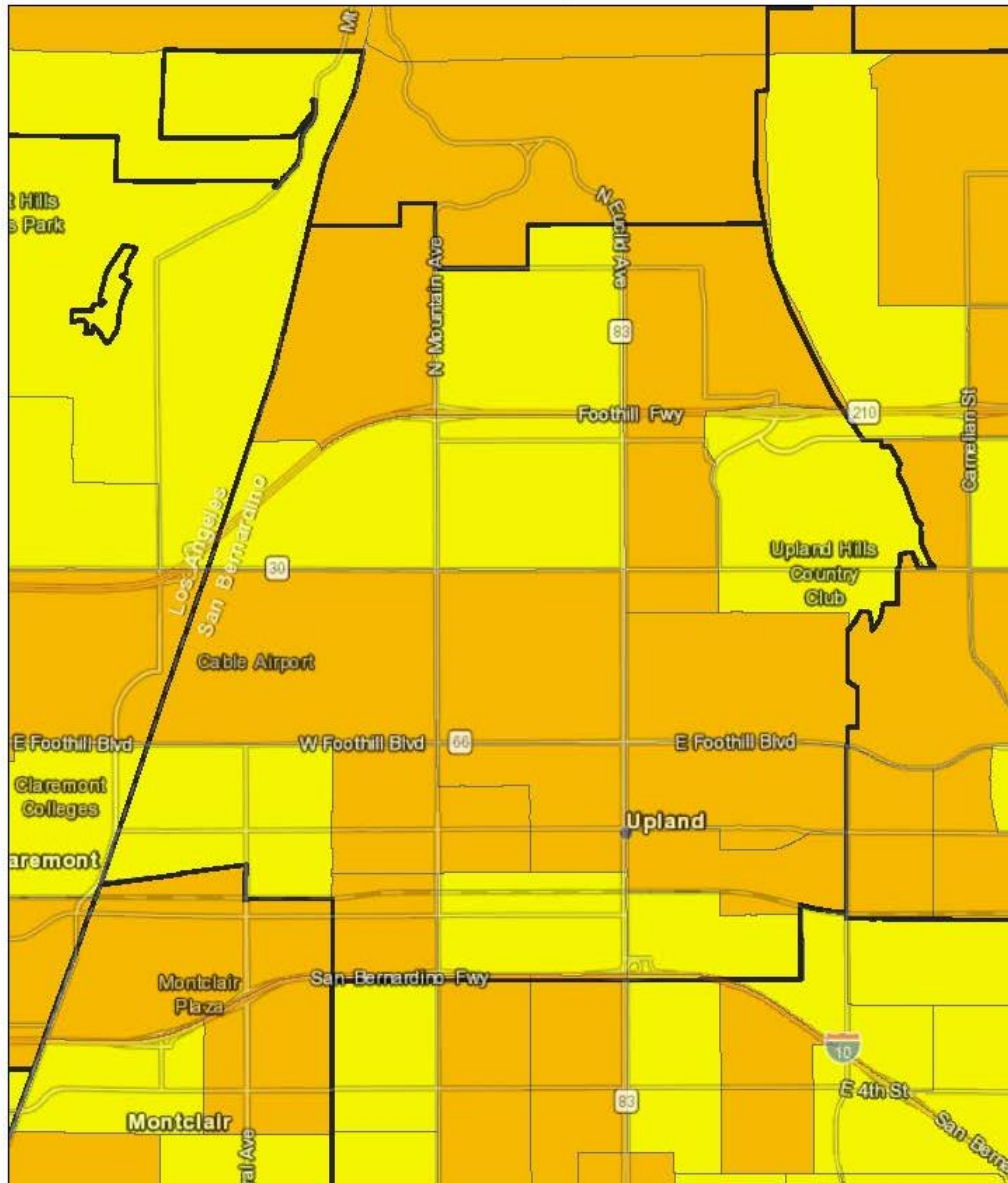


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CA HCD

County of Los Angeles, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S.

Figure H-22 Population with a Disability – Upland

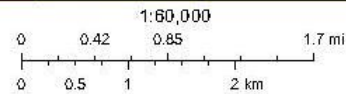


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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%



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Figure H-23 Areas of High Segregation and Poverty – Upland

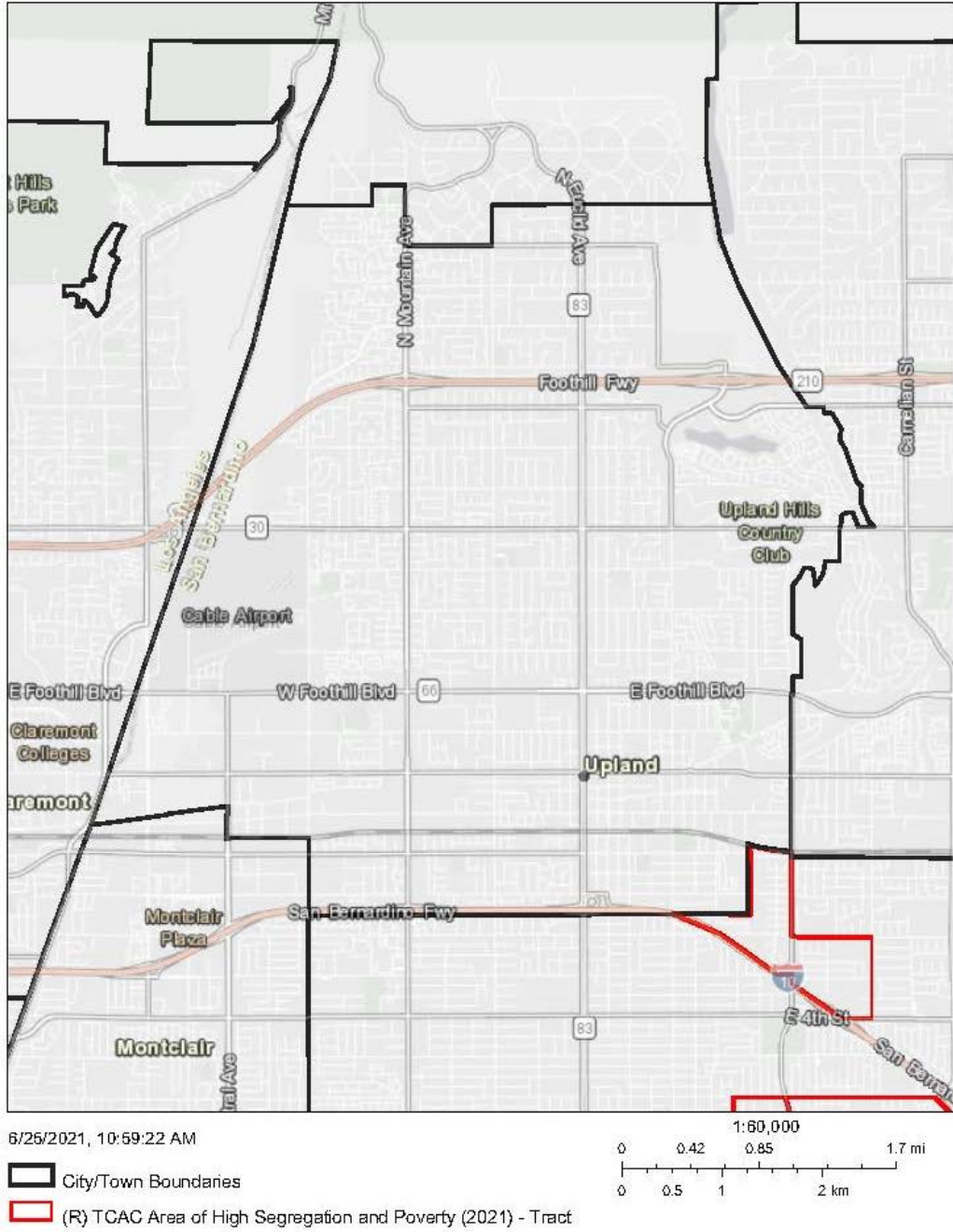
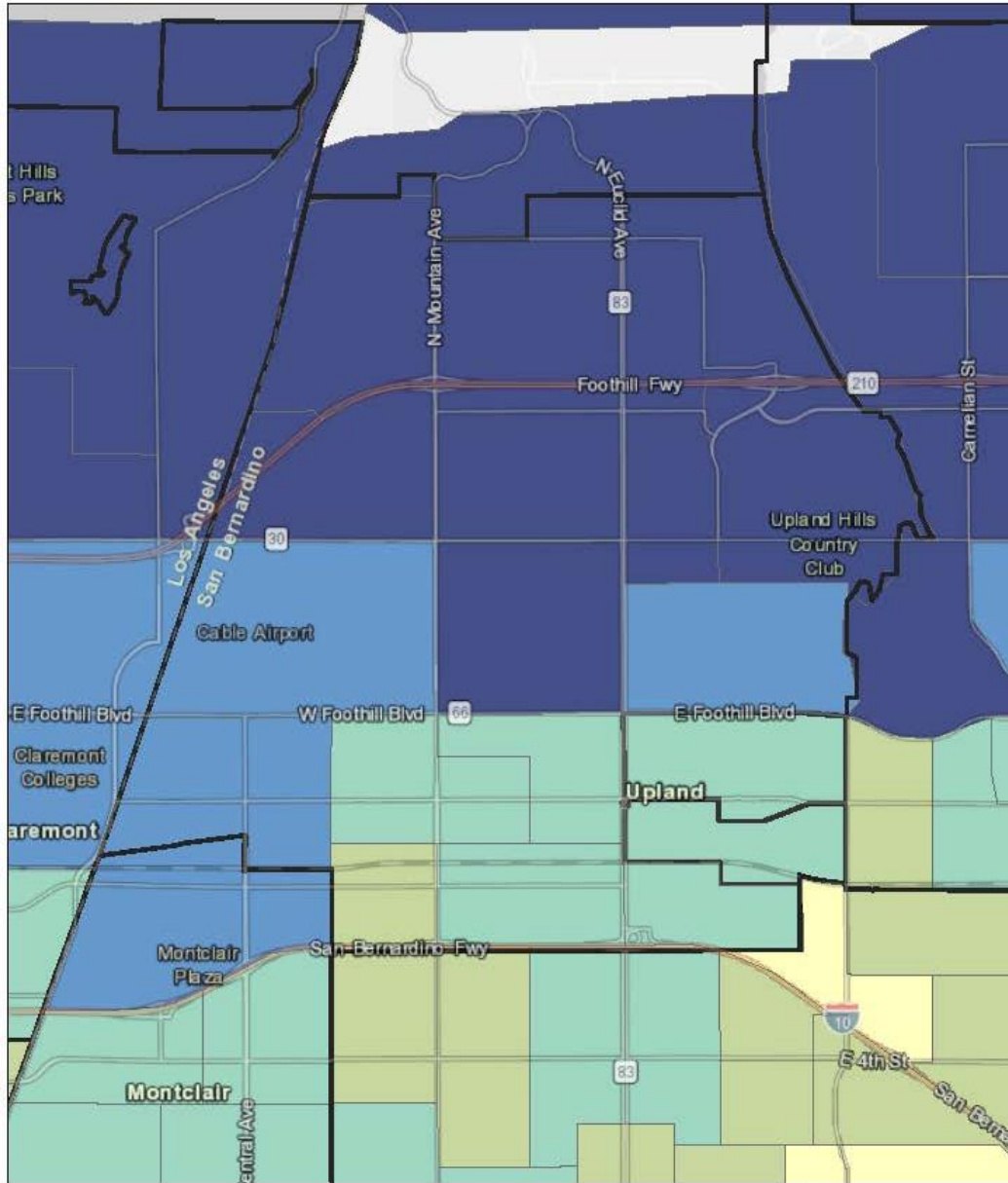
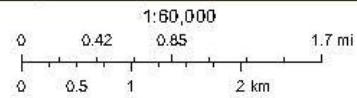


Figure H-24 TCAC Opportunity Areas – Upland



6/25/2021, 10:49:18 AM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource



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3. CONSTRAINT 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.

