



SPECIAL MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

**OCTOBER 5, 2022, at 6:30 PM
Council Chambers**

**ROBIN ASPINALL, CHAIR
THOMAS GRAHN, VICE CHAIR
CHRISTINE S. CALDWELL, COMMISSIONER
JEFFREY JOHNSON, COMMISSIONER
JAYLENE MAROTTE, COMMISSIONER
SERGE MAYER, COMMISSIONER
BRIAN STATON, COMMISSIONER**

**ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
ALBERT MALDONADO, DEPUTY CITY ATTORNEY**

DISRUPTION OF MEETINGS

Individuals who demonstrate disruptive conduct during Planning Commission Meetings that prevent the Planning Commission from conducting its meeting in an orderly manner are guilty of a misdemeanor as stated in PC403, disrupting a public meeting, and are subject to removal from the chamber or arrest.

- 1. CALL TO ORDER OF THE PLANNING COMMISSION SPECIAL MEETING**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ORAL COMMUNICATIONS**

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from acting on items not listed on the agenda.

5. PUBLIC HEARINGS

- A. GENERAL PLAN AMENDMENT NO. 22-0001 REGARDING THE 2021-2029
HOUSING ELEMENT UPDATE**

Project Description: Consideration on a recommendation to the City Council of the City of Upland on a General Plan Amendment for the adoption of the 2021-2029 Housing Element Update, pursuant to Article 10.6 of the Planning and Zoning Laws. The Housing Element is one of the seven mandatory elements of the City's General Plan, and it is required by state law, to be updated every eight years. The Housing Element includes analyses of the community's housing needs, opportunities and constraints, as well as policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community. (Staff Planner: Robert D. Dalquest)

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

Applicant: City of Upland

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

6. PLANNING COMMISSION COMMENTS

7. ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on October 26, 2022.

NOTICE TO PUBLIC: All maps, environmental information, and other pertinent data is on file in the City of Upland Development Services Department and will be available for public inspection by appointment prior to the meeting at 460 North Euclid Avenue during normal business hours. To schedule an appointment, please call (909) 931-4305.

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

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (909) 931-4305. 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: I, Jamie Davidson, Administrative Analyst for the City of Upland, hereby certify that a true accurate copy of the foregoing agenda was posted on September 30, 2022, at least 72 hours prior to the meeting on the bulletin boards at 460 N. Euclid Avenue (Upland City Hall) and 450 N. Euclid Avenue (Upland Public Library), and on the City's website at www.uplandca.gov per Government Code Section 54954.2.



STAFF REPORT

ITEM NO. 5.A.

DATE: **OCTOBER 5, 2022**

TO: **PLANNING COMMISSION**

FROM: **ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
JOHN DOUGLAS, JHD PLANNING, LLC**

SUBJECT: **CONSIDERATION OF GENERAL PLAN AMENDMENT NO. 22-0001
FOR THE 2021-2029 HOUSING ELEMENT UPDATE**

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing to review the Draft 2021-2029 Housing Element, as revised in response to comments from the State Department of Housing and Community Development (HCD), and adopt a Resolution recommending the City Council approval of General Plan Amendment No. 22-0001 for the 2021-2029 Housing Element.

No action regarding future zoning amendments is proposed at this meeting. Subsequent public meetings will be held by the Planning Commission to consider zoning changes referenced in the Housing Element.

DISCUSSION

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. The City has conducted four previous public meetings regarding the Housing Element update. Reports and other materials from those meetings are posted on the City's Housing Element webpage at: <https://www.uplandca.gov/2021-2029-housing-element-update>

On September 24th of last year, the City submitted an initial draft Housing Element to HCD for review as required by law, and on November 22nd HCD issued a letter finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.

After receiving HCD's letter, a revised draft Housing Element was prepared addressing HCD's comments and on March 23rd the Planning Commission conducted a public meeting to review HCD's comments and the proposed revisions to the draft Housing Element. After that meeting, staff transmitted the revised draft Housing Element to HCD for review.

On May 23, 2022, HCD issued a letter (Attachment 2) finding that the revised draft element addresses some statutory requirements described in HCD's November 22, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law.

In response to HCD's comments, additional revisions have been made to the draft Housing Element as summarized in Attachment 3. The revised draft Housing Element showing tracked changes with ~~strikeout~~/underline is provided in Attachment 4.

ANALYSIS

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

HCD Comments and Proposed Responses

As noted in previous meetings, all cities are receiving far more extensive comments from HCD than was typical in previous Housing Element update cycles. The State Legislature has declared that a "housing crisis" exists in California and many new laws have been adopted in recent years imposing more stringent requirements on local land use plans and regulations with the intent of stimulating housing production. The comments in HCD's letter are very similar to those received by other cities throughout the state. At the time this report was prepared, only 5 of the 25 jurisdictions in San Bernardino County have received HCD certification.

State law requires cities to consider HCD's comments in the preparation and adoption of Housing Element updates. As discussed in previous meetings, when HCD issues an opinion that a Housing Element substantially complies with State law, cities' eligibility for grant funds is enhanced and a legal "presumption of validity" is conveyed on the Housing Element, which helps to

support local land use control.

Many of HCD's comments only require technical or clerical revisions, such as additional data and information. Other comments raise substantive issues, such as the City's garage parking requirements, but do not explicitly state that those requirements must be revised; therefore, additional analysis has been provided. Some comments state that current policies or regulations are a constraint and must be revised. These more substantive comments include the following:

Definition of a "Family". HCD states *"The current definition is a constraint, and the element must include a program to revise the definition to remove the characteristic of having to "chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease". Requiring a single written lease can be a constraint to shared housing and other types of living arrangements for persons with disabilities."*

In response to this HCD comment, Program 18 has been revised to include a commitment to review the current definition of "family" and process a Code amendment as necessary to ensure conformance with fair housing law. This area of law is highly technical and is subject to differing interpretations.

Housing for persons with disabilities. HCD states *"The element excludes group homes for seven or more persons from some residential zones and subjects the use to a conditional use permit, unlike other similar uses. The element should specifically analyze these constraints for impacts on housing supply and choices and approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate. The element must include a program to review and revise procedural requirements to permit group homes for seven or more persons in all zones allowing residential uses based on objective criteria to facilitate approval certainty by a specified date."*

For many years State law has required cities to allow small licensed residential care facilities for up to 6 residents subject only to the same standards and procedures as apply to other single family residential uses in the same zone; however, there is currently no such requirement in State law for larger group homes. In this planning cycle, HCD expressed the opinion that large group homes must be allowed without a conditional use permit in any zone where residential uses are allowed. Program 18 has been revised to include a commitment to review and amend regulations for large (7+) residential care facilities to ensure that they do not pose an unreasonable constraint to such facilities consistent with State law.

ADUs. HCD states *"programs should commit to additional incentives and strategies, frequent monitoring (every other year) and specific commitment to adopt alternative measures such as rezoning or amending the element*

within a specific time (e.g., 6 months) if ADU assumptions for the number of units and affordability are not met."

In response to this comment, Program 8 has been revised to include annual monitoring and if permits fall short of projections, the City will implement additional incentives and strategies to further encourage ADU construction.

Emergency shelters, transitional housing, supportive housing. In recent years several new laws have been adopted regarding local regulation of "special needs housing." Program 16 has been revised to address these new requirements.

Local Processing and Permitting Procedures. HCD states "*Specifically, based on the permitted uses in zones allowing residential uses in Table H-12, it appears that multifamily housing is not allowed as a permitted use without an administrative use permit (AUP) or conditional use permit (CUP) anywhere in the City. ... the element must analyze the AUP process and the requirement that all projects larger than 15 units apply for a CUP, which requires a public hearing as a constraint on housing supply and affordability. The analysis should identify findings of approval for the use permits and their potential impact on development approval certainty, timing, and cost. The City should add a program to revise this process to remove or mitigate.*"

In response to this comment, Program 7 has been revised to include a Zoning Code amendment to eliminate the use permit requirement for multi-family residential development.

Parking standards. HCD states "*The analysis should specifically address parking requirements for multifamily development, particularly smaller bedroom types for impacts on cost, supply, housing choice and affordability and include programs to address identified constraints. For example, the City should analyze whether it is a constraint to require a two-car garage per unit for multifamily projects (studio, one-, and two-bedroom units), including infill projects and add a program as appropriate.*"

In response to this comment, the element was revised to include additional analysis of parking requirements for multi-family housing and Program 7 was revised to include elimination of the garage requirement for multi-family housing.

Adequate sites to accommodate the RHNA. HCD raised a number of questions regarding the City's inventory of sites to accommodate housing development. As discussed in previous meetings, the City's potential for additional housing development based on current zoning is not sufficient to fully accommodate the RHNA allocation; therefore, rezoning is required. The Housing Element has been revised to provide additional analysis of the sites inventory, and Program

5 has been revised to address the specific requirements of State law that apply when rezoning is needed to address a RHNA shortfall. Appendix B, Tables B7 and B8 list the parcels to be considered for up-zoning (i.e., increasing the allowable residential density) or rezoning (i.e., amending regulations to allow residential or mixed-use in zones where residential is not currently allowed). Those zoning amendments are not under consideration at this time and will be processed subsequent to adoption of the Housing Element with additional public hearings held by the Planning Commission and City Council.

NEXT STEPS:

If adopted by the City Council, the Housing Element must be submitted to HCD for additional review. Following the adoption of the Housing Element, public hearings must also be held by the Planning Commission and City Council to consider approval of specific zoning amendments described in the Housing Element programs.

RECOMMENDED ACTIONS:

1. Receive staff's presentation and public testimony
2. Adopt Resolution recommending City Council approval of General Plan amendment No. 22-0001 for the 2021-2029 Housing Element

ATTACHMENTS:

1. Draft Planning Commission Resolution
2. HCD letter of May 23, 2022
3. Summary of HCD comments and proposed responses
4. Revised Draft 2021-2029 Housing Element (tracked changes)

**Attachment 1 – Draft Planning Commission
Resolution**



RESOLUTION NO. _____**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UPLAND, CALIFORNIA RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GPA-22-0001 FOR THE 2021-2029 HOUSING ELEMENT UPDATE.**

Intent of the Parties and Findings

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

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

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

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

WHEREAS, pursuant to State Law, the draft 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development ("HCD") for review in September 2021; and

WHEREAS, on November 22, 2021, HCD issued a letter finding that the draft 2021-2029 Housing Element addressed many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law; and

WHEREAS, a revised draft 2021-2029 Housing Element addressing HCD's November 22, 2021 comments was prepared and submitted to HCD for review in March 2022; and

WHEREAS, on May 23, 2021, HCD issued a letter finding that the revised draft 2021-2029 Housing Element addressed some statutory requirements; however, additional revisions will be necessary to fully comply with State Housing Element Law; and

WHEREAS, additional revisions to the draft 2021-2029 Housing Element have been made to address the issues raised in HCD's review letters, as summarized in the Planning Commission staff report; and

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

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

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

WHEREAS, the City of Upland Planning Division on September 22, 2022 posted two (2) true and correct copies of the legal notice at the Upland City Hall Bulletin Board and at the Upland Public Library, and posted on the City's website in accordance with the Upland Municipal Code Section 17.46.020; and

WHEREAS, the City of Upland Planning Division on September 22, 2022 mailed copies of the legal notice to 320 effected property owners, stakeholders, and surrounding jurisdictions; and

WHEREAS, the City of Upland Planning Division on September 23, 2022, published a legal notice in the Inland Valley Daily Bulletin, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the Project; and

WHEREAS, Upland Municipal Code Section 17.49.050 requires that the City Council take action on General Plan Amendments, and UMC Section 17.49.060 requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the City of Upland Planning Commission conducted a duly noticed public hearing on October 5, 2022, at which time it solicited public testimony concerning the Housing Element update, and considered the CEQA determination for the proposed project; and

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

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

- A. The above Recitals are true and correct and are incorporated herein by this reference.
- B. Pursuant to Upland Municipal Code Section 17.49.060, which requires that the Planning Commission forward a written recommendation, and reasons for the

recommendation, to the City Council concerning a proposed General Plan amendment, the Planning Commission hereby makes the following findings:

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

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

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

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

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

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

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

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

Section 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The Project is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)), the common sense

exemption covering activities with no possibility of having a significant effect on the environment.

Section 3. DETERMINATION. The Planning Commission recommends that the City Council approve General Plan Amendment No. GPA-22-0001, a comprehensive update to the Housing Element for the 2021-2029 planning period as shown in Exhibit A, attached hereto, and incorporated herein by reference.

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

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

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

PASSED, APPROVED and ADOPTED this 5th day of October, 2022.

Robin Aspinall, CHAIR

ATTEST:

Robert D. Dalquest, SECRETARY

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Upland at a regular adjourned meeting thereof held on the 5th day of October, 2022 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Robert D. Dalquest, SECRETARY

CITY OF UPLAND



City of Upland Housing Element

Revised Draft | September 2022

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- Appendix D Public Comments

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. From the outset, diligent efforts were made to involve all economic segments of the community and persons with special needs in the development of the housing element. A list of community stakeholders was compiled based upon City knowledge and previous projects including the Upland Consolidated Plan, and direct mail notice was sent to all parties inviting them to participate. As an entitlement city, Upland also conducts an extensive public outreach process every four years as part of the Consolidated Plan process.

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

- **Housing Element Interest List.** At the beginning of the Housing Element update process the City compiled a list of agencies, organizations and other stakeholders with expertise in housing issues, particularly those that provide or advocate for lower-income households and persons with special needs. The City distributed notices of public meetings to these parties by direct mail or email prior to each meeting.
- **Housing Element Website.** At the beginning of the update process a web page was created on the City’s website where background information, meeting notices, draft documents, and other relevant materials regarding the Housing Element update were posted. The website was updated throughout the course of the project.

- **Frequently Asked Questions.** The City prepared an FAQ containing background information regarding Housing Element requirements, including the RHNA process and assessment of housing needs, which was posted on the Housing Element web page.
- **Public Workshops.** The City held two public workshops with the City Council and Planning Commission in February and June 2021 prior to the preparation of the draft Housing Element to provide decision-makers and interested stakeholders with background information on Housing Element requirements and to solicit comments regarding housing needs and policy options. Public comments were considered in the preparation of the draft Housing Element, which was posted for public review on September 16, 2021.
- **Joint Study Session.** After preparing the draft Housing Element and prior to submitting the draft to the Department of Housing and Community Development (HCD), a joint study session was held on September 23, 2021 with the Planning Commission and City Council to review the draft Housing Element and its goals, policies, and implementation programs. Stakeholders on the Housing Element interest list were invited to attend and offer comments on the draft Housing Element. The draft Housing Element was then revised to incorporate comments received at this meeting.

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

- ✓ The elimination of the redevelopment agency has diminished the City’s ability to address housing problems
 - ✓ ADUs provide opportunities for affordable housing but also bring challenges such as adequate parking
 - ✓ More housing also increases the City’s cost of providing adequate services such as infrastructure and public safety
- **HCD Review.** The draft Housing Element was submitted to HCD for review on September 24, 2021. On November 22, 2021 HCD issued a letter finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.
 - **Planning Commission Review.** After receiving HCD’s November 22, 2021 review, a revised draft Housing Element was prepared addressing HCD’s comments. The revised draft Housing Element was posted for public review on March 16, 2022 and a public meeting was held by the Planning Commission on March 23, 2022 to review HCD comments, other public comments and the revised draft Housing Element. An agenda and invitation to attend the meeting was sent to all parties on the Housing Element interest list. Comments offered at the meeting included whether changes to parking requirements would result in adequate parking for new housing developments. A letter dated February 28, 2022 was also submitted by YIMBY Law (see Appendix D).
 - **HCD Review #2.** Following the March 23, 2022 Planning Commission meeting the revised draft Housing Element was submitted to HCD for review on March 24, 2022. On May 23, 2022 HCD issued a letter finding that the draft element addresses some statutory requirements described in HCD’s November 22, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law.
 - **Planning Commission Public Hearing.** After receiving HCD’s May 23, 2022 comments a revised draft Housing Element was prepared addressing HCD’s comments. The revised draft Housing Element was posted for public review on September 29, 2022 and on October 5, 2022 the Planning Commission conducted a public hearing to review the revised draft Housing Element. At the conclusion of the hearing

the Planning Commission [REDACTED]. In addition to the formal public hearing notice, direct notice of the hearing was provided to all parties on the Housing Element stakeholder list.

- **City Council Public Hearing.** TBD

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

Table H-1 Public Comment Summary

Comment	Response
<p>There is a limited amount of vacant land remaining for housing development in Upland. The RHNA goals assigned to the city are far higher than in the past. How can the city achieve these goals?</p>	<p>The availability of vacant land suitable for housing development is a significant problem in most cities in Southern California, particularly those that are near major employment centers. Over the past several decades, most of the vacant properties in the urban areas without major development constraints such as steep slopes, floodplains, or wildland fire hazards have already been developed. Therefore, a large component of new housing development is occurring through redevelopment of previously developed properties that are economically or physically underutilized.</p> <p>Appendix B of the Housing Element identifies underutilized properties that are suitable for redevelopment and the following programs encourage the redevelopment of those properties for housing or mixed use: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</p>
<p>Accessory dwelling units (ADUs) can provide additional housing opportunities.</p>	<p>ADUs are an important strategy for meeting housing needs, especially for single persons and small households. The City encourages production of ADUs through a variety of methods as described in Program 8: Accessory Dwelling Units.</p>
<p>Past underproduction of housing has resulted in higher prices and rents that make it difficult for younger persons to live in the community. A market-based solution is needed to provide more housing.</p>	<p>Many factors contribute to high housing cost, and the problem is not unique to California. While cities play an important role in housing production, there are also many factors that are beyond the City’s control, such as housing speculators and investors, State environmental regulations, private business decisions, the cost of labor and materials, federal economic policies, interest rates, etc.</p> <p>The following programs are intended to facilitate housing production in Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</p>
<p>How will the City pay for the additional cost of providing public services to new housing?</p>	<p>California cities face major fiscal challenges in providing public services. After the passage of Proposition 13 in 1978 and its limitation on local governments’ property tax revenues, local governments have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. One of the main consequences</p>

Comment	Response
	<p>of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on developers, which has contributed to increased housing costs.</p> <p>The Housing Element addresses this issue by encouraging efficient housing development patterns and provision of infrastructure as described in Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 9. Water Priority System; Program 10. Neighborhood Improvements; Program 13. Housing Incentives; and Program 17: Administrative Capacity.</p>
<p>Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements.</p>	<p>It is important to recognize that the residential areas of the city are nearly built-out, and State laws already facilitate more housing opportunities in existing residential areas through ADUs and SB 9 lot splits. Redevelopment in residential areas also could lead to displacement of existing occupants. Commercial and industrial areas have the greatest opportunity for additional housing.</p> <p>The following programs are intended to facilitate housing production in all areas of Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</p>
<p>Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.</p>	<p>Strong tenant protections are already provided under State and Federal law. The City helps to facilitate tenant protection through partnerships with fair housing organizations and enforcement of existing laws. The following programs address this comment: Program 2: HOME Improvement; Program 4. Rental Acquisition and Rehabilitation; Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 12: Rental Housing Assistance; Program 13. Housing Incentives; Program 14: Mobile Home Rent Stabilization; Program 15: Affordable Housing at Risk of Conversion to Market Rate; Program 17: Administrative Capacity; Program 18: Housing for People with Disabilities or other Special Needs; Program 19: Affirmatively Furthering Fair Housing.</p>
<p>Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.</p>	<p>The City helps to facilitate homeownership for all segments of the community through the following programs: Program 2: HOME Improvement; Program 3: Emergency Repairs for Homeowners; Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 11. Homeownership Assistance; Program 13. Housing Incentives; Program 17: Administrative Capacity; Program 19: Affirmatively Furthering Fair Housing.</p>

Comment	Response
<p>Adequately plan for density. Ensure that a site’s density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site’s realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.</p>	<p>The following programs are intended to facilitate housing production at appropriate densities in Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 13. Housing Incentives.</p>
<p>Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.</p>	<p>The Housing Plan identifies sites and zoning strategies to accommodate all income levels as assigned through the RHNA. State law (Government Code 65583.2(h)) requires zoning to accommodate 100% (not 130%) of the RHNA allocation for lower-income households.</p> <p>The following programs are intended to facilitate housing production at appropriate densities in Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 13. Housing Incentives.</p>
<p>Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.</p>	<p>Calculating the likelihood of development on the basis of development during the previous housing cycle is not a valid methodology for estimating current potential for development due to significant changes in market conditions over the past decade. The “Great Recession” that began in 2007-08 resulted in a near-catastrophic collapse in property values and housing construction, particularly in the Inland Empire. The RHNA is a planning goal, and cities are required to identify adequate sites that could accommodate the RHNA allocation. State law recognizes that cities do not have control over many aspects of the development process, and therefore achieving the RHNA is not a legal mandate. Many strategies have been suggested that the State Legislature could adopt to stimulate housing production, such as CEQA reform and real estate tax policy, but it has declined to do so.</p> <p>To address this comment, the following programs identify actions the City intends to take to facilitate additional housing development: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</p>
<p>Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element. We highly recommend complying with HCD’s standards of using one of its “safe harbor” methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing</p>	<p>The Housing Element utilizes HCD “safe harbor” methodology in estimating future potential for ADU production. This comment is addressed in Program 8: Accessory Dwelling Units.</p>

Comment	Response
development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.	
Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.	It should be noted that ADU regulations beyond those authorized in State law is prohibited. Also, after the State's dissolution of redevelopment agencies a significant source of City funding for housing was eliminated. Many worthwhile housing activities now compete for scarce public subsidies such as CDBG and HOME funds. This comment is also addressed in Program 8: Accessory Dwelling Units.
Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.	The following programs are intended to facilitate housing production in areas currently zoned for commercial use: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.
Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.	"Inclusionary housing" refers to a requirement that a portion of new housing is made available at affordable rents or prices. There are valid arguments among experts for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate. There are currently no inclusionary requirements in Upland, and inclusionary housing is not a requirement of State housing law.
Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.	This comment is addressed in Program 7: Reduce Potential Constraints to Housing Development. With regard to impact fees, the elimination of such fees for affordable housing would need to be backfilled from another source or there would be insufficient funds to provide the public facilities paid for by impact fees. There are limited sources of funding that could be used to offset that loss.
Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.	This comment is addressed in Program 7: Reduce Potential Constraints to Housing Development.
Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the	The City is serious about facilitating the construction of new housing. However, this comment disregards the fact that impact fees are determined by the cost of providing public services and facilities, and cannot be reduced without rendering the services financially infeasible.

Comment	Response
<p>units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.</p>	
<p>Provide local funding. One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three new revenue streams that should be considered: 1) Transfer tax, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) Vacancy tax may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) Commercial linkage fees should be adopted or revisited for increases on new commercial developments.</p>	<p>This comment correctly notes that public funding is a major limiting factor on affordable housing development. However, increased taxes on real estate is not a universally accepted strategy for raising additional funding. A statewide real estate transfer tax of \$1.10 per \$1,000 is assessed on transactions. In addition, SB 2 of 2017 (the Building Homes and Job Act) requires County Recorders to charge an additional \$75 fee at the time of recording every real estate instrument, paper, or notice, except those expressly exempted from payment of recording fees, per each transaction per parcel of real property, not to exceed \$225 per single transaction. Funds raised by this fee are used to support affordable housing.</p>

Upland Housing Element Stakeholders

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

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

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

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

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

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

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

Linc Housing
3590 Elm Avenue.
Long Beach, CA 90807

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

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

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

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

Building Industry Association
3891 11th Street
Riverside, CA 92501

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

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

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

KB Homes
36310 Inland Valley Drive
Wildomar, CA 92595

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

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

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

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

Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Taylor Morrison
4695 MacArthur Court
8th Floor
Newport Beach, CA 92660

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

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

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

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

OmniTrans
1700 W. Fifth Street
San Bernardino, CA 92411

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

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

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

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

San Bernardino Area Habitat for Humanity
25948 Business Center Dr
Redlands, CA 92374
dhahn@habitatsb.org

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

Jamboree Housing Corporation
17701 Cowan Suite 200
Irvine, CA 92614

2. HOUSING NEEDS

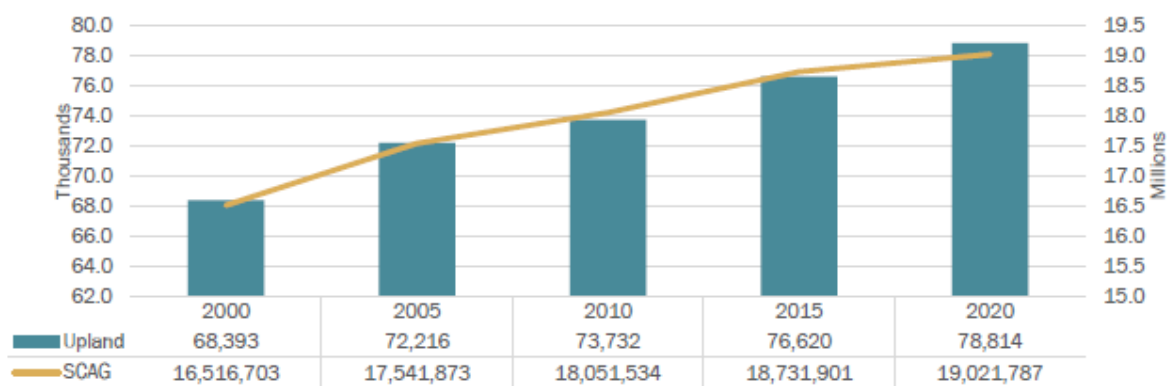
This chapter provides an overview of Upland’s demographic, economic, housing, and special needs characteristics and trends and identifies issues that affect the city’s existing and future housing needs.

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



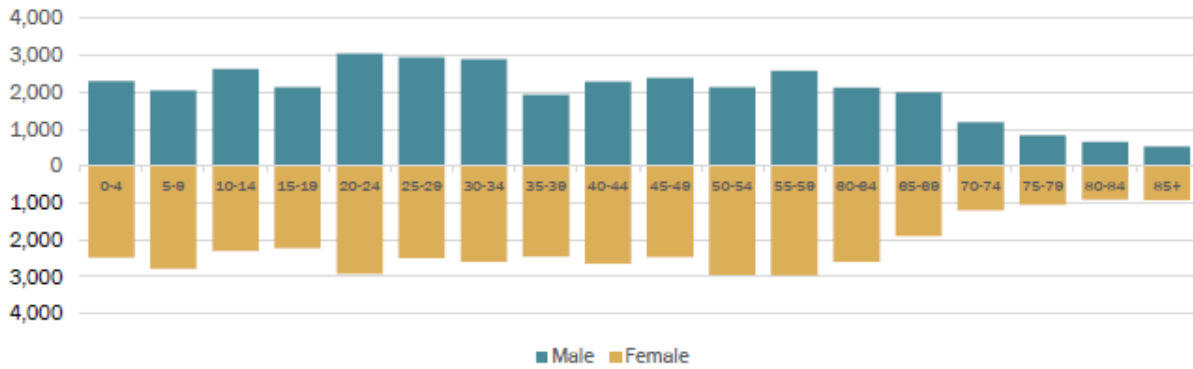
CA DOF E-5 Population and Housing Unit Estimates