A. 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.

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 assessed through a pro-rata share system, based on the magnitude of the project's impact. **Table H-9** shows the typical fees charged for residential developments.

Table H-9 Development Fees, City of Upland

Fee Category	Amount of Fee	
	Single Family	Multiple Family
Planning Permit Fees		
Development Plan (Architectural & Site Design)	N/A	\$4,300
Conditional Use Permit	N/A	\$3,975
Tentative Parcel Map	\$7,135	
Tentative Tract Map	\$8,000 plus \$25 per lot	
Building Permit Fees	\$3,274 – 11,810	
CEQA Review		
Environmental Exemption	\$750	
Negative Declaration	\$2,050	
Environmental Impact Report	Actual EIR cost	
Development Impact Fees		
General	\$993 per unit	\$853 per unit
Park Fees	\$10,700 per unit	\$9,182 per unit
Water	\$3,768 per unit	\$2,900 per unit
Police	\$902 per unit	\$774 per unit
Drainage	\$2,856 per unit	\$2,315 per unit
City Sewer Connection	\$5,978 per unit	\$918 per unit
Estimated Total Fees	\$30,000	\$21,000

Source: City of Upland, 2021

B. 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 high density residential uses in two mixed-use designations—the Business/Residential Mixed-Use and Commercial/Residential Mixed-Use land use districts.

Table H-10 describes the primary General Plan land use designations allowing housing, the intensity and density of uses allowed, and primary residential uses.

Table H-10 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. These Specific Plans are summarized in **Table H-11**.

Table H-11 Specific Plans Allowing Housing

Specific Plan	Status	Purpose
Historic Downtown Upland (Adopted 2011)	212 acres	The DTSP 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.
Colony at San Antonio (Adopted 2003)	440 acres nearly built out	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.
College Park (Adopted 2005)	nearly built out	Located near the Montclair Transit Center and the Claremont Colleges, this plan provides a mixed-use activity center, providing housing, commercial services, bicycle and pedestrian connections, and amenities for residents and the Claremont Colleges.
Foothill Walk and Terrace Specific Plans (Adopted 2005)	8 acres built out	Located off Route 66 near Foothill Boulevard and Benson Avenue, these specific plans provide an attached single-family residential development with a cohesive design and high-level amenities, including a recreation area and extensive landscaping, adjacent to commercial and transportation facilities.
Wyeth Cove (Adopted 2006)	4.3 acres built out	A 40-unit single-family detached residential community that fosters a sense of place through the provision of a safe and logical street system, including landscaped streets and sidewalks linking residential units to a central park.
Sycamore Hills (Adopted 2008)	42 acres not built	Park View is a mixed-use development in a “village-like” setting, providing a comprehensive system of greenbelts and walkways connecting residences, parks, and the commercial center. Housing types include paired homes, duplexes, and multi-family stacked flats or townhomes.
The Harvest (Adopted 2006)	32 acres not built	The plan proposes 355 condominiums, commercial-retail, and two recreation areas integrated into a master planned community consistent with the City’s desire to revitalize this site with a variety of housing types and recreational opportunities.

Specific Plan	Status	Purpose
Enclave (Adopted 2015)	19 acres not built	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.
Spanish Trials	4.75 acres built out	The specific Plan consists of a residential community on approximately 4.75 gross acres located north of 15th Street and east of Benson Avenue. The plan allows for the development of 39 single family detached residential units on individual lots and on-site recreational amenities for its residents.
Upland Hills Country Club	8.5 acres nearly built out	The Upland Hills Country Club Specific Plan was originally adopted in 1981, and allowed, was originally approved with an 18-hole golf course, club house, additional recreational facilities, neighborhood commercial area, and single-family residential condominium dwelling units. In 2016 the plan was updated to allow for the reduction in golf course area, and the expansion of residential area, allowing 68 single-family detached units across 8.5 acres.
Villa Serena	9 acres not built	The Plan consists of a gated residential community with 65 single-family detached residential units at a density of 7.1 dwelling units per acre and on-site active and passive recreational amenities on approximately 9.2 acres located north of 15 th Street and approximately 0.25 mile east of North Campus Avenue.

Source: City of Upland, 2021.

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-12**.

- 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-12 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

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.

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 permitted with an administrative use permit (AUP) in the RM zone 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.

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. 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.

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.

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.

The Industrial Zone is a suitable location for such 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.

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 16 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.

Definition of “Family”

The Zoning Code defines *Family* as one or more persons living together as a single housekeeping unit in a dwelling unit. *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 is consistent with State law does not pose a constraint to housing for persons with special needs.

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 18 is included in the Housing Plan to establish written procedures for processing requests for reasonable accommodation.

C. Building Standards

This section describes the development standards required for residential projects in Upland.

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-13 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-13 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
HDUSP	0-55	25'-55'	5'	5'	10'	35%-100%	-

Source: Upland Zoning Code, 2021

Notes:

Residential development standards may differ 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

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.

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 requirement is generally two spaces per unit, which matches the demographics, vehicle ownership patterns, and parking needs of residents. Given community demographics and housing market preferences, the City has adopted a parking strategy that establishes certain citywide standards while offering more flexible parking standards in areas near high-quality transit. **Table H-14** provides a summary of parking requirements.

Table H-14 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

Types of Residential Development	Parking Requirements
- Studio - 1–2 bedrooms - 3 bedrooms	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
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 --Small (6 or fewer) --Large (7 or more)	--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

The Upland Zoning Code sets forth flexible standards for multiple-family residential parking that vary by the location and proposed residential use (Table H-15). Whereas all areas of the community have the same parking space requirement for studio units, the number of parking space required increases gradually for one- and two-bedroom units. Moreover, mixed-use zones (predominantly commercial corridors and employment districts) and the historic Downtown do not require garages because they are located in TOD districts or in higher-density areas. As the project is located farther from the Downtown or TOD areas, the Zoning Code requires a higher number of parking spaces and a garage for multiple-family developments.

Table H-15 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	None	Required

Note: Guest parking is also required, which ranges between ¼ space per unit to ½ space per unit.

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.

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.

D. 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.

New Projects

The City adopted a timely and efficient development review process that balances the need for efficient and timely processing, while also recognizing that the final product should reflect quality workmanship and design. The steps involved in the process are briefly described below and in **Table H-16**.

- **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 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. Total time to process permits is typically 30 to 90 days.

- **Conditional uses.** For multi-family projects and other residential projects (larger residential care facilities) permitted through a CUP, the Development Services Director performs the initial screening and makes a recommendation to the Planning Commission for final action on the application. Total time to process a CUP for a new project is typically 3 to 6 months.

Project Review

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.

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 take about 90 days. This step is often taken concurrent with permit processing. However, if an EIR is required, it may add six to nine months to the project.

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 require a CUP due to the possibility for unintended impacts on surrounding homes and neighborhoods require a public hearing before a decision can be 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 another 3.5 months.

Once prior stages are complete, the application for residential development moves forward to the building permit stage. 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. **Table H-16** summarizes time frames for project review in Upland.

Table H-16 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

Residential Design Standards and guidelines

Upland has recently amended its Zoning Ordinance to incorporate residential design standards and guidelines for single- and multi-family developments. The design standards and guidelines 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.

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.
- **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.

In 2014, the City streamlined its design review process by repealing provisions requiring 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. Therefore, design review is not considered a potential constraint to residential development.

Administrative Use Permit

Historically, the Upland Development Code required developers of multiple family projects to secure a conditional use permit prior to project approval. The City's Development Code has been 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 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 new administrative use permit is not intended 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 will only serve 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.

E. 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.** Some portions of the city are located within the Very High Fire Hazard Severity Zone as designated by Cal Fire (**Figure H-25**). Housing developments 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.
- **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.