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

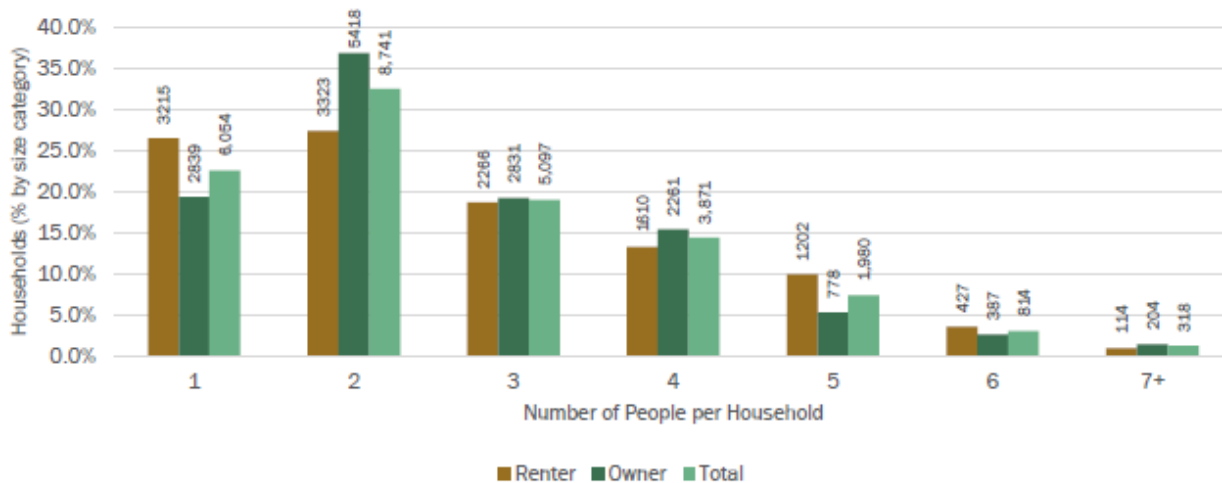


American Community Survey 2014-2018 5-year estimates

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

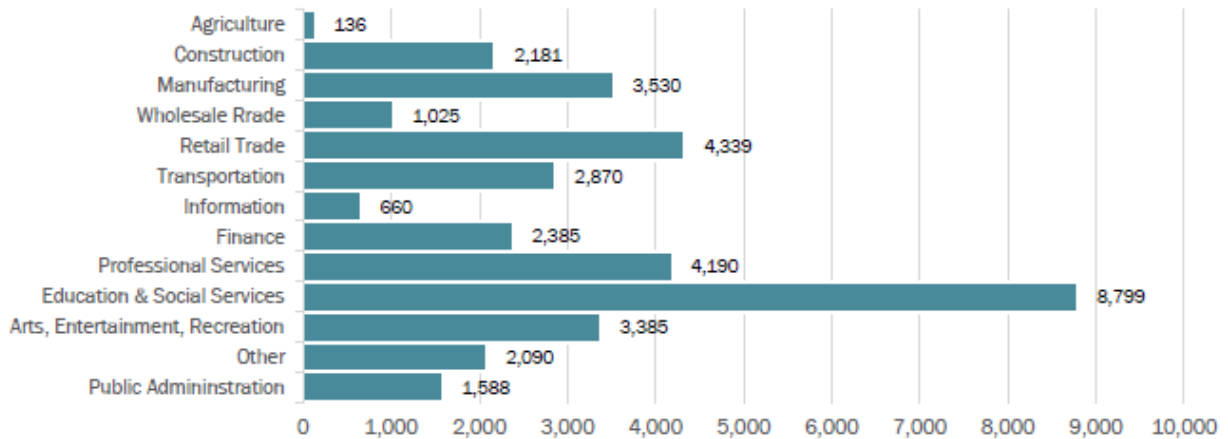


American Community Survey 2014-2018 5-year estimates.

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. The largest employers in Upland are San Antonio Community Hospital, Upland Unified School District, Home Depot and Upland Rehabilitation and Care Center.

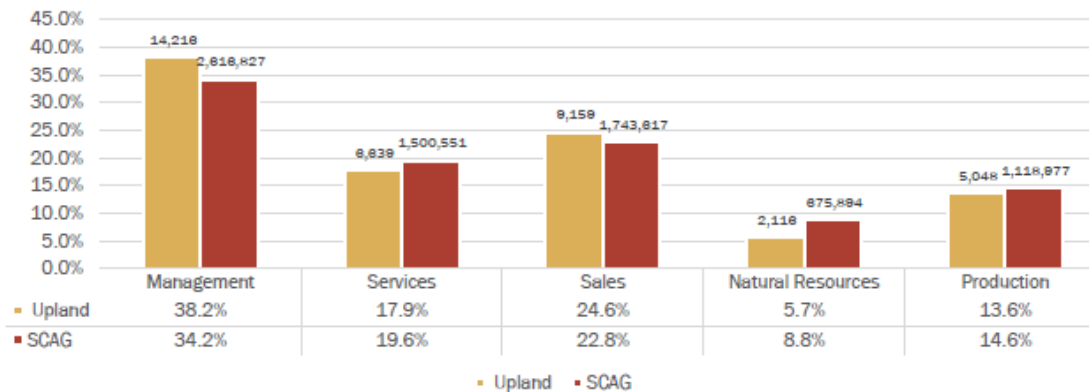
Figure H-4 Employment by Industry - Upland



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

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

Figure H-5 Employment by Occupation - Upland



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

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.

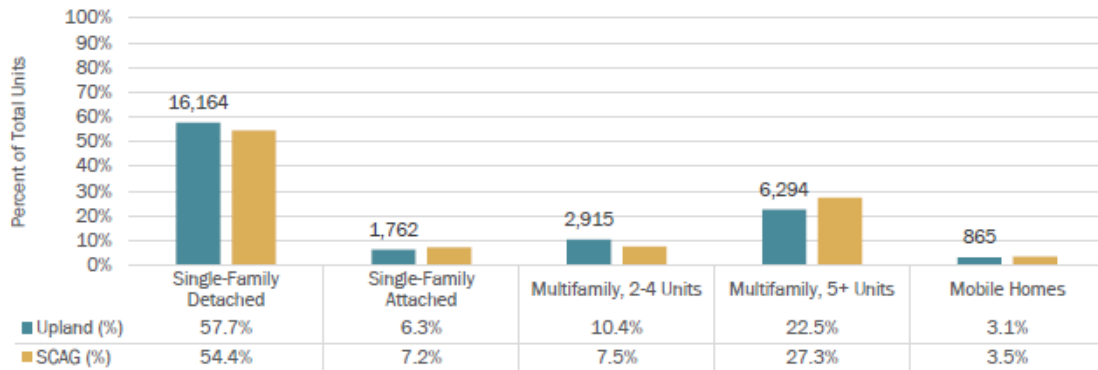
Housing Type

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

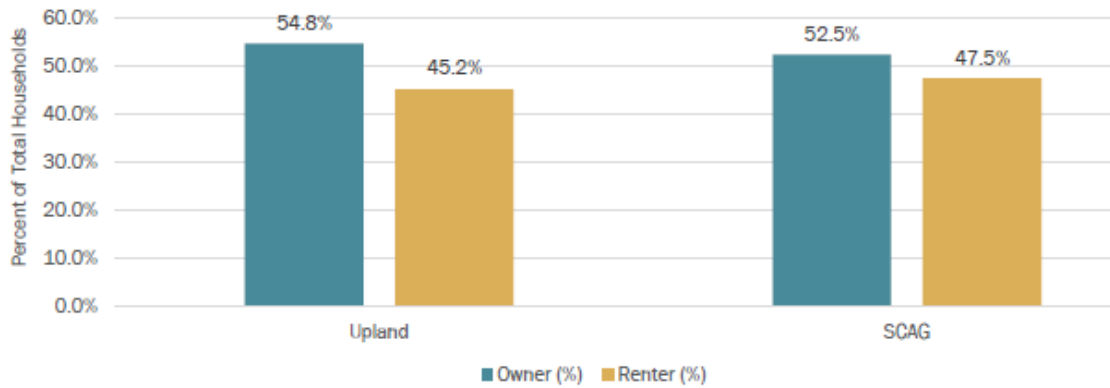


CA DOF E-5 Population and Housing Unit Estimates

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.

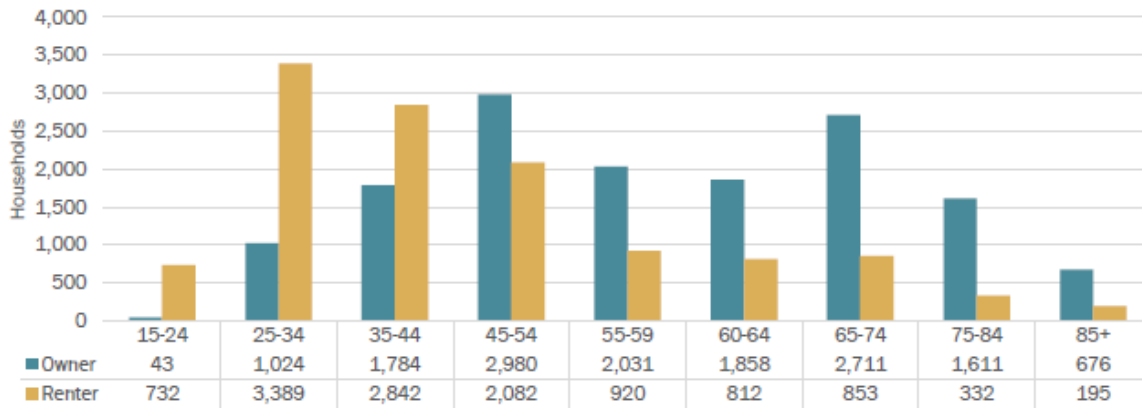
Figure H-7 Housing Tenure – Upland vs. SCAG Region



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



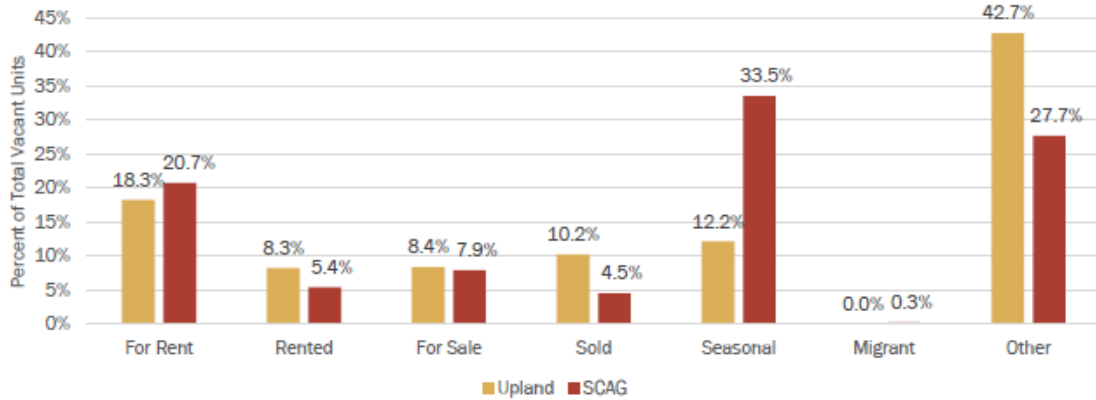
American Community Survey 2014-2018 5-year estimates.

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

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



American Community Survey 2014-2018 5-year estimates.

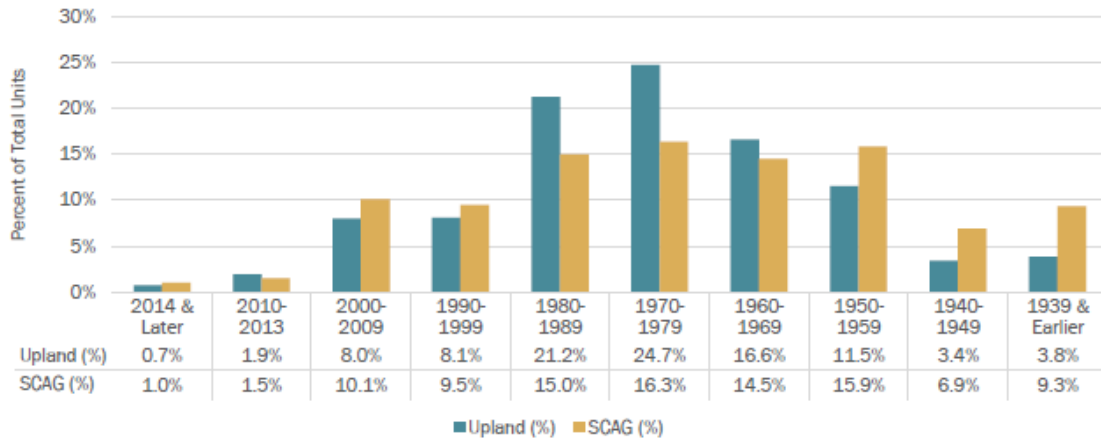
Housing Age and Condition

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

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

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

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



American Community Survey 2014-2018 5-year estimates.

Housing Cost and Affordability

Housing Affordability Criteria

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

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

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

Table H-2 Affordable Housing Costs – San Bernardino County

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

Assumptions:

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

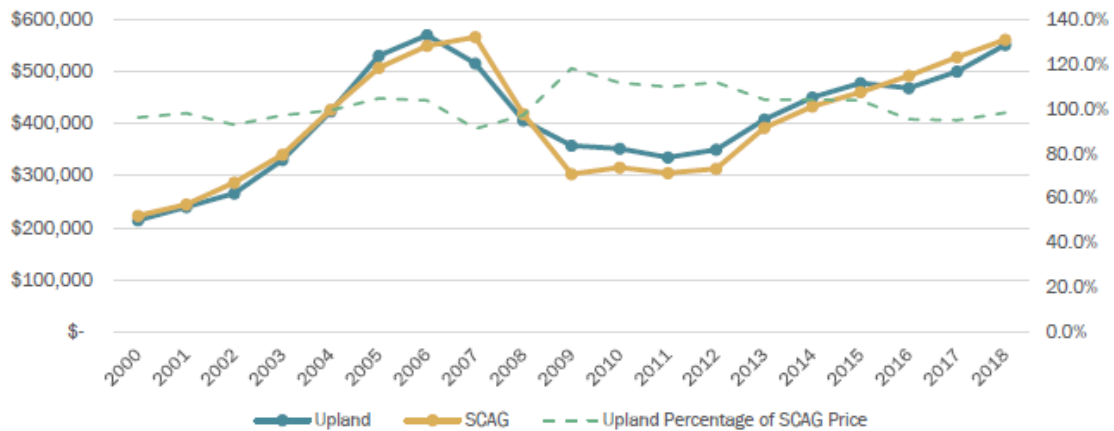
* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

For-Sale Housing Cost

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

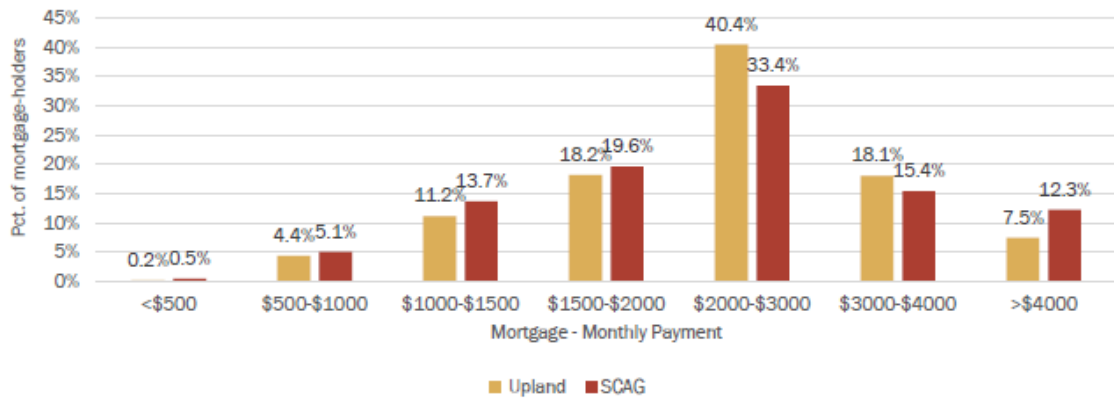
Figure H-11 Median Sale Price for Existing Homes – Upland vs. SCAG Region



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

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

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

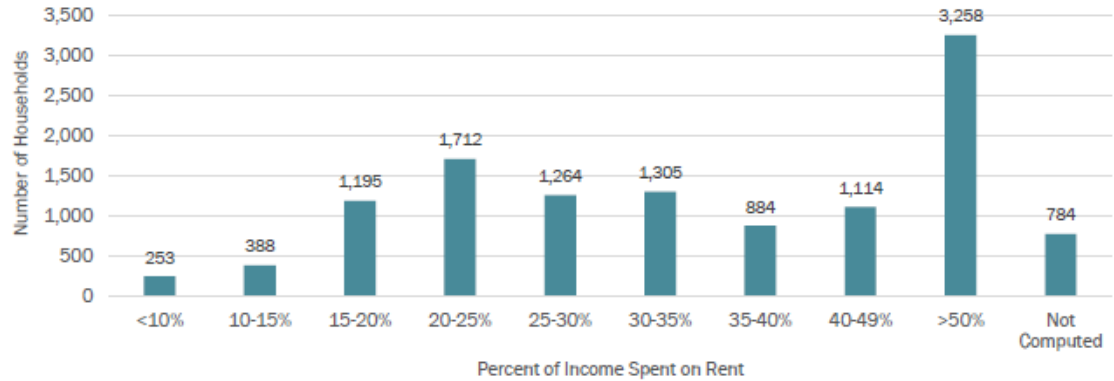


American Community Survey 2014-2018 5-year estimates.