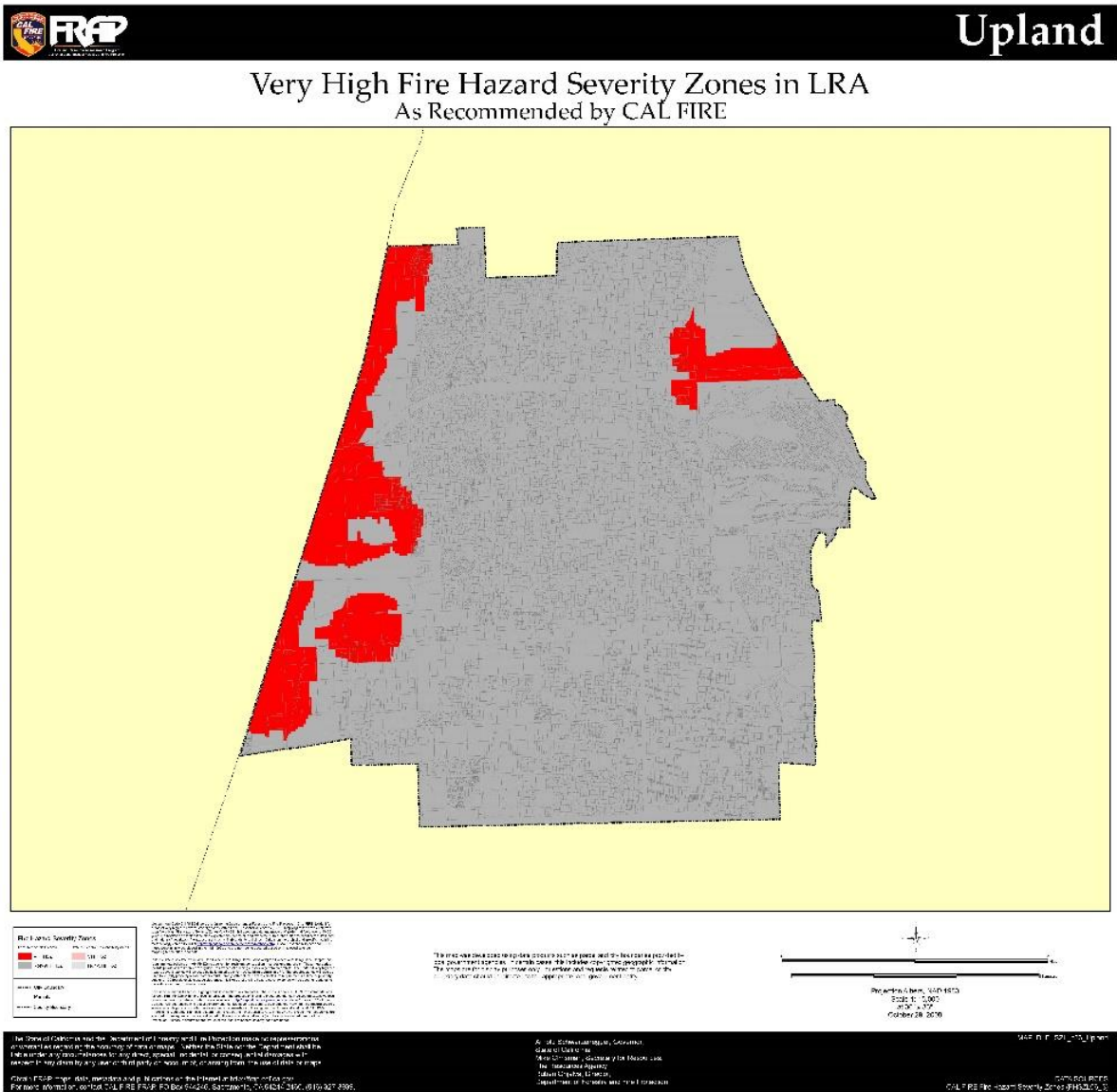
Water Availability

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.

Figure H-25 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.

A. 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. This section describes how the RHNA allocation for the 2021-2029 planning period can be accommodated, as summarized in **Table H-17**. Appendix B includes a parcel-specific analysis of potential housing sites.

Table H-17 Sites Inventory Summary

	Lower	Moderate	Above Moderate	Total
Approved Projects	2	352	567	921
Vacant Sites	430	115	10	555
Vacant (Candidate for upzoning)	-	194	19	212
Vacant (Candidate for rezoning)	-	177	15	192
Underutilized Sites	675	789	5	1,469
Underutilized (Candidate for upzoning)	-	517	141	658
Underutilized (Candidate for rezoning)	-	103	13	116
ADUs	139	84	17	240
Total Capacity	1,246	2,331	787	4,364
RHNA (2021-2029)	2,543	1,013	2,130	5,686
Sites Surplus (shortfall)	(1,297)	1,318	(1,343)	(1,322)

Approved Projects. New housing units approved but not yet completed (Appendix B, Table B-1) are credited toward the City’s new housing need based on the expected income category of these units. Rental units were assigned to the moderate-income category while for-sale units were assigned to the above-moderate category.

Vacant Sites. As a mature community, a relatively small amount of vacant developable land remains in Upland. A parcel-specific list of vacant sites is provided in Appendix B. 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 maximum 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. The realistic development 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 mixed use was estimated at 50% of the allowable density.

Underutilized Sites. As with many urbanized cities of Southern California, a significant portion of new residential development in Upland is expected to occur on “underutilized” properties where the existing uses can be replaced with higher-value development. 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. As

housing values have increased and the supply of buildable vacant land has been nearly exhausted, redevelopment of these areas has become financially feasible. Underutilized sites designated for residential or mixed-use development are listed in Appendix B. The City’s assumptions regarding the income categories and realistic capacity for underutilized sites are the same as for vacant sites described above.

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 California² 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:

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

Source: SCAG 2020

ADU permits have steadily increased during the 2018-2020 period in Upland as follows:

- 2018: 5 units
- 2019: 19 units
- 2020: 24 units

This 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 30 ADUs per year will be produced in the income categories shown in **Table H-17** during the 2021-2029 planning period.

Candidate Sites for Upzoning or Rezoning. As seen in **Table H-17**, the current capacity for additional housing 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 for residentially zoned properties) or “rezoning” (i.e., changing the zoning designation from a non-residential designation to a residential or mixed-use designation). Appendix B includes a parcel-specific listing of candidate sites to be considered for upzoning or rezoning as described in Program 6 in Chapter 5 - Housing Plan. The selection of candidate sites is based on the following factors:

- 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 improvements-to-land (I/L) value ratio, buildings more than 30 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

² https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

- No incompatible uses or adverse development conditions such as high noise levels, heavy truck traffic, sensitive biological habitat, flood hazards or wildland fire hazards

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.

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.

Therefore, water and sewer infrastructure capacity is sufficient to accommodate the construction of new housing commensurate with the City's assigned housing needs during the planning period.

B. 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 Upland Housing Authority, managed by the Housing Authority of San Bernadino 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.
- **Upland Housing Authority.** The Upland Housing Authority (UHA) 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.

A. 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 Upland 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.

B. 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 to ensure full compliance with City ordinances. Inspect up to 4,300 units annually.
- Develop abatement process for buildings where the property owner does not remedy substandard housing conditions; utilize the Administrative Citations Ordinance to obtain code compliance.

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.

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.

Responsible Agency: City Housing Division
Funding Source(s): CalHome; HOME; Housing Rent Revenues
Time Frame: Ongoing

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.

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.

Responsible Agency: City Housing Division
Funding Source(s): CDBG Funds; Housing Rent Revenues
Time Frame: Ongoing and Annual 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.

Objective(s):

- Continue to provide RARP grants to up to 4 units annually to address properties with substantial rehabilitation or maintenance needs.
- 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

C. Programs to Improve Housing Opportunities

Program 5: 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 for sufficient sites with appropriate densities during 2022-2024 to fully accommodate the City’s remaining housing need. Rezoned sites will be selected from the candidate sites listed in Appendix B and will comply with the requirements of Government Code §65583.2(h) and (i).

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.
- Monitor progress annually through Annual Progress Reports

Responsible Agency: City Planning Division
Funding Source(s): State grants; General Fund
Time Frame(s): General Plan and zoning amendments by 2024

Program 6: 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, work places, 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.

Objective(s):

- Continue to implement remaining specific plans 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 moderate income households.

Responsible Agency: City Planning Division

Funding Source(s): General Funds

Time Frame(s): Ongoing

Program 7: Historic Downtown Specific Plan

Upland adopted the Historic Downtown Specific Plan 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 that will meet the RHNA and affordability requirements, the area 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 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 the Historic Downtown Specific Plan to facilitate high-quality infill residential development in Upland.
- Annually review Specific Plan progress and priority implementation programs and make revisions as needed to facilitate new development.

Responsible Agency: City Planning Division

Funding Source(s): General Funds

Time Frame(s): Ongoing and Annual Basis

Program 8: Accessory Dwelling Units

The Upland Municipal Code allows accessory dwelling units (ADUs) in residential zones. Originally, these units were only permitted in the RS zones; however, in 2021 ADU regulations were amended to allow such uses 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.

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. ADUs assist the City in meeting its affordability goals under RHNA. 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 would provide examples of floor plans, useful videos, a list

of local regulations, and a cost calculator to assist homeowners in developing ADUs. These tools will encourage and assist in developing ADUs in Upland.

Objective(s):

- Encourage ADU production through preparation of an ADU assessment, workbook and website with pre-approved plans.
- Track the number of ADUs produced by type and residential covenants issued during the planning period.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame: Ongoing and Annual basis

Program 9. 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.

Objective(s):

- Encourage water and sewer providers to have a water and sewer priority system in place in compliance with state housing element law.

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

Program 10. 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 continue to make such infrastructure and service improvements that further the vision of the City Council.

Objective(s):

- Continue monitoring, planning, and programming for public improvements that serve the community.

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

D. Programs for Housing Assistance

Program 11. 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 12: Rental Housing Assistance

On behalf of the Upland Housing Authority, 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 Upland 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: Upland Housing Authority
Funding Source(s): HUD housing choice vouchers
Time Frame: Ongoing

Program 13. 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. The density bonus 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.

Objective(s):

- 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.

Responsible Agency: City Planning Division

Funding Source(s): General Funds

Time Frame: Ongoing

Program 14: 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 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.

Objective(s):

- Continue to enforce the Mobile Home Rent Ordinance.

Responsible Agency: City Housing Division

Funding Sources: General funds

Time Frame: Ongoing

Program 15: Housing at Risk of Conversion

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 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.

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: Ongoing

Program 16: 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. In 2018 AB 2162 amended State law to require that supportive housing 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. 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.

Objective(s):

- Amend City regulations regarding emergency shelters, 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 in 2021/22

Program 17: 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.

Objective(s):

Utilize faith-based organizations, other non-profits, Upland 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
Time Frame: Ongoing

Program 18: Housing for People with Disabilities

The City of Upland encourages the provision of housing to serve the needs of persons with disability, including residential care facilities, senior housing, transitional housing and supportive housing. The City will monitor changes to State law annually and process amendments to the Municipal Code 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 annually and process amendments 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 as part of the Zoning Code update to allow flexibility in land use, building, and development standards to accommodate people with disabilities.

Responsible Agency: City Housing Division; Development Services Department

Funding Sources: General funds

Time Frame: Annual monitoring and coordination

Program 19: 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 (IFHMB) 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.
- 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.

Responsible Agency: City and Inland Fair Housing and Mediation Board

Funding Sources: CDBG Funds

Time Frame: Ongoing and Annual Basis

Quantified Objectives

Subject to availability of funding, **Table H-18** summarizes the City’s quantified objectives for the 2021-2029 planning period.

Table H-18 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	82	-	N/A
Housing Preservation ³	497		303	56	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	800				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 the City’s entire inventory of publicly subsidized multiple-family housing.

⁴ Rental assistance goals refers to the annual number of housing choice vouchers issued by the Upland 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.

Table A1. Program Accomplishments, 2013–2021 Housing Element

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.
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.
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.
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.
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.
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.
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.
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.
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.
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	Ongoing	The City continued to participate in this collaborative effort. As of 2021 the City participates in 4 open PACE programs.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	initiatives, including waste management, water conservation and use, and CalGreen programs.		
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.
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.
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.
Rental Housing Assistance	Continue to participate in the federal housing choice voucher program and family self-sufficiency program allocating.	Ongoing	According to the Housing Authority of the County of San Bernardino, the Upland Housing Authority served vouchers to 619 families.
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.
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 has placed the proposed revisions to the existing ordinance on hold until the court proceedings have been completed.
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	Ongoing	The City continued to monitor affordable housing projects to determine properties at risk for conversion.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	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.		
Low Income Housing Assistance	Offer expedited permit processing, contact developers annually about potential sites, and support applications of developers to build affordable 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.	Ongoing	During 2014-2020 92 households were assisted through the Emergency Repair Program.
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.
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 Housing Initiatives -Housing First/Rapid Re-housing initiatives	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 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.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	<ul style="list-style-type: none"> - Chronic Homelessness -Enforcement 		
Housing for People with Disabilities	<p>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.</p> <p>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.</p> <p>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.</p>	2015	<p>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.</p>
Fair Housing	<p>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. 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.</p>	Ongoing	<p>The City continues to promote fair housing practices and provide educational information to the public.</p>

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, as well as candidate sites to be considered for rezoning to accommodate the City's RHNA allocation. The locations of sites are shown in Figures B1 through B4.

Table B1. Sites Inventory Summary

	Lower	Moderate	Above Moderate	Total
Approved Projects*	2	352	567	921
Vacant Sites**	430	115	10	555
Vacant (Candidate for upzoning)	-	194	19	212
Vacant (Candidate for rezoning)	-	177	15	192
Underutilized Sites**	675	789	5	1,469
Underutilized (Candidate for upzoning)	-	517	141	658
Underutilized (Candidate for rezoning)	-	103	13	116
ADUs***	139	84	17	240
Total Capacity	1,246	2,331	787	4,364
RHNA (2021-2029)	2,543	1,013	2,130	5,686
Adequate Sites? (shortfall)	(1,297)	1,318	(1,343)	(1,322)

Table B2. Approved Projects

Project	Product Type	Density (du/acre)	Very Low	Low	Moderate	Above Moderate	Total Units
ATI Packing House Apartments	Apartments	51.4			111		111
Sage At 9 th Phase 2	Townhomes	16.4				26	26
Sage At 9 th Phase 1	Townhomes	15.2				28	28
Enclave Specific Plan	76 Townhomes 116 SFR	12.2				192	192
Mesa Court Apartments	Apartments	21.6			54		54
7 th Street Apartments (KIVA)	Apartments	20.1			64		64
San Antonio Apartments (Mario Sosa)	Apartments	13.3			6		6
Sycamore Hills PA3	83 Townhomes 93 SFR	10.6				176	176
Crestwood Homes	SFD	na				4	4
Individual SFD	SFR+ADU+JADU	na		1	1	1	3
Individual SFD	SFR+ADU	na		1		1	2
Villa Serena	SFR	10.6				65	65
Colonies PA4	Condo	46.9				60	60
Alta Apartments	Apartments	23.6			106		106
A Street Apartments	Apartments	20.0			4		4
Colonies - Watt	Townhome	na				12	12
Individual SFD	SFD	na				2	2
11 th Avenue Apartments	Apartments	14.6			6		6
Totals			0	2	352	567	921

Table B3. Vacant Sites

Site	APN	General Plan	Zoning District	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
30	104658201	SP	Citrus Transp.	2.18	55	96				
	Subtotal			2.18	55	96	96			
31	104658101	SP	Citrus Transp.	1.81						
	104658108	SP	Citrus Transp.	0.11						
	Subtotal			1.92	55	84	84			
35	104659108	SP	Old Town/1st St. Overlay	0.21						
	104659109	SP		0.18						
	104659110	SP		0.2						
	104659111	SP		0.15						
	104659112		Old Town/1st St. Overlay	0.13						
	104659113		Old Town/1st St. Overlay	0.13						
	Subtotal			1.0	55	44	44			
36	104660105	SP	Euclid	0.17	40	5				
	104660112	SP	Citrus Transp.	0.17	55	7				
	104660113	SP	Citrus Transp.	0.17	55	7				
	104660114	SP	Citrus Transp.	0.33	55	15				
	104660101	SP	Euclid	0.03	40	1				
	104660102	SP	Euclid	0.11	40	4				
	104660103	SP	Euclid	0.05	40	2				
	104660104	SP	Euclid	0.11	40	4				
	104660106	SP	Euclid	0.15	40	5				
	104660107	SP	Euclid	0.17	40	5				
	104660115	SP	Euclid	0.17	40	5				
	104660108	SP	Euclid	0.33	40	11				
	Subtotal			1.96		71	71			
41	104660501	SP	Citrus Transp.	1.13						
	Subtotal			1.13	55	50	50			
42	104660503	SP	Citrus Transp.	1.0	55	44				
	104660503	SP	Euclid	0.14	40	4				
	104660502	SP	Citrus Transp.	0.02	55	1				
	Subtotal			1.16		49	49			
44	104643325	HDUSP	Multi-family Senior Housing	0.48	25	10				
	Subtotal			0.48	25	10			10	
47	104610214	MFR-L	RM-30	1.5	30	36				
	Subtotal			1.5	30	36	36			
50	104325122	SFR-L	RS-20	1	2.1	2				

Site	APN	General Plan	Zoning District	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
	Subtotal			1		2				2
52	100704107	Enclave	Specific Plan	3.39	20	54				
	Subtotal			3.39		54			54	
53	100709108	C/I-MU	C/I-MU	1.82	20	18				
	100709110	C/I-MU	C/I-MU	0.95	20	10				
	Subtotal			2.77	20	28			28	
54	104707206	SFR-M	RS-7.5	0.16	4-10	1				
	Subtotal			0.16		1				1
55	104627105	SFR-M	RS-7.5	0.14	4-10	1				
	Subtotal			0.14		1				1
56	104606184	C/R-MU	C/R-MU	0.21	20	2				
	104606188	C/R-MU	C/R-MU	0.2	20	2				
	104606183	C/R-MU	C/R-MU	0.41	20	4				
	104606187	C/R-MU	C/R-MU	0.15	20	2				
	Subtotal			0.97		10			10	
57	104611101	C/O-MU	C/O-MU	0.38	20	4				
	Subtotal			0.38		4			4	
58	104303234	SFR-L	RS-20	0.55	0-4	1				
	Subtotal			0.55		1				1
59	104303230	SFR-L	RS-20	0.51	0-4	1				
	Subtotal			0.51		1				1
60	104303232	SFR-L	RS-20	0.51	0-4	1				
	Subtotal			0.51		1				1
61	104403219	SFR-L	RS-15	0.35	0-4	1				
	Subtotal			0.35		1				1
63	104722125	SFR-M	RS-7.5	0.07	4-10	1				
	Subtotal			0.07		1				1
65	104704107	SFR-M	RS-7.5	0.17	4-10	1				
	Subtotal			0.17		1				1
68	104608103	C/R-MU	C/R-MU	0.19	20	2				
	104608104	C/R-MU	C/R-MU	0.35	20	4				
	Subtotal			0.54		5			5	
74	104649311	MFR-L	RM-20	0.29	20	5				
	Subtotal			0.29		5			5	
	TOTALS			23.13		555	430	0	115	10

Table B4. Vacant Sites (Candidate for Upzoning)

Site	APN	General Plan	Zoning District	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above
79	104617101	MFR-L	RM-20	1.88	20	30			30	
	104617107	MFR-L	RM-20	0.21	20	3			3	
	104617102	MFR-L	RM-20	1.2	20	19			19	
	Subtotal			3.29	20	53	0	0	53	0
80	104609122	MFR-L	RM-20	0.85	20	14			14	
	Subtotal			0.85		14	0	0	14	0
82	100736208	SFR-M	RS-7.5	0.06	4-10	0				1
	100736202	SFR-M	RS-7.5	0.37	4-10	2				2
	Subtotal			0.43		3	0	0	0	3
83	100743208	B/R-MU	B/R-MU	0.18	20	2			2	
	100743207	B/R-MU	B/R-MU	0.18	20	2			2	
	100743201	B/R-MU	B/R-MU	0.17	20	2			2	
	100743202	B/R-MU	B/R-MU	0.23	20	2			2	
	100743112	B/R-MU	B/R-MU	0.2	20	2			2	
	100743110	B/R-MU	B/R-MU	0.23	20	2			2	
	100743109	B/R-MU	B/R-MU	0.23	20	2			2	
	100743111	B/R-MU	B/R-MU	0.16	20	2			2	
	100743108	B/R-MU	B/R-MU	0.44	20	4			4	
	100746120	B/R-MU	B/R-MU	0.09	20	1			1	
	100746121	B/R-MU	B/R-MU	0.05	20	1			1	
	100746122	B/R-MU	B/R-MU	0.09	20	1			1	
	100746112	B/R-MU	B/R-MU	0.5	20	5			5	
	100746113	B/R-MU	B/R-MU	0.2	20	2			2	
	100746115	B/R-MU	B/R-MU	0.2	20	2			2	
	100746106	B/R-MU	B/R-MU	0.42	20	4			4	
	100746117	B/R-MU	B/R-MU	0.2	20	2			2	
	100746105	B/R-MU	B/R-MU	0.4	20	4			4	
	100746204	B/R-MU	B/R-MU	1.2	20	12			12	
	100764203	B/R-MU	B/R-MU	0.19	20	2			2	
	100765510	B/R-MU	B/R-MU	1.24	20	12			12	
	100765501	B/R-MU	B/R-MU	0.64	20	6			6	
	100764309	B/R-MU	B/R-MU	0.21	20	2			2	
	100764214	B/R-MU	B/R-MU	0.18	20	2			2	
	100764209	B/R-MU	B/R-MU	0.59	20	6			6	
	Subtotal			8.42	20	84			84	

Site	APN	General Plan	Zoning District	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above
85	104654122	B/R-MU	B/R-MU	1.05	20	11			11	
	104654121	B/R-MU	B/R-MU	1.07	20	11			11	
	104654120	B/R-MU	B/R-MU	0.36	20	4			4	
	104654119	B/R-MU	B/R-MU	0.36	20	4			4	
	104654118	B/R-MU	B/R-MU	0.36	20	4			4	
	Subtotal			3.2	20	32			32	
86	104654204	B/R-MU	B/R-MU	0.38	20	4			4	
	104654246	B/R-MU	B/R-MU	0.3	20	3			3	
	104654208	B/R-MU	B/R-MU	0.15	20	2			2	
	104654227	B/R-MU	B/R-MU	0.01	20	0			0	
	104654230	B/R-MU	B/R-MU	0.31	20	3			3	
	Subtotal			1.15		12			12	
88	100402104	SFR-L	RS-15	5.5	0-4	16				
		Subtotal		5.5		16				16
	TOTALS			22.84		212	0	0	194	19