Rental Housing Cost

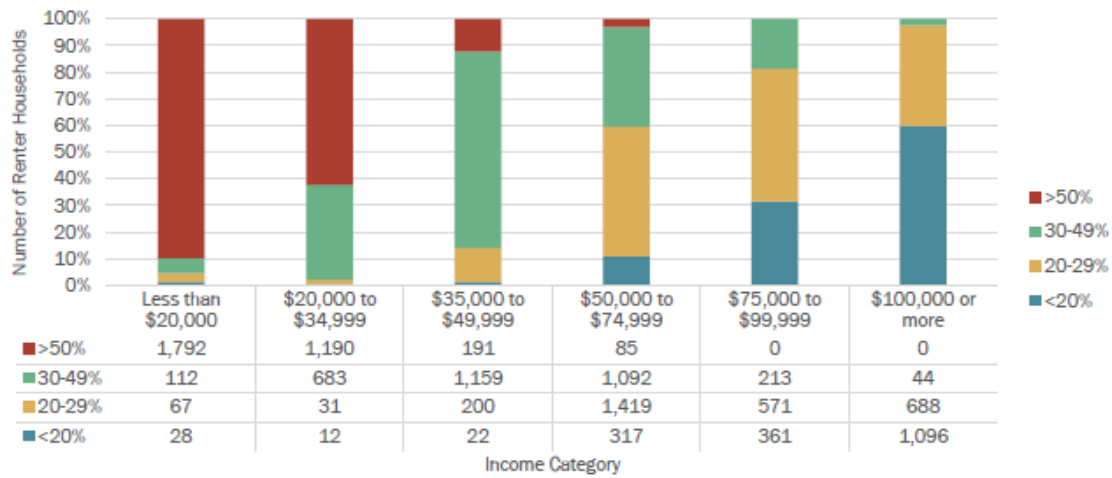
Across Upland's 12,157 renter households, about 54% spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. About 27% of Upland renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (**Figure H-13**). According to 2019 Census estimates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

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



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

Figure H-14 Rental Cost by Income Category – Upland



American Community Survey 2014-2018 5-year estimates.

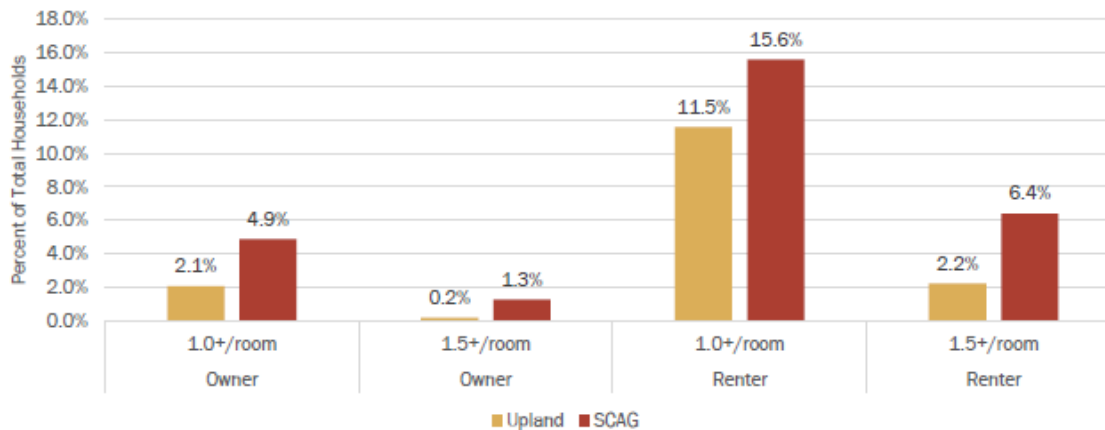
Housing Problems

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

Overcrowding

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

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



American Community Survey 2014-2018 5-year estimates.

Overpayment

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

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

Table H-3 Overpayment by Income Category – Upland

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

Source: HUD CHAS, 2014-2018

HAMFI = Housing Urban Development Area Median Family Income

Extremely-Low-Income Households

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

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

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

Source: HUD CHAS, 2012-2016

HAMFI = Housing Urban Development Area Median Family Income

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-5**, of Upland's 6,495 such households, approximately 11% earn less than 30% of median income, (compared to 24% in the SCAG region), and 23% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region).

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

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

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

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

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

The City also supports the housing needs of seniors through reasonable accommodation for persons with disabilities as well as programs including Program 8: Accessory Dwelling Units, Program 12: Rental Housing Assistance and Program 14: Mobile Home Rent Stabilization.

In addition to these housing programs, the City's Gibson Senior Center¹ serves over 3,500 seniors each month with a lunch program and over 40 classes and activities taking place weekly, with over half of those being free.

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



Persons with Disabilities

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

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

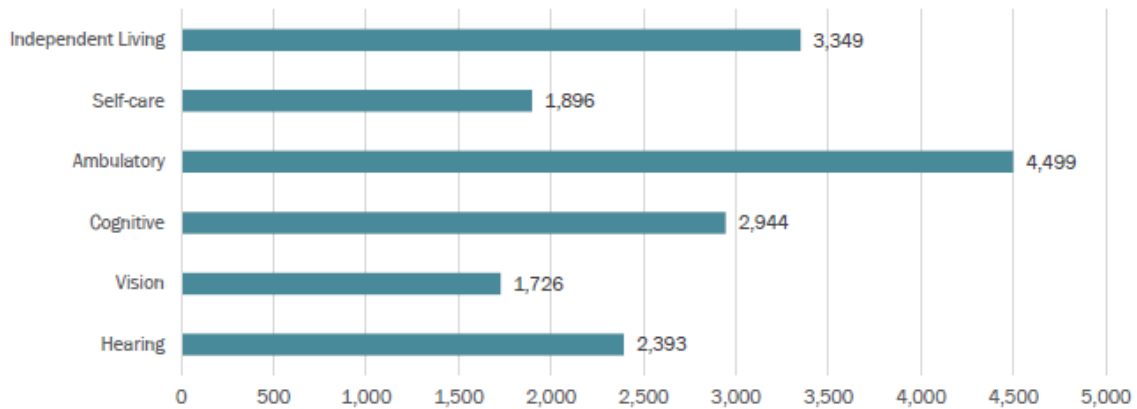
The Housing Plan addresses the housing needs of persons with disabilities through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 8: Accessory Dwelling Units, Program 12: Rental Housing Assistance, Program 14: Mobile Home Rent Stabilization, Program 15: Affordable

¹ <https://www.uplandca.gov/gibson-senior-center>

Housing at Risk of Conversion to Market Rate, Program 16: Homeless Services and Facilities, Program 18: Housing for People with Disabilities or other Special Needs, and Program 19: Affirmatively Furthering Fair Housing.

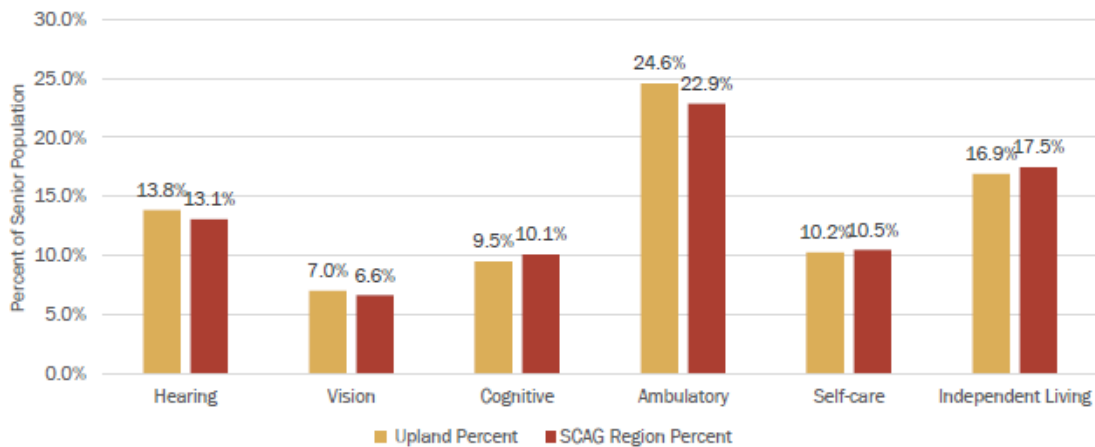
The Emergency Repair Program (ERP), which is funded with the City’s share of CDBG, provides a grant up to \$15,000 to make emergency repairs and/or code violations corrections, but also includes addressing Americans with Disabilities Act (ADA) such as ramps, widening doorways, and any other improvements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

Figure H-16 Disabilities by Type – Upland



American Community Survey 2014-2018 5-year estimates.

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



American Community Survey 2014-2018 5-year estimates.

Table H-6 Disabilities by Employment Status – Upland

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

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

Developmental Disabilities

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

The California Department of Developmental Services (DDS) provides community services to persons with developmental 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-7**.

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

Table H-7 Developmental Disabilities – Upland

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

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

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

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

Large Families

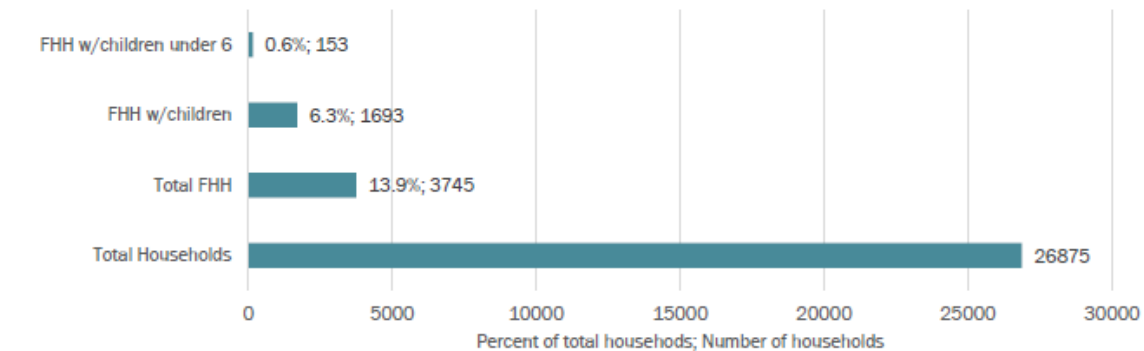
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among both owners and renters, more than half of all households have only one or two members. According to recent Census estimates, about 12% of all households in Upland had five or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

The Housing Plan addresses the needs of large families, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 12: Rental Housing Assistance, Program 14: Mobile Home Rent Stabilization, Program 15: Affordable Housing at Risk of Conversion to Market Rate and Program 19: Affirmatively Furthering Fair Housing. The City’s Home Improvement Program (HIP) provides a deferred low or no interest loans (silent seconds) of up to \$90,000 to low-income households with incomes up to 80% of the Area Median Income for owner-occupied homes. The City uses its CalHOME and HOME funds for this program. The HIP would enable large family household to expand the number of bedrooms to help address overcrowding.

Female-Headed Households

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

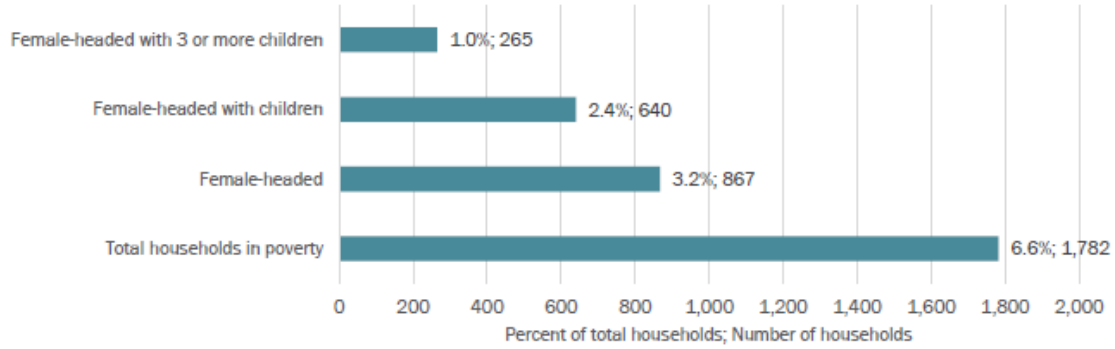
Figure H-18 Female Headed Households – Upland



American Community Survey 2014-2018 5-year estimates.

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

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



American Community Survey 2014-2018 5-year estimates.

The Housing Plan addresses the needs of female headed households, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 12: Rental Housing Assistance, Program 14: Mobile Home Rent Stabilization, Program 15: Affordable Housing at Risk of Conversion to Market Rate and Program 19: Affirmatively Furthering Fair Housing.

Farmworkers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in San Bernardino County; however, over the past several decades agriculture has diminished in importance in Upland and adjacent areas. Recent Census estimates for agricultural employment in Upland published by SCAG in its HCD pre-approved data set (**Figure H-20**) shows that there were only about 24 full-time year-round jobs in the farming/fishing/forestry occupations. Program 18 is included in the Housing Plan to ensure compliance with the Employee Housing Act, and other programs intended to assist lower-income persons and households would also serve any agricultural workers who may live in Upland.

Figure H-20 Agricultural Employment – Upland

Farmworkers by Occupation:

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

Employment in the Agricultural Industry:

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

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

Homelessness

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

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report² there were 44 unsheltered and no sheltered homeless persons in Upland at the time of the survey.

Housing accommodations for homeless people include emergency shelters, navigation centers, transitional housing, and permanent supportive housing. The City helps to support the establishment and operation of these types of facilities by ensuring that City regulations are consistent with current law (see Program 18: Housing for People with Disabilities or other Special Needs). Facilities serving the homeless in Upland are briefly summarized below.

- **Foothill Family Shelter.** Foothill Family Shelter is the primary facility serving Upland’s homeless. This facility provides emergency shelter, transitional housing, and permanent housing in one center for homeless individuals and families. It includes 75 emergency beds, 7 short-term apartments for homeless families with children, 12 transitional housing apartments, and 8 apartments for affordable permanent housing.
- **Pacific Lifeline Ministry.** Pacific Lifeline Ministry in Upland is a faith-based ministry that empowers women and children facing chronic homelessness to achieve personal and social stability. Pacific Lifeline provides 28 beds for women and their young children at a transitional shelter in Upland. As part of the transitional housing, Pacific Lifeline provides services that include case management, individual group and family therapy, tutoring and counseling services, clothes, food, and limited housing services.
- **Substance abuse.** Inland Valley Recovery Services provides a number of programs for the Upland community. The Women and Children Program/Staying Sober provides a support base for recovering parents to restore relationships with children. IVRS also offers residential treatment in a 75-bed treatment center in Upland.
- **Service agencies.** Inland Valley Hope Partners provides emergency assistance with food, utilities, and educational classes. Other groups, such as OUR Homeless, links local ministries to community service providers and other congregations implementing solutions to ending homelessness on the west end of San Bernardino County.
- **Housing Authority.** The County Housing Authority (HACSB) has jurisdiction over a number of housing voucher programs, including those for homeless people. The Upland Housing Authority entered into 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).

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

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 units that could convert to market rate due to the expiration of covenants or prepayment of mortgage are considered to be “at-risk” of conversion. **Table H-8** summarizes publicly assisted affordable projects in Upland and identifies those that are at risk of conversion during the 2021-2031 period.

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

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

Source: CHPC and City of Upland, 2021

VLI: Very low income

LI: Low income

HUD2: Dept. of Housing and Urban Development

HOME: Federal Home Investment Partnership Funds

MRB: Mortgage Revenue Bonds

LIHTC: Low Income Housing Tax Credit

RDA: Upland Redevelopment Agency

Section 8: Federal Housing Voucher program

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.

Qualified Entities

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

Funding Sources

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

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 **Table H-9**. SCAG's detailed methodology used in preparing the RHNA is posted at <https://scag.ca.gov/rhna>.

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

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

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

Source: Southern California Association of Governments, 3/4/2021.

Note: Extremely-low-income units are estimated as half of the very-low-income need, pursuant to Government Code Sec. 65583(a)(1).

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

3. CONSTRAINTS ANALYSIS

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

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.

Upland is similar to most other California communities with regard to private sector homebuyer financing programs. For those homebuyers with good credit who can qualify, interest rates are currently at historic lows, which improves housing affordability. If grant funding allows, the City also assists homebuyers in financing home purchases through low-interest loans (see Program 11 in Section 5 - Housing Plan).

Development Fees

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

Table H-10 Development Fees, City of Upland

Fee Category	Amount of Fee	
	Single Family	Multiple Family
Planning & Building Permit Fees		
Development Plan (Architectural & Site Design)	N/A	\$4,300
Administrative Use Permit	N/A	\$3,000
Conditional Use Permit	N/A	\$3,975
Tentative Parcel Map	\$7,135	
Tentative Tract Map	\$8,000 plus \$25 per lot	
General Plan amendment	\$6,900	
Zone change/specific plan	\$7,650	
Variance	\$6,300	
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 government	\$993 per unit	\$853 per unit
Parks	\$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
Est. total fees as proportion of total development cost ¹	4%	4%

Source: City of Upland, 2021

Notes:

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

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

Table H-11 describes the primary General Plan land use designations allowing housing, the intensity and density of uses allowed, and primary residential uses.

Table H-11 Land Use Designations Allowing Housing

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

Source: City of Upland General Plan, 2021.

Specific Plans

The City of Upland has adopted several specific plans that offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth will occur in these Specific Plan areas. The Specific Plans with sites identified in Appendix B to accommodate new housing needs during the planning period are summarized in **Table H-12**.

Table H-12 Specific Plans Allowing Housing

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

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

Residential Uses by Zone

All cities are required to facilitate and encourage a range of housing types for all economic segments of the community, as well as housing to address the needs of seniors, families, those with disabilities, farmworkers, and the homeless. Zoning districts that allow residential uses are listed below and in **Table H-13**.

- 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-13 Permitted Uses in Zones Allowing Residential Uses

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

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

Single-Family Housing

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

Accessory Dwelling Units

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

Mobile Home Parks

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

Manufactured Housing

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

Multi-Family Housing

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

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

Mixed-Use Residential and Live-Work

Mixed-use projects combine nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. The City has created four mixed-use zones to provide flexibility and facilitate mixed-use developments. In Downtown, mixed-use developments are permitted by-right in all districts with the exception of single-family residential-only districts. **Table H-14** summarizes allowable uses in the three mixed-use zones that allow residential use.

Table H-14 Permitted Uses in Mixed Use Zones

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

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

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

Single Room Occupancy

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

Senior Housing

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

Housing for Persons with Disabilities

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

Residential Care Facilities

In accordance with State law, residential care facilities that serve six or fewer persons are permitted by-right in all residential zones. Larger residential care facilities and assisted living/convalescent facilities are allowed by CUP in the RM, C/R MU and B/R MU zones. Program 18 includes an amendment to the Zoning Ordinance to ensure that small residential care facilities are allowed subject to the same standards as apply to residential uses of the same type in the same zone, including mixed-use zones, and to ensure that regulations do not pose an unreasonable constraint to large residential care facilities.

Emergency Shelters and Low Barrier Navigation Centers

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

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

The Operation Plan shall remain active throughout the life of the facility. The City may inspect the facility at any time for compliance with the facility’s Operation Plan and other applicable laws and standards.

- Inability to Pay. No individual or household may be denied emergency shelter because of an inability to pay.
- Separation Criteria. An emergency shelter shall not be located within 300 feet of another emergency shelter, as measured from the closest property line. An emergency shelter shall be located within ½ mile of a transit stop. Emergency shelters shall be located at least 500 feet from any child care center or kindergarten through 12th grade curriculum school, as measured from the closest property line. An

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

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

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

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

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

To ensure compliance with State law, Program 16 is included to review current development standards for emergency shelters and process a Code amendment to ensure that permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

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

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

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

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

Transitional and Supportive Housing

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

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

Program 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.

Agricultural Employee Housing

Under the Employee Housing Act (Health and Safety Code, § 17000 et seq.) employee housing for six or fewer employees must be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Program 18 is included in the Housing Plan to ensure that City regulations are consistent with these requirements.

Definition of “Family”

The Zoning Code defines *Family* as one or more persons living together as a single housekeeping unit in a dwelling unit. *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.

Program 18 is included in the Housing Plan to review and amend this definition to ensure that it is consistent with State law and 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.

Inclusionary Requirements

There are no inclusionary requirements in the City.

Short-term Rental Requirements

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

Growth Controls

No growth controls have been adopted in Upland.

Residential Development Standards

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

Table H-15 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-15 Residential Development Standards

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

Source: Upland Zoning Code, 2021

Notes:

Residential development standards may 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 and Density Bonus

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

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

adopted, and Program 13 in the Housing Plan includes a provision to update the City’s density bonus regulations consistent with State law.

Height Limitations

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

Parking Standards

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

Upland’s residential parking requirements offer reduced standards for smaller units and in areas near high-quality transit. **Table H-16** provides a summary of parking requirements.

Table H-16 Residential Parking Standards

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

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

Source: City of Upland Zoning Code, 2021

Notes:

1. See Program 18 to modify parking requirements for small residential care facilities consistent with State law

The Upland Zoning Code sets forth flexible standards for multiple-family residential parking that vary by the location and proposed residential use (**Table H-17**). Whereas all areas of the community have the same parking space requirement for studio units, the number of required parking spaces increases gradually for one- and two-bedroom units.

Table H-17 Multiple-Family Parking Standards

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

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

Source: City of Upland, 2021

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

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

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

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

In summary, the City's residential development standards, either individually or cumulatively, have not deterred either the production of condominiums or apartments. Adequate provisions are also in place to allow modifications to the residential development standards based on the location, affordability, and type of residential project. Because of these factors, the City's Zoning Code residential development requirements are not a significant constraint to the development of housing. However, to minimize constraints on housing cost, an amendment to multi-family development standards will be processed to eliminate garage parking requirements (Program 7).

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.

C. Permitting Process

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

Requests to Develop at Lower Densities

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

Permit Requirements by Residential Project Type

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

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

Permit requirements are briefly described below and in **Table H-18**.

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

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

Although the current AUP and CUP requirements for multi-family development do not appear to have been an unreasonable constraint to development in the past, Program 7 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments, thereby minimizing permit processing time and improving development certainty.

Table H-18 Permit Process and Time Frame for Housing Projects

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

Source: City of Upland, 2021

Environmental Review

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

Public Review

Projects that are permitted by-right or through an AUP are not required to be noticed to the public or subject to a public hearing. Projects over 15 du/ac currently require a CUP due to the possibility for unintended impacts on surrounding homes and neighborhoods require a public hearing before a decision can 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 approximately 3.5 months.

Once prior stages are complete, the application for residential development moves forward to the building permit stage. The time from entitlement approval to submittal of a building permit application can vary widely depending on the type and size of the project and other issues beyond the City's control, such as project financing or real estate market factors. The process is relatively straightforward and requires filing an application, paying required fees, and commencing work. Overall, the time frame for obtaining permission to build residential projects in Upland is relatively short and therefore not considered an undue constraint for the vast majority of developers proposing projects in Upland. However, in order to minimize permit processing time and improve development certainty Program 7 is included in the Housing Plan to eliminate use permit requirements for multi-family development. **Table H-18** summarizes current time frames for project review in Upland.

Residential Design Standards and Guidelines

Section 17.04.050 of the Zoning Ordinance establishes residential design standards and guidelines for single- and multi-family developments, which provide an added level of definition for the intended character within single and multi-family developments and establish minimum criteria for achieving a high-quality design expression in site and building design while allowing reasonable flexibility in the implementation of developments in the residential zones.

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 separate review by a Design Review Board. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review as well. Coupled with user-friendly

design guidelines, projects can be approved in a timely manner. Therefore, design review is not considered a potential constraint to residential development. However, in order to minimize potential constraints, Program 7 includes a commitment to establish objective development and design standards for qualifying residential projects.

Development Plan Review

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

Required findings for approval are as follows:

1. The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.
2. The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.
3. The proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.
4. The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.

Use Permit/Administrative Use Permit

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

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

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

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

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

The administrative use permit is not considered to be a constraint. Indeed, prior to the update, the City conditionally permitted six apartment and condominium projects, providing nearly a thousand affordable housing units. The AUP is intended to streamline the development review process and avoid unnecessary and additional reviews of projects that meet all the applicable standards in the City's general plan and municipal codes. However, to further reduce potential constraints and improve development certainty, Program 7 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments.

D. Environmental and Infrastructure Constraints

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

Environmental Hazards

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

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

Water Availability

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

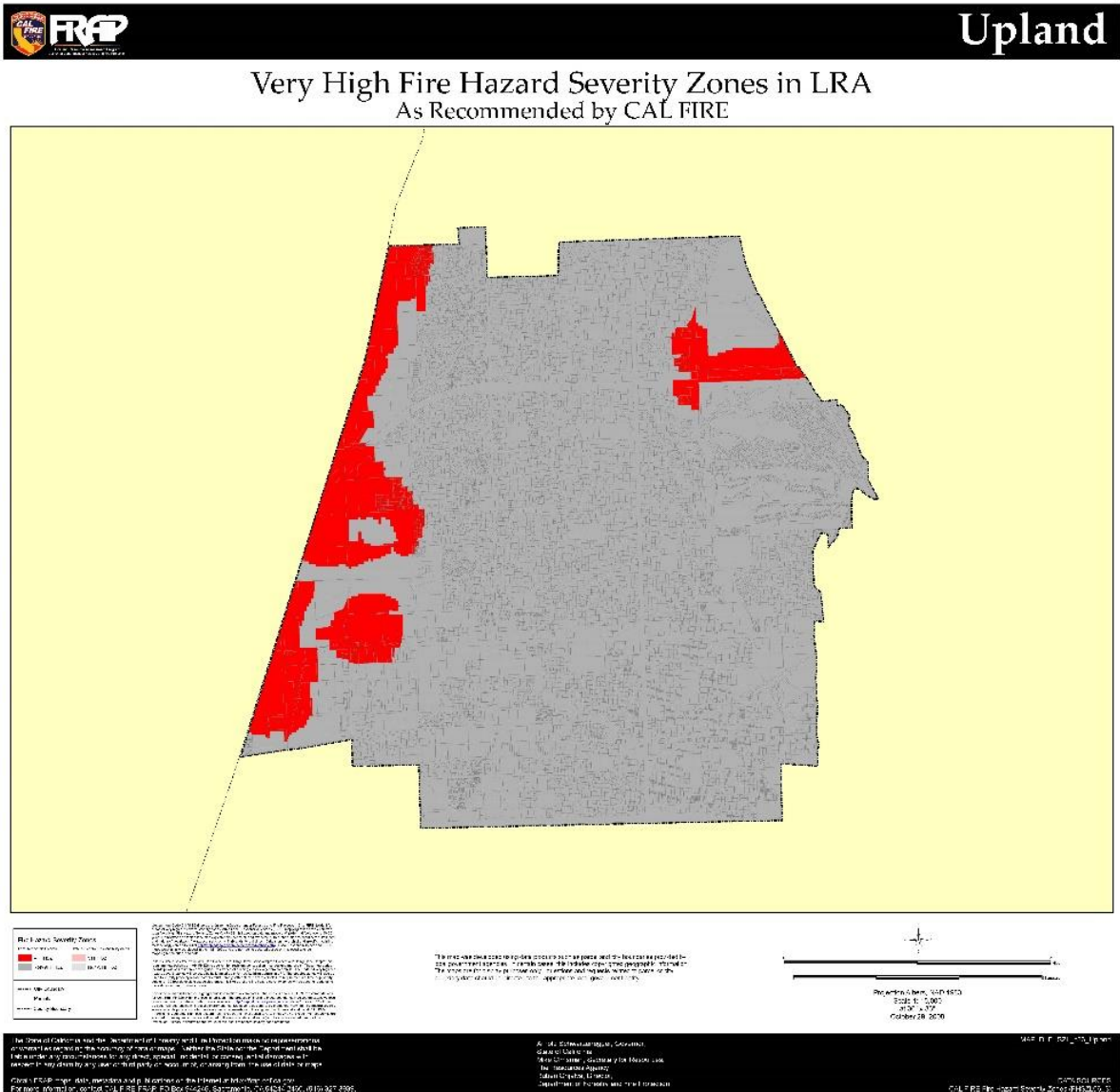
Sewer Availability

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

Dry Utilities

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

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



4. HOUSING RESOURCES

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

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. A detailed analysis of how the RHNA allocation for the 2021-2029 planning period can be accommodated is provided in Appendix B, including a parcel-specific inventory of potential housing sites.