Table B5. Vacant Sites (Candidate for Rezoning)

Site	APN	General Plan	Zoning District	Existing Use	Acres	Current Density (du/ac)	Current Realistic Capacity	VL	Low	Mod	Above
90	104553213	PB-L	PB	Well Site	1.39	NA	NA				
	104553209	SFR-M	RS-7.5	Well Site	0.19	4-10	1				
	104553210	SFR-M	RS-7.5	Well Site	0.19	4-10	1				
	104553211	SFR-M	RS-7.5	Well Site	0.19	4-10	1				
	104553212	SFR-M	RS-7.5	Well Site	0.19	4-10	1				
	Subtotal				2.15		4				4
91	100744104	C/R-MU	C/R-MU	Vacant	0.45	20	5				
	100744116			Vacant	0.27	20	3				
	100744101			Vacant	1.2	20	12				
	100744102			Storage	0.27	20	3				
	100744103			Storage	0.27	20	3				
	Subtotal				2.46		25			25	
92	100718101	I	PB	Vacant	3.51	NA	NA				
	104632143	I	PB	Vacant	1.18	NA	NA				
	100718102	I	PB	Vacant	0.55	NA	NA				
	100718103	I	PB	Vacant	0.46	NA	NA				
	100718104	I	PB	Vacant	0.34	NA	NA				
	Subtotal				6.04						
93	104633313	B/R-MU	B/R-MU	Driveway	0.64	20	6				
	104633305	B/R-MU	B/R-MU	Vacant	0.4	20	4				
	104633310	B/R-MU	B/R-MU	Vacant	0.41	20	4				
	104633304	B/R-MU	B/R-MU	Storage Yard	0.41	20	4				
	104633301	B/R-MU	B/R-MU	Vacant/Storage Yard	0.64	20	6				
	104633316	B/R-MU	B/R-MU	Storage Yard	0.41	20	4				
	104633303	B/R-MU	B/R-MU	Contractor storage yard	0.41	20	4				
	104633312	B/R-MU	B/R-MU	Contractor storage yard	0.41	20	4				
	104633302	B/R-MU	B/R-MU	Contractor storage yard	0.41	20	4				
		Subtotal				4.14		41			41
97	104707205	OP	OP	Vacant	0.16	NA	NA				
		Subtotal			0.16						
98	104652101	LI-BP	LI	Vacant	3	NA	NA				
	104651101	LI-BP	LI	Vacant	0.14	NA	NA				
	Subtotal				3.14						
99	104661116	SFR-M	RS-7.5	Vacant	1.77	4-10	10				
	104664102	I	PB	Well Site	4.11	4-10	1				

Site	APN	General Plan	Zoning District	Existing Use	Acres	Current Density (du/ac)	Current Realistic Capacity	VL	Low	Mod	Above
	Subtotal				5.88		11				11
100	100730108	C/I-MU	C/I-MU	Vacant	0.4	20	4				
	Subtotal				0.4		4			4	
102	100762105	LI-BP	LI	Contractor Yard	1.94	NA	NA				
	100762106	LI-BP	LI	Contractor Yard	1.9	NA	NA				
	100760101	LI-BP	LI	Contractor Yard	4.65	NA	NA				
	Subtotal				8.49		0				
103	100729106	C/I-MU	C/I-MU	Flood Control	3.92	20	39				
	100728121	C/I-MU	C/I-MU	Flood Control	2	20	20				
	100728118	C/I-MU	C/I-MU	Storage	1.56	20	16				
	100728115	C/I-MU	C/I-MU	Storage	0.56	20	6				
	100728119	C/I-MU	C/I-MU	Storage	0.2	20	2				
	100728117	C/I-MU	C/I-MU	Storage	0.2	20	2				
	100728132	C/I-MU	C/I-MU	Storage	0.41	20	4				
	100728134	C/I-MU	C/I-MU	Storage	1.06	20	11				
	100728133	C/I-MU	C/I-MU	Storage	0.8	20	8				
	Subtotal				10.71		107			107	
105	104655108	LI-BP	LI	Tow Yard	1.62		NA				
	104655102	LI-BP	LI	Storage	0.26		NA				
	104655101	LI-BP	LI	Storage	0.3		NA				
	104655141	LI-BP	LI	Storage	0.34		NA				
	Subtotal				2.52		2				
	TOTALS				46.09			0	0	177	15

Table B6. Underutilized Sites

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
21	104638309	SP	Arrow Hwy	public parking lot	0.13						
	104638310	SP		public parking lot	0.21						
	Subtotal				0.34	15	4			4	
22	104625301	SP	Arrow Hwy	Auto Repair	0.17						
	104625315			Auto Repair	0.34						
	Subtotal				0.51	15	6			6	
23	104639203	SP	Old Town	public parking lot	0.19						
	104639202	SP		public parking lot	0.16						
	104639201	SP		public parking lot	0.18						
	Subtotal				0.53	35	15	15			
24	104641154	SP	Multi-family Senior Housing	Landscaping	1.03	25	21				
					1.03	25	21			21	
25	104640208	SP	Old Town/	public parking lot	0.14	55	6				
	104640207	SP	1st St. Overlay	public parking lot	0.16	55	7				
	104640206	SP		public parking lot	0.13	55	6				
	104640205	SP		public parking lot	0.13	55	6				
	104640204	SP		public parking lot	0.13	55	6				
	104640203	SP		public parking lot	0.14	55	6				
	104640202	SP		public parking lot	0.14	55	6				
	Subtotal				0.97	55	43	43			
26	104640312	SP	Old Town	public parking lot	0.05						
	104640313	SP		public parking lot	0.17						
	104640314	SP		public parking lot	0.03						
	104640315	SP		public parking lot	0.12						
	104640316	SP		public parking lot	0.12						
	104640317	SP		public parking lot	0.12						
	104640318	SP		public parking lot	0.14						
	Subtotal				0.75	35	21	21			
27	104656201	SP	Citrus Transportation	Industrial	0.23	55	10				
	104656203	SP		Industrial	0.23	55	10				
	104656202	SP		Industrial	0.23	55	10				
	104656201	SP		Industrial	0.28	55	12				
	104656212	SP		Industrial	0.46	55	20				
	104656213	SP		Industrial	0.51	55	22				
	Subtotal				1.94	55	85	85			
28	104657101	SP	Residential Transit	Fire damage; used for auto/RV storage	0.71						

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
	104657115	SP		Storage	3.75						
	104657116	SP		Storage	0.71						
	Subtotal				5.17	55	227	227			
29	104658212	SP	Citrus Transp.	Industrial	0.2	55	9				
	Subtotal				0.2	55	9			9	
32	104659324	SP	Old Town	public parking lot	0.16						
	104659318	SP		public parking lot	0.36						
	Subtotal				0.52	35	15	15			
33	104659224	SP	Old Town/ Historic Core	public parking lot	0.17						
	Subtotal				0.17	25	3			3	
34	104659204	SP	Old Town/1st St. Overlay	public parking lot	0.14						
	104659205	SP		public parking lot	0.21						
	104659206	SP		public parking lot	0.21						
	Subtotal				0.56	55	25	25			
37	104660207	SP	Citrus Transp.	Vacant lumber yard and parking with single owner	0.32						
	104660208	SP		Vacant lumber yard and parking with single owner	0.32						
	104660206			Vacant	0.16						
	104660205			Vacant	0.16						
	Subtotal				0.96	55	42	42			
38	104660209	SP	Citrus Transp.	public parking lot	0.11						
	104660210	SP		public parking lot	0.12						
	104660211	SP		public parking lot	0.37						
	Subtotal				0.6	55	26	26			
39	104660308			SFR	0.11	55	5				
	104660307	SP	Citrus Transp.	single-family residential	0.16	55	7				
	104660310	SP	Citrus Transp.	single-family residential	0.16	55	7				
	104660311			Commercial Building	0.49	55	22				
	104660309	SP	Citrus Transp.	single-family residential	0.05	55	2				
	Subtotal				0.97	55	43	43			
40	104660408	SP	Citrus Transp.	vacant industrial	1.29						
	104660403		Citrus Transp.	single-family residential	0.16						
	104660404		Citrus Transp.	single-family residential	0.16						
	104660405		Citrus Transp.	Multi-family	0.16						
	104660406		Citrus Transp.	vacant industrial	0.16						
	104660407		Citrus Transp.	Industrial	0.64						
	Subtotal				2.57	55	113	113			

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
43	104657106	HDUSP	Olivedale	1 SFR/Storage Yard	0.81	20	13				
	104657107	HDUSP	Olivedale	SFR	0.21		3				
	104657108	HDUSP	Olivedale	4 units	0.65		10				
	104657109	HDUSP	Olivedale	4 units	0.51		8				
	104657110	HDUSP	Olivedale	4 units	0.51		8				
	104657111	HDUSP	Olivedale	SFR	0.51		8				
	104657113	HDUSP	Olivedale	SFR	0.17		3				
	104657112	HDUSP	Olivedale	SFR	0.41		7				
	Subtotal				3.78	20	60			60	
45	104718103	MFR-L	RM-20	National Guard Center	3.6	20	58				
	Subtotal				3.6	20	58			58	
46	104718107	MFR-L	RM-20	Industrial Building	4.48	20	72				
	104718108	MFR-L	RM-20	Vacant	2.57	20	41				
	Subtotal				7.05	20	113			113	
48	104650160	C/R-MU	C/R-MU	Contractor Yard	0.37	20	6				
	104650159	C/R-MU	C/R-MU	Commercial	0.37	20	6				
	104650128	C/R-MU	C/R-MU	1 SFR	0.7	20	11				
	Subtotal				1.44	20	23			23	
49	104405104	SFR-L	RS-20	SFR	3.22	0-4 du	3				
	Subtotal				3.22		3				3
51	100706108	C/I-MU	C/I-MU	Restaurant/Vacant (Buffalo Inn)	3.74	20	37				
	100706123	C/I-MU	C/I-MU	Restaurant/Vacant (Buffalo Inn)	0.83	20	8				
	Subtotal				4.57	20	46			46	
53	100709109	C/I-MU	C/I-MU	Commercial Building/Abandoned SFR	0.92	20	9				
	100709116	C/I-MU	C/I-MU	Industrial Building/yard	1.76	20	18				
	100709107	C/I-MU	C/I-MU	Industrial Building/yard	1.35	20	14				
	Subtotal				4.03	20	40				
56	104606184	C/R-MU	C/R-MU	Vacant	0.21	20	2				
	104606188	C/R-MU	C/R-MU	Parking Lot	0.2	20	2				
	104606183	C/R-MU	C/R-MU	Office Building	0.41	20	4				
	104606187	C/R-MU	C/R-MU	Commercial Building	0.15	20	2				
	Subtotal				0.97		10			10	
62	100728123	MFR-M	RM-30	1 SFR	0.85	30	20				
	Subtotal				0.85		20	20			
64	104601101	C/R-MU	C/R-MU	Commercial/Office Building	0.97	20	10				
	104601102	C/R-MU	C/R-MU	Commercial/Office Building	1.47	20	15				
	Subtotal				2.44		24			24	