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 throughout the planning period to ensure full compliance with City ordinances. Inspect up to 4,300 units annually.
- Develop abatement process by October 2022 for buildings where the property owner does not remedy substandard housing conditions; utilize the Administrative Citations Ordinance to obtain code compliance.
- Refer property owners to assistance programs (e.g., Program 2)

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

Program 2: HOME Improvement

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

Objective(s):

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

Responsible Agency: City Housing Division
Funding Source(s): CalHome; HOME; Housing Rent Revenues
Time Frame: Ongoing; annual promotion in the City newsletter

Program 3: Emergency Repairs for Homeowners

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

Objective(s):

- Provide grants to up to 25 (VL) qualified homeowners annually to address emergency repairs; disseminate information to property owners; and seek additional funding for the program to ensure its long-term viability.
- Annual outreach to developers

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. The City will reach out to existing RARP participants annually to extend loans and affordability provisions to the extent funding is available.

Objective(s):

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

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 sites totaling at least 42.9 acres with allowable densities of 30 units/acre 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).

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

To address AFFH goals (see Appendix C) and improve access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are allowed. (see also Program 19)

The adequate sites rezoning program will include a provision that on any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Sec. 65583.2(c),

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code Sec. 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Section 65915(c)(3).

To facilitate housing development, zoning regulations, development standards and fees will continue to be posted on the City website and updated annually, and the City will establish written procedures for streamlined review consistent with Government Code Section 65913.4 (SB 35) by December 2022.

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.
- Seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are currently allowed.
- Post zoning, development standards and fees on the City website annually throughout the planning period
- Establish procedures for streamlined permit review by October 2022
- 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 October 2022; annual progress reports and website updates

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, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance. The intent is to design complete neighborhoods that are coherent, visually attractive, and integrated. Specific plans with remaining development capacity include the Enclave, Villa Serena and Sycamore Hills.

The Historic Downtown Upland Specific Plan was adopted in 2012. This specific plan covers the City's historic core and contains a transit station, civic center, parks, schools, housing, and commercial uses. The specific plan denotes nine districts, each with a defined purpose and mix of land uses. To facilitate the production of multiple-family housing, especially affordable housing, the Plan allows for more than 1,000 new housing units, with multiple-family and mixed uses allowed by-right at densities of up to 55 units per acre. The City is working with developers to build affordable senior housing, townhomes, and mixed-use projects. The City will continue to manage the implementation of this plan, which includes strategies and priorities to increase housing opportunities within the district.

Objective(s):

- Continue to implement specific plans throughout the planning period to facilitate the development of high-quality infill residential development in Upland.
- Process amendments needed to encourage the production of housing for all income levels, in particular for lower- and moderate-income households concurrent with zoning amendments described in Program 5.

Responsible Agency: City Planning Division

Funding Source(s): General Funds

Time Frame(s): Ongoing

Program 7: Reduce Potential Constraints to Housing Development

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

Objective(s):

- Reduce the time and cost of development
- Process a Code amendment by December 2022.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame(s): Code amendment by December 2022

Program 8: Accessory Dwelling Units

The Upland Municipal Code allows accessory dwelling units (ADUs) in all residential zones. ADUs provide additional income for the homeowner, while also providing affordable housing opportunities for family members, students, caretakers, seniors, and other individuals seeking housing in Upland.

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

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

Objective(s):

- Encourage ADU production through preparation of an ADU assessment, workbook and website with pre-approved plans.
- Review State ADU law annually and process amendments to local regulations as necessary to ensure conformance with current law.
- Track the number of ADUs produced annually by type and residential covenants issued during the planning period. The City will review ADU production annually and if permits fall short of projections, additional incentives and strategies will be implemented to further encourage ADU construction.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame: Code amendment by December 2022 and as necessary thereafter on an 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 upon adoption of the Housing Element.

Objective(s):

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

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

Program 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 review neighborhood improvement needs on an annual basis and continue to make such infrastructure and service improvements that further the vision of the City Council through the annual budget process.

Objective(s):

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

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

Programs for Housing Assistance

Program 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. Lot consolidation is encouraged when developers initially approach the City with preliminary applications and will be facilitated through expedited processing and fee waivers when affordable units are provided. The density bonus ordinance (Municipal Code Chapter 17.17) allows the development of additional units and the provision of regulatory/financial incentives for projects providing affordable units. Both the minor modification and variance processes facilitate infill development. Financial assistance may also be provided subject to availability.

Objective(s):

- Update the Density Bonus Ordinance by October 2022
- 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: Code amendment by October 2022; 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 to preserve mobile home affordability throughout the planning period consistent with State law.

Responsible Agency: City Housing Division
Funding Sources: General funds
Time Frame: Dependent on litigation; Ongoing

Program 15: Affordable Housing at Risk of Conversion to Market Rate

The City periodically monitors its affordable housing projects to determine properties at risk of conversion. A total of 176 lower-income rental units are at risk of conversion by 2031. In 2022 and each year thereafter City staff will contact property owners to discuss options for extending affordability covenants for units at risk of conversion and will also notify qualified entities if a project is proposed for conversion. Notification will incorporate State preservation notice law (Government Code section 65863.10, 65863.11, and 65863.13) to inform the property owners of their responsibilities to tenants beginning three years before the property’s potential conversion to market-rate.

Objective(s):

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

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

Program 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. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Gov. Code, § 65583(a)(5)). In 2018 AB 2162 amended State law to require that supportive housing also be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Regulations and management standards for emergency shelters must be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A). AB 139 (2019) modified the allowable parking standards for emergency shelters. AB 101 (2019) added the requirement that *low barrier navigation centers* meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones

permitting multi-family uses pursuant to Government Code §65660 et seq. The City will review current development standards for these facilities and process a Code amendment to ensure that regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers are consistent with State law.

Objective(s):

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

Responsible Agency: Development Services Department,
Funding Sources: General Fund, Housing Rent Revenue Fund
Time Frame: Code amendment by December 2022

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. The City will leverage available resources through annual outreach and coordination with local non-profit organizations to maximize the benefits to lower-income households and persons with special needs.

Objective(s):

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

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

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

Program 18: Housing for People with Disabilities or other Special Needs

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

Objective(s):

- Monitor changes in State law and process amendments annually to the Municipal Code as necessary to ensure that City regulations are consistent with State requirements. Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG.
- Create reasonable accommodation process and procedure by December 2022 to allow flexibility in land use, building, and development standards to accommodate people with disabilities.
- Amend use standards and parking regulations for small residential care facilities by December 2022 to be the same as for other residential uses of the same type in the same zone consistent with State law.
- Review and amend regulations and parking standards for large (7+) residential care facilities by December 2022 to replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving 7 or more persons in all residential zones.
- Amend regulations for employee housing consistent with the Employee Housing Act by December 2022.
- Amend the Zoning Code by December 2022 to either remove the definition of family or to revise the definition removing detailed descriptions that may not be needed for zoning purposes
- Assist in the development of housing for persons with special needs, including 792 extremely-low-income households, throughout the planning period through priority processing, granting fee waivers or deferrals, modified development standards, concessions and incentives for housing developments that include units affordable to extremely-low-income households; assisting and supporting funding applications; and annual outreach and coordination with affordable housing developers.

Responsible Agency: City Housing Division; Development Services Department

Funding Sources: General fund

Time Frame: Code amendments by December 2022; Annual monitoring, outreach 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.

- Monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning.
- The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes. The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.
- To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see also Program 5)
- Encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

Responsible Agency: City and Inland Fair Housing and Mediation Board

Funding Sources: CDBG Funds

Time Frame: Ongoing and Annual Basis

Quantified Objectives

Subject to availability of funding, **Table H-19** summarizes the City’s quantified objectives for the 2021-2029 planning period.

Table H-19 Housing Element Quantified Objectives

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

Source: City of Upland, 2021.

Note: Quantified objectives dependent on continued funding.

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

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

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

⁴ Rental assistance goals refers to the annual number of housing choice vouchers issued by the 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. In addition, a cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness) is described below.

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

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

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

Colony Apartments, Northwoods Apartments, Arbor Park Apartments, Alpine Woods, Mountain Springs Apartments and Ninth Street Terrace Apartments.

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

Abundant Living Family Church

Hours: Tuesday & Thursday, 4 p.m.-7 p.m. Saturday 10 a.m.-1 p.m.

9269 Uticia Ave. #125 Rancho Cucamonga, CA 91730

(909) 987-7110

Citylink—Food Bank Only

Hours: Tuesday and Thursdays 2: p.m. - 6 p.m.

16779 Spring St. Fontana, CA

(909) 803-1059

Foothill Family Shelter

Hours: Tuesday-Friday, 9:00a.m.-5 p.m.

1501 W. 9th Street, Ste D Upland, CA 91786

(909) 920-0453

St. Joseph’s Church—Food Bank His Hands Ministry (Upland only)

Hours: Monday-Thursday, 9 a.m.-11 a.m. Saturday 7:00 a.m. - 2 p.m.

937 N. Campus Ave. Upland, CA 91786

(909) 981-8110

Salvation Army

Hours: Monday-Friday, 9 a.m.-10:30 a.m.

412 S. Euclid Ave., #408 Ontario, CA 91762

Food Bank (909) 986-6748 Shelter (909) 888-4880

GAP—Food Bank

Thursdays only 4 p.m. - 6 p.m

8768 Helms Ave Rancho Cucamonga, CA 91730

(909) 945-1020

Para Los Niños

Family Services Hours: Tuesday-Friday, 9 a.m.-1 p.m.

1205 N. Baker Ave
Ontario, CA 91764
(213) 413-1466

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

Table A1. Program Accomplishments, 2013–2021 Housing Element

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Code Enforcement	Ensure compliance with municipal codes and maintain value and safety of property and structures.	Ongoing	The City has continued to provide code enforcement services. This program is successful and should be continued.
Home Improvement	Provide Home Improvement loans to qualified low and moderate income homeowners earning less than the 80% Area median Income.	Ongoing	Due to the decrease of the State after rehabilitation value limits to \$285,000 and the long-awaited approval to increase said value limits, staff has struggled to provide assistance to any potential qualified applicants. This program should be continued.
Emergency Repair Program	Provide grants to qualified homeowners to address emergency repairs.	Ongoing	This program continued to provide grants to qualified homeowners to address emergency repairs. During 2014-2020 92 households were assisted through the Emergency Repair Program. This program helps to avoid deterioration and should be continued.
Rental Acquisition and Rehabilitation	Continue to provide grants to address properties with substantial rehabilitation or maintenance needs.	Ongoing	No units were assisted during 2014-2020 due to dissolution of the Redevelopment Agency. This program helps to avoid deterioration and should be continued if funding is available.
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. This program is an important strategy for effective land use planning and should be continued.
Historic Downtown Specific Plan	Continue to implement the Historic Downtown Specific Plan to facilitate the development of high quality infill residential development in Upland.	Ongoing	The City continued to implement the Downtown specific plan. This program is an important strategy for effective land use planning and should be continued.
Secondary Units	The City will continue to support the production of second units and guest quarters that meet the requirements in the municipal code.	Ongoing	The City continued to support the production of accessory units and in 2021 the ADU Ordinance was updated consistent with State law. This program is an important component of the City's overall housing strategy and should be continued.
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. This program supports energy conservation and should be continued.