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
66	104558137	C/R-MU	C/R-MU	Auto Dealership	5.21	20	52				
	Subtotal				5.21		52			52	
67	104555123	C/R-MU	C/R-MU	Commercial/Office Building	0.94	20	9				
	104555124	C/R-MU	C/R-MU	Commercial/Office Building	0.96	20	10				
	104555125	C/R-MU	C/R-MU	Commercial/Office Building	0.59	20	6				
	Subtotal				2.49		25			25	
68	104608144	C/R-MU	C/R-MU	Auto Sales	0.73	20	7				
	Subtotal				0.73		7			7	
69	100756104	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	1				
	100755112	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	10				
	100755107	B/R-MU	B/R-MU	Commercial/Industrial Building	1.05	20	11				
	100755106	B/R-MU	B/R-MU	Commercial/Industrial Building	1.05	20	11				
	100755105	B/R-MU	B/R-MU	Commercial/Industrial Building	1.05	20	11				
	100755104	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	10				
	100756121	B/R-MU	B/R-MU	Commercial/Industrial Building	0.15	20	2				
	100755103	B/R-MU	B/R-MU	Commercial/Industrial Building	1.05	20	11				
	100755102	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	10				
	100755101	B/R-MU	B/R-MU	Commercial/Industrial Building	1.12	20	11				
	100756112	B/R-MU	B/R-MU	Commercial/Industrial Building	1.08	20	11				
	100756120	B/R-MU	B/R-MU	Commercial/Industrial Building	0.15	20	2				
	100756123	B/R-MU	B/R-MU	Commercial/Industrial Building	0.26	20	3				
	100756119	B/R-MU	B/R-MU	Commercial/Industrial Building	0.28	20	3				
	100756118	B/R-MU	B/R-MU	Commercial/Industrial Building	0.27	20	3				
	100756115	B/R-MU	B/R-MU	Commercial/Industrial Building	0.51	20	5				
	100756110	B/R-MU	B/R-MU	Commercial/Industrial Building	2.08	20	21				
	100756122	B/R-MU	B/R-MU	Commercial/Industrial Building	0.46	20	5				
	100756109	B/R-MU	B/R-MU	Commercial/Industrial Building	2.08	20	21				
	100756108	B/R-MU	B/R-MU	Commercial/Industrial Building	1.1	20	11				
	100756107	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	10				
	100756106	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	10				
	100756105	B/R-MU	B/R-MU	Commercial/Industrial Building	1.04	20	10				
	104665152	B/R-MU	B/R-MU	Commercial/Industrial Building	0.16	20	2				
	100755117	B/R-MU	B/R-MU	Commercial/Industrial Building	0.17	20	2				
	104665126	B/R-MU	B/R-MU	Commercial/Industrial Building	1.05	20	11				
	104665151	B/R-MU	B/R-MU	Commercial/Industrial Building	0.24	20	2				
	100755118	B/R-MU	B/R-MU	Commercial/Industrial Building	0.37	20	4				
	100755116	B/R-MU	B/R-MU	Commercial/Industrial Building	0.18	20	2				
	100755115	B/R-MU	B/R-MU	Commercial/Industrial Building	0.21	20	2				

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above Mod
	104665150	B/R-MU	B/R-MU	Commercial/Industrial Building	0.46	20	5				
	100755114	B/R-MU	B/R-MU	Commercial/Industrial Building	0.3	20	3				
	Subtotal				24.16		232			232	
70	104553214	SFR-M	4-10 DU	1 SFR	0.64	1					
	Subtotal				0.64		2				2
71	104605117	C/R-MU	C/R-MU	Office	1.94	20	19				
	Subtotal				1.94		19			19	
72	104646206	RM-20	RM-20	SFR	0.31	20	5				
	Subtotal				0.31		5			5	
73	104634103	MFR-L	RM-20	SFR	0.66	20	11				
	104634102	MFR-L	RM-20	SFR	0.85	20	14				
	104634101	MFR-L	RM-20	SFR	0.85	20	14				
	Subtotal				2.36	20	38			38	
74	104649310	MFR-L	RM-20	SFR	0.29	20	5				
	Subtotal				0.29		5			5	
75	104548222	C/O-MU	C/O-MU	Hotel	2.85	20	29				
	Subtotal				2.85		29			29	
	TOTALS				90.72		1,509	675	0	789	5

Table B7. Underutilized Sites (Candidate for Upzoning)

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above
76	104646112	MFR-L	RM-20	Contractors Yard	0.56	20	9				
	104646113	MFR-L	RM-20	Contractors Yard	0.14	20	2				
	104646104	MFR-L	RM-20	Auto Trim	0.29	20	5				
	104646105	MFR-L	RM-20	Contractors Yard	0.33	20	5				
	104646107	MFR-L	RM-20	Contractors Yard	0.29	20	5				
	104645108	MFR-L	RM-20	Contractors Yard	0.28	20	4				
	104646109	MFR-L	RM-20	Contractors Yard	0.55	20	9				
	104646110	MFR-L	RM-20	Termite Company	0.29	20	5				
	104646111	MFR-L	RM-20	Termite Company	0.29	20	5				
	Subtotal				0.56	20	48			48	
77	104646217	MFR-L	RM-20	2-units	0.6	20	10				
	Subtotal				0.6		10			10	
78	104646220	MFR-L	RM-20	Contractor office/yard	0.34	20	5				
	104646209	MFR-L	RM-20	Contractor office/yard	0.35	20	6				
	Subtotal				0.69	20	30			30	
79	104617103	MFR-L	RM-20	Commercial Fueling	2.57	20	41				
	Subtotal				2.57	20	41			41	
80	104609124	MFR-L	RM-20	1 SFR	0.21	20	3				
	104609123	MFR-L	RM-20	1 SFR	0.22	20	4				
	Subtotal				0.43		7			7	
81	104551123	MFR-L	RM-1	Housing Authority	2.38	10	19				
	104550101	MFR-L	RM-1	Housing Authority	10.21	10	82				
					12.59		101				101
82	100736215	SFR-M	RS-7.5	SFR	0.1	4-10 DU	1				
	100736214	SFR-M	RS-7.5	SFR	0.11	4-10 DU	1				
	100736205	SFR-M	RS-7.5	SFR/Vacant	0.23	4-10 DU	0				
	100736207	SFR-M	RS-7.5	SFR/Vacant	0.69	4-10 DU	4				
	100736203	SFR-M	RS-7.5	SFR/Vacant	0.14	4-10 DU	1				
	100736201	SFR-M	RS-7.5	SFR/Vacant	1.09	4-10 DU	7				
	100736213	SFR-M	RS-7.5	SFR	0.08	4-10 DU	0				
	100736210	SFR-M	RS-7.5	SFR	0.03	4-10 DU	0				
	100736212	SFR-M	RS-7.5	SFR	0.17	4-10 DU	1				
	100736211	SFR-M	RS-7.5	SFR	0.17	4-10 DU	1				
	100736209	SFR-M	RS-7.5	SFR	0.05	4-10 DU	0				
	100736206	SFR-M	RS-7.5	SFR	0.13	4-10 DU	1				
	100736204	SFR-M	RS-7.5	SFR	0.22	4-10 DU	1				

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above
	Subtotal				3.21		18				18
83	100743106	B/R-MU	B/R-MU	Contractor office/yard	0.47	20	5				
	100746130	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.15	20	2				
	100746119	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.21	20	2				
	100746102	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.38	20	4				
	100746131	B/R-MU	B/R-MU	SFR	0.17	20	2				
	100765401	B/R-MU	B/R-MU	Contractor office/yard	0.2	20	2				
	100765402	B/R-MU	B/R-MU	SFR	0.29	20	3				
	100765403	B/R-MU	B/R-MU	SFR	0.3	20	3				
	100765404	B/R-MU	B/R-MU	SFR	0.37	20	4				
	100765405	B/R-MU	B/R-MU	SFR	0.34	20	3				
	100765201	B/R-MU	B/R-MU	SFR	0.32	20	3				
	100765202	B/R-MU	B/R-MU	Contractor office/yard	0.38	20	4				
	100743211	B/R-MU	B/R-MU	Contractor storage yard	0.07	20	1				
	100746101	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.58	20	6				
	100743214	B/R-MU	B/R-MU	SFR	0.19	20	2				
	100743210	B/R-MU	B/R-MU	Garage	0.15	20	2				
	100743209	B/R-MU	B/R-MU	SFR	0.26	20	3				
	100743206	B/R-MU	B/R-MU	SFR/Storage Yard	0.51	20	5				
	100743213	B/R-MU	B/R-MU	SFR	0.15	20	2				
	100743212	B/R-MU	B/R-MU	SFR	0.15	20	2				
	100743203	B/R-MU	B/R-MU	SFR/Storage Yard	0.24	20	2				
	100743204	B/R-MU	B/R-MU	SFR/Storage Yard	0.48	20	5				
	100746220	B/R-MU	B/R-MU	Office/Landscaper storage yard	0.93	20	9				
	100746126	B/R-MU	B/R-MU	SFR	0.08	20	1				
	100746127	B/R-MU	B/R-MU	SFR	0.09	20	1				
	100746128	B/R-MU	B/R-MU	SFR	0.09	20	1				
	100746214	B/R-MU	B/R-MU	SFR/Storage Yard	0.56	20	6				
	100746215	B/R-MU	B/R-MU	SFR	0.19	20	2				
	100746216	B/R-MU	B/R-MU	SFR	0.17	20	2				
	100746217	B/R-MU	B/R-MU	SFR	0.17	20	2				
	100746111	B/R-MU	B/R-MU	SFR - Mixed Use	0.41	20	4				
	100746110	B/R-MU	B/R-MU	SFR/Storage Yard	0.27	20	3				
	100746109	B/R-MU	B/R-MU	SFR/Storage Yard	0.32	20	3				
	100746108	B/R-MU	B/R-MU	SFR/Storage Yard	0.59	20	6				
	100746201	B/R-MU	B/R-MU	SFR	0.17	20	2				
	100746123	B/R-MU	B/R-MU	SFR	0.4	20	4				
	100746133	B/R-MU	B/R-MU	SFR/Storage Yard	0.46	20	5				