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. This program supports infrastructure for new housing and should be continued.
Neighborhood Improvements	Continue monitoring, planning, and programming for public improvements that serve the community.	Ongoing	The City continued to make such infrastructure and service improvements to further the vision of the City Council. This program supports infrastructure for new housing and should be continued.
Homeownership Assistance	Continue to provide up to 2 FTHB loans annually to qualified low income homeowners and advertise program availability. Annually evaluate the City's funding capacity and as needed pursue additional HOME / CAL HOME funds.	Ongoing	During 2014-2020 there were 2 FTHB loans granted. This program supports home ownership for low-income households and should be continued.
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. This program supports rental housing affordability and should be continued.
Housing Incentives	Continue to permit and encourage density bonuses, lot consolidations, and other means to build market rate and affordable housing. Amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1-bedroom units in projects outside the downtown and mixed use corridors provided the project qualifies for a density bonus or is deed restricted as affordable. Advertise the availability of incentives at the planning public counter and through the development review process.	Ongoing	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities (7 or fewer) by right in all residential zones. New provisions were also provided for Supportive and Transitional Housing, Emergency Shelters, Child Care/Day Care, SROs, and efficiency units. This program supports production of new housing, including affordable units, and should be continued.
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 keep	Ongoing	The City continued to monitor affordable housing projects to determine properties at risk for conversion. This program is an important strategy for preserving existing affordable housing and should be continued.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	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	This program is duplicative and should be combined with other programs that have similar purposes.
Homeless Services	Define shelters, transitional housing, and permanent supportive housing consistent with state law, permit shelters with a ministerial permit in the Industrial zone; and establish objective standards as allowed by state law. In all zones allowing residential uses, permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Ongoing	The City continued to provide funding support to agencies that serve the homeless and at- risk homeless through the CDBG Program process and the City's Housing Fund. In 2013, a Homeless Shelter Stakeholders Group was formed to assist the implementation of this goal. The Development Code Update was adopted in the summer of 2015. In December 2019, the City hired a Homeless Coordinator to conduct and assist with homeless prevention activities. During CY2020, the City applied for and received a new affordable housing grant from the State that will provide funding to the Homeless Prevention Program for the next 3 years. Also, during CY2020, the City applied and received CARES CV1 and CV3 to provide additional funds to assist homeless prevention activity. This program is an important strategy for addressing the special needs of the homeless and should be continued.
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. This program is an important strategy for leveraging housing resources and should be continued.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing for People with Disabilities	<p>- Chronic Homelessness -Enforcement</p> <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. This program is an important strategy for addressing the special housing of persons with disabilities and should be continued.</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. This program is an important strategy for affirmatively furthering fair housing and should be continued.</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. Table B2 lists approved projects expected to be built during the planning period while Table B3 lists vacant sites zoned for residential development. Table B4 includes non-vacant “underutilized” sites with potential for additional residential development. Tables B5 and B6 list candidate sites to be considered for “upzoning” (increasing the allowable residential density from the current maximum to 30 units/acre) or “rezoning” (changing the allowable use from non-residential to multi-family residential/30 units/acre) to accommodate the current shortfall of potential housing capacity compared to 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
Table B.2 Approved Projects	2	352	567	921
Table B.3 Vacant Sites	394	77	10	482
Table B.4 Underutilized Sites	711	863	5	1,579
Table B.5 Candidate Sites (upzoning)	4	615	8	627
Table B.6 Candidate Sites (rezoning)	-	285	26	311
ADUs	145	87	20	252
Total Potential Capacity	1,256	2,279	636	4,171
RHNA (2021-2029)	2,543	1,013	2,130	5,686
Adequate Sites? (shortfall)	(1,287)	1,266	(1,494)	(1,515)
Candidate Sites (upzoning net increase)	828	-	-	828
Candidate Sites (rezoning net increase)	1,316	-	-	1,316
Candidate Sites (total net increase)	2,144	-	-	2,144

To facilitate new housing production and address the community’s housing needs, cities must ensure that sufficient land with appropriate zoning is available to accommodate the amount of additional housing need as determined through the Regional Housing Needs Assessment (RHNA). The City’s land use plans and development regulations are discussed in Section 3 – Constraints. This section describes how the RHNA allocation for the 2021-2029 planning period will be accommodated, as summarized in Table B1. Provided below is a parcel-specific analysis of potential housing sites.

Approved Projects

New housing units approved and expected to be completed during the RHNA period are credited toward the City’s new housing need based on the estimated income category of these units as shown in Table B3. Rental units were assigned to the moderate-income category while for-sale units were assigned to the above-moderate category unless affordability requirements have been established.

Potential Development on Vacant Sites

Upland is a mature community with only a small amount of vacant land suitable for housing development. Potential sites for housing development include sites zoned exclusively for residential use as well as sites where

zoning allows either residential or non-residential development. The realistic potential for housing on residentially-zoned sites has been estimated based on densities of recently approved multi-family and condo projects (Table B3). Project densities on sites allowing only residential use have ranged from 61% to 108% of the allowable maximum.

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

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

A recent 6-unit apartment development on San Antonio Avenue is located within the Business Residential Mixed-Use Zone (B/R-MU). This zoning district is intended for areas in which business and/or light industrial uses are compatible with residential or live/work units. The B/R-MU Zone provides an environment where residents can enjoy the convenience of living and working in close proximity. The intended development pattern consists of horizontal mixed uses that provide adequate buffering and transitions between residential and non-residential land uses. This zone supports residential units adjacent to non-residential uses such as: light manufacturing, assembly and offices. The maximum permitted non-residential FAR is 0.5 with a maximum permitted residential density of 20 dwelling units per acre. This zone provides opportunities for preservation of small- to medium-scale development and an authentic mix of building typologies and uses. The site was developed with 6 units (15 units/acre) with the retention of an existing single-family home.

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

Table B2 summarizes densities of recent residential developments in zones allowing commercial or mixed-use. For housing developments on sites where non-residential and mixed uses are allowed, densities of approved projects have ranged from 67% to 93% of the allowable maximum.

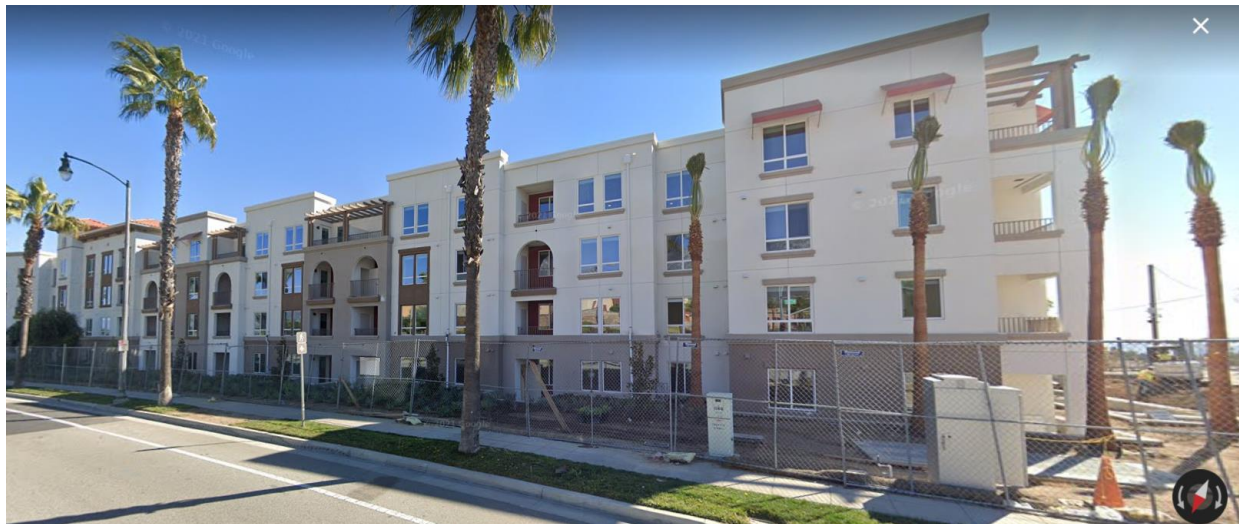
Table B2. Residential Developments in Mixed Use and Non-Residential Zones

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

Source: City of Upland, 9/2022

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

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



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



- A 4-story 111-unit apartment project was approved at a density of 48 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site was created through the consolidation of 9 separate parcels totaling 2.3 acres. The project density is 88% of the maximum 55 units/acre allowed in this district. Zoning allowed commercial use on this site.
- Preliminary discussions regarding affordable and permanent supportive housing developments at a density of approximately 70 units/acre in the Historic Downtown Upland Specific Plan.
- Preliminary discussions regarding a 4-story 141-unit apartment project at a density of 55 units/acre (100% of maximum) in the Historic Downtown Upland Specific Plan. The property is currently occupied with older commercial buildings.
- Preliminary discussions regarding a 199-unit expansion of a senior apartment project at a density of 32 units/acre.

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

A parcel-specific list of vacant sites with potential for housing development is provided in Table B5. Potential new housing units on vacant sites are assigned to income categories based on allowable density and parcel size. Sites allowing a density of less than 15 units/acre are assigned to the above-moderate income category, while sites allowing a density of 15 to 29 units/acre are assigned to either the moderate or above-moderate income category. Sites that are at least ½ acre in size and where a density of 30+ units/acre is allowed may be assigned to any income category based on the “default density” specified in State law. Small sites less than ½ acre are assigned to either the moderate or above-moderate category.

Potential Development on Underutilized Sites

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

1. Foster developments that provide a mix of related land uses close to one another, either within a single building, on the same parcel, or on adjacent parcels, in order to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live;
2. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;
3. Establish design standards that improve the visual quality of development and create unified, distinctive, and attractive mixed-use corridors and centers;
4. Provide appropriate buffers and transition standards between commercial, industrial and residential uses to preserve non-residential and mixed-use feasibility and residential quality; and
5. Provide incentives for mixed-use (horizontal and vertical) development along main corridors and nodes to promote varied uses within a pedestrian-oriented environment.

To estimate the realistic capacity of development on non-vacant sites the City evaluated recent development trends including project applications and interest from local developers (Table B4). Although the zoning on several of these sites also allows non-residential uses, all of these projects are 100% residential at densities ranging up to 55 units/acre.

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

These examples show that existing uses on nonvacant properties do not constitute an impediment to redevelopment. The City is not aware of any leases on underutilized sites that would prevent housing development during the planning period.

Underutilized sites designated for residential or mixed-use development are listed in Table B6. The City's assumptions regarding the income categories and realistic capacity for underutilized sites are the same as for vacant sites described above. Most of these underutilized properties are in the Downtown or the Focus Areas identified in the General Plan Land Use Element and discussed previously in Section 3 - Constraints. As land and housing values have increased and the supply of buildable vacant land has been nearly exhausted, redevelopment of these areas has become financially feasible.

Sites Smaller than 0.5 acre or larger than 10 acres. Pursuant to Government Code 65583.2(c) sites smaller than 0.5 acre are assigned to the moderate- or above-moderate categories. No sites larger than 10 acres are included in the inventory of lower-income sites.

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 California⁴ 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 2018-2021 period in Upland as follows:

- 2018: none
- 2019: 14 units
- 2020: 41 units
- 2021: 71 units

This 4-year trend shows that interest in ADU construction has increased significantly as homeowners have become familiar with the new regulations and the options provided for ADUs. Based on this trend and SCAG’s analysis, it is assumed that an average of 31.5 ADUs per year (total of 252 during the 8-year planning period) will be produced in the income categories shown in **Table B1** above.

Candidate Sites for Upzoning or Rezoning

As seen in Table B1, the current capacity for additional housing based on current zoning is insufficient to accommodate the RHNA allocation in all income categories. As required by Government Code Sec. 65583(c)(1) candidate sites have been identified for either “upzoning” (i.e., increasing the allowable density of residential uses) or “rezoning” (i.e., changing the zoning designation from a non-residential designation to a residential or mixed-use designation). Table B7 and Table B8 show 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)

⁴ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf#1606868527

- Proximity to public transportation, employment and educational opportunities, and urban services such as shopping, medical facilities and parks
- No incompatible uses or adverse development conditions such as high noise levels, heavy truck traffic, sensitive biological habitat, flood hazards or wildland fire hazards

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

Environmental Hazards and Availability of Infrastructure

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

Environmental Hazards

None of the potential housing sites identified for the Regional Housing Needs Allocation are known to have environmental constraints that would preclude the development of housing. As reflected in each of the individual specific plan EIRs, none of the sites is on a fault, in an Alquist-Priolo zone, or in a 100-year flood plain. None of the sites is located on prime farmland or currently used for agricultural purposes. Several sites may be located on ground suitable for mining, but the sites are no longer used for active mining. Seismic and fire hazards require various mitigation features in residential construction to protect public safety, and are incorporated into the building code. These code requirements add to the cost of housing but are necessary to protect public safety.

Water Availability

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

Sewer Availability

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

Dry Utilities

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

Table B3. Approved Projects

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units
ATI Packing House Apts	Apartments	Historic Downtown Upland SP (Citrus Trans. District)	Yes	Vacant	55	51.4 (93%)		111		111
Sage At 9 th Phase 2	Townhomes	RM-20	No	Vacant	20	16.4 (82%)			26	26
Sage At 9 th Phase 1	Townhomes	RM-20	No	Vacant	20	15.2 (76%)			28	28
Enclave SP	76 Townhomes 116 SFR	Enclave Specific Plan	No	Vacant	20	12.2 (61%)			192	192
Mesa Court Apts	Apartments	RM-30	No	Vacant	30	21.6 (72%)		54		54
7 th Street Apts (KIVA)	Apartments	RM-20	No	Vacant	20	20.1 (108%)		64		64
San Antonio Apts (Mario Sosa)	Apartments	B-R/MU	Yes	Non-Vacant	20	13.3 (67%)		6		6
Sycamore Hills PA3	83 Townhomes 93 SFR	Park View Specific Plan (Planning Area 3)	No	Vacant (Under Construction)	13.4	10.6 (79%)			176	176
Crestwood Homes	SFD	RS-20	No	Vacant	0-4	N/A			4	4
Individual SFD	SFR+ADU+JADU	Various	No			N/A	1	1	1	3
Individual SFD	SFR+ADU	Various	No			N/A	1		1	2
Villa Serena	SFR	Villa Serena SP	No	Vacant		10.6			65	65
Colonies PA4	Condo	Colonies SP (PA 4-Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)			60	60
Alta Apts	Apartments	Colonies SP (PA 4-Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)		106		106
A Street Apts	Apartments	RM-20	No	Vacant	20	20.0 (100%)		4		4
Colonies - Watt	Townhome	Colonies SP	No	Vacant	24	15.7 (65%)			12	12
Individual SFD	SFD	Various	Yes	Vacant	0-4	N/A			2	2
11 th Ave Apts	Apartments	RM-20	No	Vacant	20	14.6 (73%)		6		6
Totals							2	352	567	921

Source: City of Upland, 9/2022

Notes:

1. Income categories based on expected sales prices or rents
2. All projects have approval entitlements and are expected to be built within the planning period.