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above
	100746107	B/R-MU	B/R-MU	SFR	0.89	20	9				
	100746116	B/R-MU	B/R-MU	SFR	0.2	20	2				
	100746132	B/R-MU	B/R-MU	SFR/Storage Yard	0.76	20	8				
	100746203	B/R-MU	B/R-MU	Contractor office/yard	1.1	20	11				
	100746218	B/R-MU	B/R-MU	SFR	0.22	20	2				
	100765305	B/R-MU	B/R-MU	Office	0.46	20	5				
	100765304	B/R-MU	B/R-MU	SFR	0.45	20	5				
	100764202	B/R-MU	B/R-MU	SFR/Storage Yard	0.81	20	8				
	100764201	B/R-MU	B/R-MU	SFR	0.19	20	2				
	100765509	B/R-MU	B/R-MU	Contractor office/yard	0.29	20	3				
	100764204	B/R-MU	B/R-MU	SFR	0.6	20	6				
	100765508	B/R-MU	B/R-MU	SFR	0.29	20	3				
	100765507	B/R-MU	B/R-MU	SFR	0.18	20	2				
	100765506	B/R-MU	B/R-MU	SFR/Storage Yard	0.45	20	5				
	100765505	B/R-MU	B/R-MU	SFR/Storage Yard	0.43	20	4				
	100765502	B/R-MU	B/R-MU	SFR/Storage Yard	0.39	20	4				
	100765504	B/R-MU	B/R-MU	Auto Repair	0.36	20	4				
	100765503	B/R-MU	B/R-MU	Auto Body/Paint	0.49	20	5				
	100765308	B/R-MU	B/R-MU	3 Residential Units	0.31	20	3				
	100765307	B/R-MU	B/R-MU	SFR	0.31	20	3				
	100765306	B/R-MU	B/R-MU	Office	0.31	20	3				
	100764310	B/R-MU	B/R-MU	SFR/Storage Yard	0.69	20	7				
	100764301	B/R-MU	B/R-MU	SFR	0.31	20	3				
	100764302	B/R-MU	B/R-MU	SFR/Storage Yard	0.3	20	3				
	100764303	B/R-MU	B/R-MU	Industrial Building	0.3	20	3				
	100764304	B/R-MU	B/R-MU	SFR/Industrial building	0.3	20	3				
	100764219	B/R-MU	B/R-MU	Industrial Park	2.74	20	27				
	100764305	B/R-MU	B/R-MU	Industrial Building	0.3	20	3				
	100764325	B/R-MU	B/R-MU	SFR/Contractor Yard	0.44	20	4				
	100764308	B/R-MU	B/R-MU	SFR/Industrial building	0.31	20	3				
	100764215	B/R-MU	B/R-MU	SFR/Auto Storage	0.2	20	2				
	100764212	B/R-MU	B/R-MU	Contractor office/Storage yard	0.63	20	6				
	100764211	B/R-MU	B/R-MU	Contractor office/Storage yard	0.57	20	6				
	100764213	B/R-MU	B/R-MU	SFR	0.24	20	2				
	100764218	B/R-MU	B/R-MU	SFR/Auto Storage	0.75	20	8				
	100764207	B/R-MU	B/R-MU	SFR/Storage Yard	0.4	20	4				
	100764206	B/R-MU	B/R-MU	SFR/Storage Yard	0.49	20	5				
	100764205	B/R-MU	B/R-MU	SFR/Storage Yard	0.47	20	5				

Site	APN	General Plan	Zoning District	Existing Use	Acres	Density (du/ac)	Realistic Capacity	VL	Low	Mod	Above
	Subtotal				30.19	20	302			302	
84	104656318	B/R-MU	B/R-MU	Industrial Building	0.6	20	6				
	104656401	B/R-MU	B/R-MU	Auto Body Shop	0.18	20	2				
	104656403	B/R-MU	B/R-MU	Auto Body Shop	0.14	20	1				
	104656402	B/R-MU	B/R-MU	Auto Body Shop	0.14	20	1				
	104656425	B/R-MU	B/R-MU	Industrial Building	0.25	20	3				
	104656424	B/R-MU	B/R-MU	Industrial Building	0.29	20	3				
	104656419	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656404	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656405	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656418	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656417	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656406	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656407	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656430	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656415	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656408	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104656319	B/R-MU	B/R-MU	Industrial	1.75	20	18				
	Subtotal				4.75	20	48			48	
86	104654201	B/R-MU	B/R-MU	Storage Yard/building	0.34	20	3				
	104654202	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104654206	B/R-MU	B/R-MU	SFR/Storage Yard	0.5	20	5				
	104654243	B/R-MU	B/R-MU	SFR	0.26	20	3				
	104654242	B/R-MU	B/R-MU	SFR	0.14	20	1				
	104654244	B/R-MU	B/R-MU	SFR	0.15	20	2				
	104654245	B/R-MU	B/R-MU	SFR	0.13	20	1				
	104654241	B/R-MU	B/R-MU	Storage Yard/building	0.15	20	2				
	104654238	B/R-MU	B/R-MU	SFR	0.21	20	2				
	104654240	B/R-MU	B/R-MU	SFR	0.16	20	2				
	104654239	B/R-MU	B/R-MU	Storage Yard/building	0.18	20	2				
	104654229	B/R-MU	B/R-MU	SFR	0.38	20	4				
	104654226	B/R-MU	B/R-MU	SFR	0.17	20	2				
	104654228	B/R-MU	B/R-MU	Storage Yard/building	0.13	20	1				
	Subtotal				3.1		31			31	
87	104349102	SFR-L	RS-20	1 SFR/Horse Facility	10	0-4	22				
	Subtotal				10		22				22
	TOTALS						657	0	0	517	141

Table B8. Underutilized Sites (Candidate for Rezoning)

Site	APN	General Plan	Zoning District	Existing Use	Acres	Current Density (du/ac)	Current Realistic Capacity	VL	Low	Mod	Above
91	100744115			SFR	0.27	20	3				
	100744114			SFR	0.22	20	2				
	100744117			SFR	0.36	20	4				
	100744112			SFR	0.25	20	3				
	100744111			SFR	0.25	20	3				
	100744110			SFR	0.34	20	3				
	100744109			SFR	0.18	20	2				
	100744108			SFR	0.2	20	2				
	100744107			SFR	0.15	20	2				
	Subtotal				2.22		22			22	
93	104633322	B/R-MU	B/R-MU	SFR	0.19	20	2				
	104633323	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104633319	B/R-MU	B/R-MU	SFR	0.19	20	2				
	104633324	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104633325	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104633326	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104633318	B/R-MU	B/R-MU	SFR	0.41	20	4				
	104633317	B/R-MU	B/R-MU	SFR/Contractor Yard	0.41	20	4				
	104633308	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104633307	B/R-MU	B/R-MU	SFR	0.2	20	2				
	104633306	B/R-MU	B/R-MU	SFR	0.4	20	4				
	104633309	B/R-MU	B/R-MU	SFR	0.41	20	4				
	104633327	B/R-MU	B/R-MU	Contractor office/Storage yard	0.41	20	4				
	104633329	B/R-MU	B/R-MU	Office	0.2	20	2				
	104633331	B/R-MU	B/R-MU	SFR/Business Use	0.61	20	6				
	104633311	B/R-MU	B/R-MU	SFR	0.41	20	4				
	Subtotal				4.84		48			48	
94	104653101	SFR-M	RS-7.5	SFR	0.21	4-10	1				
	104653102	SFR-M	RS-7.5	SFR/Vacant	0.55	4-10	3				
	Subtotal				0.76		4				4
95	104653107	SFR-M	RS-7.5	SFR/Vacant	0.5	4-10	1				
	104653108	SFR-M	RS-7.5	2 SFR	0.5	4-10	1				
	104653109	SFR-M	RS-7.5	SFR/Vacant	0.41	4-10	1				
	Subtotal				1.41		3				3

Site	APN	General Plan	Zoning District	Existing Use	Acres	Current Density (du/ac)	Current Realistic Capacity	VL	Low	Mod	Above
96	104648114	LI-BP	LI	Truss Yard	4.9	NA	NA				
	Subtotal				4.9						
99	104661126	SFR-M	RS-7.5	1 - SFR	0.47	4-10	2				
	Subtotal				0.47		2				2
100	100730107	C/I-MU	C/I-MU	Industrial	0.92	20	9				
	100730109	C/I-MU	C/I-MU	2 SFR	0.42	20	4				
	100730110	C/I-MU	C/I-MU	Office	0.42	20	4				
	100730111	C/I-MU	C/I-MU	Plant Retail	0.56	20	6				
	Subtotal				2.32		23			23	
101	104634110	I	PB	SFR	0.85	NA	NA				
					0.85		0				
103	100729108	C/I-MU	C/I-MU	Auto Sales	0.55	20	6				
	100728122	C/I-MU	C/I-MU	Industrial	0.17	20	2				
	100728146	C/I-MU	C/I-MU	Industrial	0.11	20	1				
	100728144	C/I-MU	C/I-MU	Industrial	0.02	20	0				
	100728145	C/I-MU	C/I-MU	Industrial	0.03	20	0				
					0.88		9			9	
104											
	104658207	SP	Pleasant View	Auto Repair	0.48	4-10	2				
	Subtotal				0.48		2				2
105	104655107	SFR-M	RS-7.5	SFR	0.15	4-10	1				
	104655106	SFR-M	RS-7.5	SFR	0.26	4-10	1				
	104655103	LI-BP	LI	Office	0.67		NA				
	104652104	LI-BP	LI	Light Industrial	0.9		NA				
	Subtotal				1.98		2				2
	TOTALS				21.11			0	0	103	13

Figure B1. Site Map – Northern Area

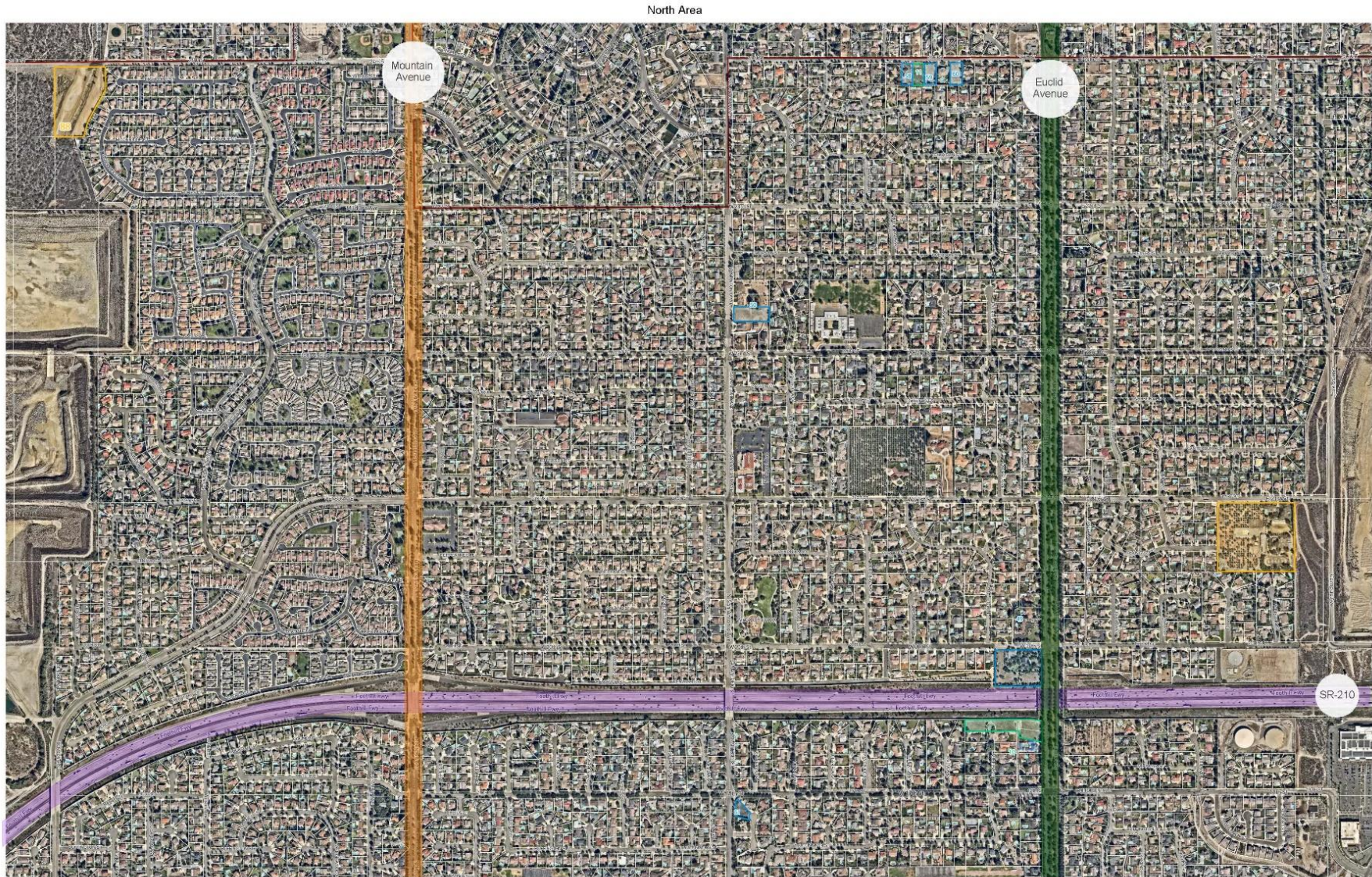


Figure B2. Site Map – Southeast Area

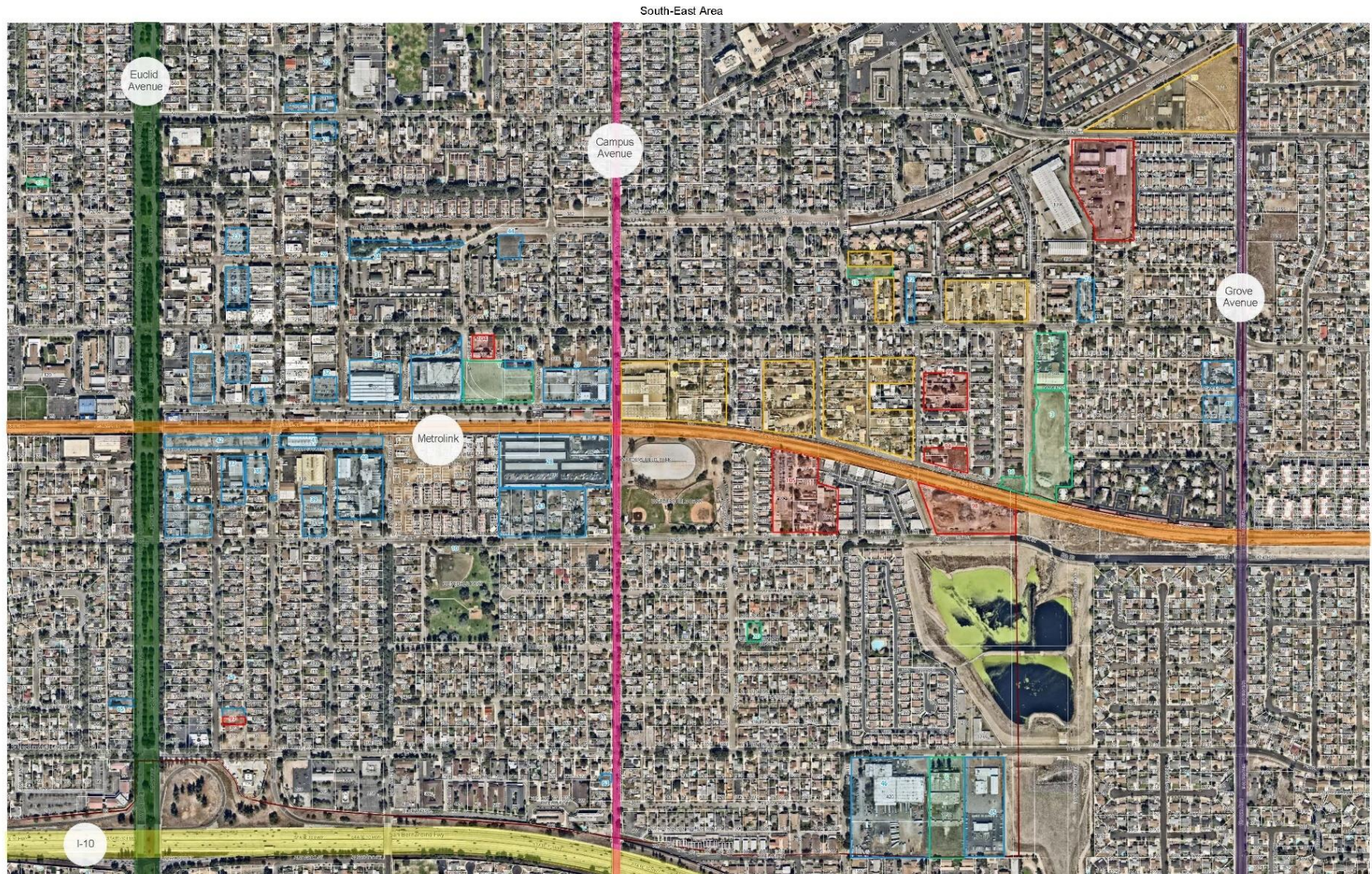


Figure B3. Site Map – Southwest Area

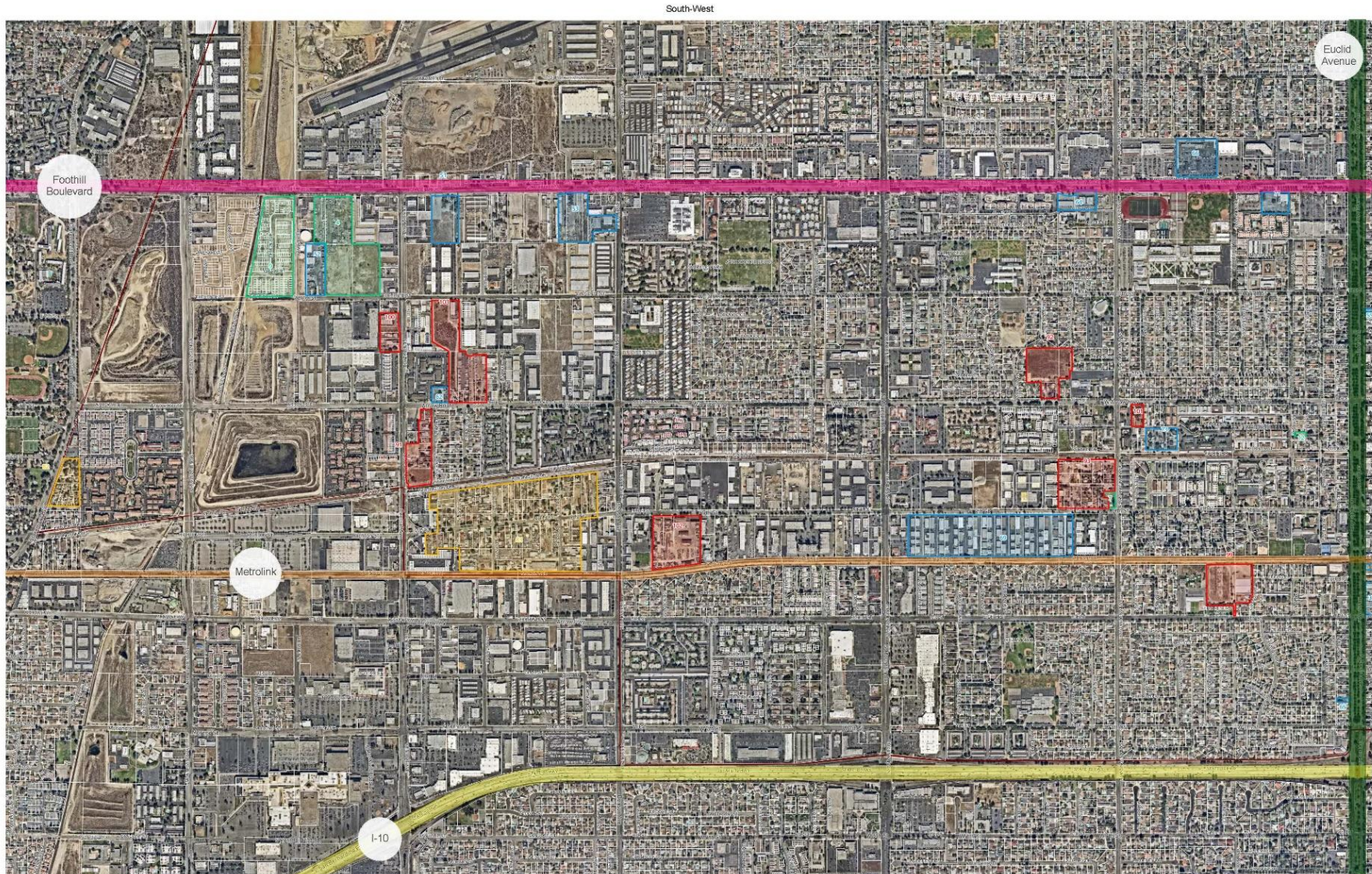


Figure B4. Site Map – East Area