Table B4. Development Trends on Underutilized Sites

Project/Address (APN)	Project Type	No. of Units	Density	Zoning	Previous Use			Current Status	
					Year Built	FAR	I/L Ratio		Description
401 A Street (0146-582-13 to 20)	Apartments	111	48.3	Citrus Transportation District, Historic Downtown Upland SP	1960s	0.00	na	Parking Lot	Approved Entitlement
708 Mesa Court (1046-102-13)	Apartments	60	15.8	RM-30	1961-1963	0.23	1.95	Apartments (6 units demolished)	Approved Construction Plans
1332, 1336, and 1344 E. 9 th Street (1046-501-07, 08, 09)	Townhomes	26	16.4	RM-20	1940 - 1978	0.25	0.63	Three SFRs, Boat Repair Facility	Under construction
1252 E 7 th Street (1047-181-02)	Apartments	66	20.8	RM-20	1969	0.15	0.02	Industrial Building	Approved Entitlement
1400 E. Arrow Rte (1046-481-14)	Condominiums	64	13.1	Proposed Zone Change from Light Industrial to SP	1956	0.11	2.93	Lumber Yard	Applications under review
167 S. Sultana Avenue (1046-604-03 to 08)	Apartments	141	54.9	Citrus Transportation District, Historic Downtown Upland SP	1947-1957	0.32	0.03	2 Industrial Warehouses and Residential (Fourplex, Duplex, and two SFRs)	Preliminary Review
105 N. 1 st Street	Apartments with 5 Low Income Units	29	29.3	Old Town District (1 st Avenue Overlay), Historic Downtown Upland SP	1908	0.05	City-owned	Commercial Building	Developer Inquiry

Source: City of Upland, 9/2022

Table B5. Vacant Sites

Site	APN	General Plan	Zoning District	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in 2 Prior Planning Periods?
30	104658201	SP	HDU/Citrus Transportation	2.18	55	96			96	Yes
	Subtotal			2.18	55	96	0	0	96	
31	104658101	SP	HDU/Citrus Transportation	1.81						Yes
	104658108	SP	HDU/Citrus Transportation	0.11						
	Subtotal			1.92	55	84			84	
35	104659108	SP	HDU/Old Town/1st St. Overlay	0.21						Yes
	104659109	SP	HDU/Old Town/1st St. Overlay	0.18						Yes
	104659110	SP	HDU/Old Town/1st St. Overlay	0.2						Yes
	104659111	SP	HDU/Old Town/1st St. Overlay	0.15						Yes
	104659112	SP	HDU/Old Town/1st St. Overlay	0.13						Yes
	104659113	SP	HDU/Old Town/1st St. Overlay	0.13						
	Subtotal			1.00	55	44			44	
36	104660105	SP	HDU/Euclid	0.17	40	5			5	Yes
	104660112	SP	HDU/Citrus Transportation	0.17	55	7			7	
	104660113	SP	HDU/Citrus Transportation	0.17	55	7			7	
	104660114	SP	HDU/Citrus Transportation	0.33	55	15			15	
	104660101	SP	HDU/Euclid	0.03	40	1			1	
	104660102	SP	HDU/Euclid	0.11	40	4			4	
	104660103	SP	HDU/Euclid	0.05	40	2			2	
	104660104	SP	HDU/Euclid	0.11	40	4			4	
	104660106	SP	HDU/Euclid	0.15	40	5			5	
	104660107	SP	HDU/Euclid	0.17	40	5			5	
	104660115	SP	HDU/Euclid	0.17	40	5			5	
	104660108	SP	HDU/Euclid	0.33	40	11			11	
	Subtotal			1.96		71			71	
41	104660501	SP	HDU/Citrus Transportation	1.13						Yes
	Subtotal			1.13	55	50			50	
42	104660503	SP	HDU/Citrus Transportation	1.00	55				44	Yes
	104660503	SP	HDU/Euclid	0.14	40				4	Yes
	104660502	SP	HDU/Citrus Transportation	0.02	55				1	
	Subtotal			1.16		49			49	
44	104643325	SP	HDU/MF Senior Housing	0.48	25		10		10	
	Subtotal			0.48	25		10		10	
50	104325122	SFR-L	RS-20	1.00				2	2	
	Subtotal			1.00				2	2	

Site	APN	General Plan	Zoning District	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in 2 Prior Planning Periods?
52	100704107	SP	Enclave Specific Plan	3.39	20		54		54	
	Subtotal			3.39			54		54	
54	104707206	SFR-M	RS-7.5	0.16	10			1	1	
	Subtotal			0.16				1	1	
55	104627105	SFR-M	RS-7.5	0.14	10			1	1	
	Subtotal			0.14				1	1	
56	104606184	C/R-MU	C/R-MU	0.21	20		2		2	
	104606188	C/R-MU	C/R-MU	0.2	20		2		2	
	104606183	C/R-MU	C/R-MU	0.41	20		4		4	
	104606187	C/R-MU	C/R-MU	0.15	20		2		2	
	Subtotal			0.97			10		10	
57	104611101	C/O-MU	C/O-MU	0.38	20		4		4	
	Subtotal			0.38			4		4	
58	104303234	SFR-L	RS-20	0.55	4			1	1	
	Subtotal			0.55				1	1	
59	104303230	SFR-L	RS-20	0.51	4			1	1	
	Subtotal			0.51				1	1	
60	104303232	SFR-L	RS-20	0.51	4			1	1	
	Subtotal			0.51				1	1	
61	104403219	SFR-L	RS-15	0.35	4			1	1	
	Subtotal			0.35				1	1	
63	104722125	SFR-M	RS-7.5	0.07	4			1	1	
	Subtotal			0.07				1	1	
65	104704107	SFR-M	RS-7.5	0.17	4			1	1	
	Subtotal			0.17				1	1	
TOTALS						394	77	10	482	

Notes:
 Capacity for residential zones based on 80% of allowable density
 Capacity for mixed-use zones based on 50% of allowable density

Table B6. Underutilized Sites

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
21	104638309	SP	HDU/Arrow Hwy	public parking lot	0	0.13						Yes
	104638310	SP	HDU/Arrow Hwy	public parking lot	0	0.21						Yes
	Subtotal					0.34	15		4		4	
22	104625301	SP	HDU/Arrow Hwy	Auto Repair	2.3	0.17						Yes
	104625315	SP	HDU/Arrow Hwy	Auto Repair	0.9	0.34						Yes
	Subtotal					0.51	15		6		6	
23	104639203	SP	HDU/Old Town	public parking lot	0	0.19						Yes
	104639202	SP	HDU/Old Town	public parking lot	0	0.16						Yes
	104639201	SP	HDU/Old Town	public parking lot	0	0.18						Yes
	Subtotal					0.53	35	15			15	
24	104641154	SP	HDU/MF Senior Housing	Landscaping	0.0	1.03	25				21	
	Subtotal					1.03	25		21		21	
25	104640208	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14	55				6	Yes
	104640207	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.16	55				7	Yes
	104640206	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.13	55				6	Yes
	104640205	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.13	55				6	Yes
	104640204	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.13	55				6	Yes
	104640203	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14	55				6	Yes
	104640202	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14	55				6	Yes
	Subtotal					0.97	55	43			43	
26	104640312	SP	HDU/Old Town	public parking lot	0	0.05						Yes
	104640313	SP	HDU/Old Town	public parking lot	0	0.17						Yes
	104640314	SP	HDU/Old Town	public parking lot	0	0.03						Yes
	104640315	SP	HDU/Old Town	public parking lot	0	0.12						Yes
	104640316	SP	HDU/Old Town	public parking lot	0	0.12						Yes
	104640317	SP	HDU/Old Town	public parking lot	0	0.12						Yes
	104640318	SP	HDU/Old Town	public parking lot	0	0.14						Yes

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	Subtotal					0.75	35	21			21	
27	104656201	SP	HDU/Citrus Transportation	Industrial	0.0	0.23	55				10	Yes
	104656203	SP	HDU/Citrus Transportation	Industrial	0.0	0.23	55				10	Yes
	104656202	SP	HDU/Citrus Transportation	Industrial	0.0	0.23	55				10	Yes
	104656204	SP	HDU/Citrus Transportation	Industrial	1.0	0.28	55				12	Yes
	104656212	SP	HDU/Citrus Transportation	Industrial	2.7	0.46	55				20	
	104656213	SP	HDU/Citrus Transportation	Industrial	2.0	0.51	55				22	
	Subtotal					1.94	55	85			85	
28	104657101	SP	HDU/Residential Transit	Structures on site are partially burned down; currently being used for auto and RV storage	0.0	0.71						Yes
	104657115	SP	HDU/Residential Transit	Storage	1.2	3.75						Yes
	104657116	SP	HDU/Residential Transit	Storage	2.5	0.71						Yes
	Subtotal					5.17	55	227			227	
29	104658212	SP	HDU/Citrus Transportation	City Water Facility	na	0.2	55				9	Yes
	Subtotal					0.2	55		9		9	
32	104659324	SP	HDU/Old Town	public parking lot	0	0.16						Yes
	104659318	SP	HDU/Old Town	public parking lot	0	0.36						Yes
	Subtotal					0.52	35	15			15	
33	104659224	SP	HDU/Old Town/ Historic Core	public parking lot	0	0.17						Yes
	Subtotal					0.17	25		3		3	
34	104659204	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14						Yes
	104659205	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.21						Yes
	104659206	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.21						Yes
	Subtotal					0.56	55	25			25	
37	104660207	SP	HDU/Citrus Transportation	Vacant lumber yard and parking with single owner	0.0	0.32						Yes
	104660208	SP	HDU/Citrus Transportation	Vacant lumber yard and parking with single owner	0.1	0.32						Yes
	104660206	SP	HDU/Citrus Transportation	Vacant	0.0	0.16						
	104660205	SP	HDU/Citrus Transportation	Vacant	1.1	0.16						

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	Subtotal					0.96	55	42			42	
38	104660209	SP	HDU/Citrus Transportation	public parking lot	0	0.11						Yes
	104660210	SP	HDU/Citrus Transportation	public parking lot	0	0.12						Yes
	104660211	SP	HDU/Citrus Transportation	public parking lot	0	0.37						Yes
	Subtotal					0.6	55	26			26	
39	104660308	SP	HDU/Citrus Transportation	SFR	0.7	0.11	55				5	Yes
	104660307	SP	HDU/Citrus Transportation	single-family residential	0.0	0.16	55				7	
	104660310	SP	HDU/Citrus Transportation	single-family residential	0.6	0.16	55				7	Yes
	104660311	SP	HDU/Citrus Transportation	Commercial Building	2.8	0.49	55				22	
	104660309	SP	HDU/Citrus Transportation	single-family residential	2.7	0.05	55				2	
	Subtotal					0.97	55	43			43	
40	104660408	SP	HDU/Citrus Transportation	vacant industrial	0.4	1.29						Yes
	104660403	SP	HDU/Citrus Transportation	single-family residential	1.0	0.16						
	104660404	SP	HDU/Citrus Transportation	single-family residential	1.0	0.16						
	104660405	SP	HDU/Citrus Transportation	Multi-family	1.3	0.16						
	104660406	SP	HDU/Citrus Transportation	vacant industrial	1.0	0.16						
	104660407	SP	HDU/Citrus Transportation	Industrial	1.1	0.64						
	Subtotal					2.57	55	113			113	
43	104657106	SP	HDU/Olivedale	1 SFR/Storage Yard	1.0	0.81	20				13	
	104657107	SP	HDU/Olivedale	SFR	2.8	0.21					3	
	104657108	SP	HDU/Olivedale	4 units	1.9	0.65					10	
	104657109	SP	HDU/Olivedale	4 units	5.0	0.51					8	
	104657110	SP	HDU/Olivedale	4 units	3.3	0.51					8	
	104657111	SP	HDU/Olivedale	SFR	3.0	0.51					8	
	104657113	SP	HDU/Olivedale	SFR	1.8	0.17					3	
	104657112	SP	HDU/Olivedale	SFR	0.5	0.41					7	
	Subtotal					3.78	20		60		60	
45	104718103	MFR-L	RM-20	National Guard Center	0	3.6	20				58	
	Subtotal					3.6	25		72		72	
46	104718107	MFR-L	RM-20	Industrial Building	1.8	4.48	20				72	
	104718108	MFR-L	RM-20	Vacant	0.1	2.57	20				41	
	Subtotal					7.05	20		113		113	
47	104610214	MFR-L	RM-30	Vacant		1.5	30				36	
	Subtotal					1.5	30	36			36	
48	104650160	C/R-MU	C/R-MU	Contractor Yard	0.9	0.37	20				4	

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	104650159	C/R-MU	C/R-MU	Commercial	1.4	0.37	20				4	
	104650128	C/R-MU	C/R-MU	1 SFR	0.0	0.7	20				7	
	Subtotal					1.44	20		14		14	
49	104405104	SFR-L	RS-20	SFR	3.0	3.22	0-4 du				3	
	Subtotal					3.22				3	3	
51	100706108	C/I-MU	C/I-MU	Restaurant/Vacant (Buffalo Inn)	5.5	3.74	20				37	
	100706123	C/I-MU	C/I-MU	Restaurant/Vacant (Buffalo Inn)	0.0	0.83	20				8	
	Subtotal					4.57	20		46		46	
53	100709108	C/I-MU	C/I-MU	Car Rental/Vacant	0.1	1.82	20				18	
	100709109	C/I-MU	C/I-MU	Commercial Building/Abandoned SFR/vacant	0.0	0.92	20				9	
	100709110	C/I-MU	C/I-MU	vacant	0.5	0.95	20				10	
	100709116	C/I-MU	C/I-MU	Industrial Building/yard	1.3	1.76	20				18	
	100709107	C/I-MU	C/I-MU	Industrial Building/yard	1.1	1.35	20				14	
	Subtotal					6.8	20		68		68	
62	100728123	MFR-M	RM-30	1SFR	0.7	0.85	30				20	
	Subtotal					0.85		20			20	
64	104601101	C/R-MU	C/R-MU	Commercial/Office Building	0.0	0.97	20				10	
	104601102	C/R-MU	C/R-MU	Commercial/Office Building	0.6	1.47	20				15	
	Subtotal					2.44			24		24	
66	104558137	C/R-MU	C/R-MU	Auto Dealership	1.0	5.21	20				52	
	Subtotal					5.21			52		52	
67	104555123	C/R-MU	C/R-MU	Commercial/Office Building	1.3	0.94	20				9	
	104555124	C/R-MU	C/R-MU	Commercial/Office Building	1.1	0.96	20				10	
	104555125	C/R-MU	C/R-MU	Commercial/Office Building	0.2	0.59	20				6	
	Subtotal					2.49			25		25	
68	104608144	C/R-MU	C/R-MU	Auto Sales	1.4	0.73	20				7	
	104608103	C/R-MU	C/R-MU	Vacant Commercial	0.7	0.19	20				2	
	104608104	C/R-MU	C/R-MU	Vacant Commercial	1.5	0.35	20				4	
	Subtotal					1.27			13		13	
69	100756104	B/R-MU	B/R-MU	Commercial/Industrial Building	0.4	1.04	20				1	
	100755112	B/R-MU	B/R-MU	Commercial/Industrial Building	4.5	1.04	20				10	
	100755107	B/R-MU	B/R-MU	Commercial/Industrial Building	4.7	1.05	20				11	
	100755106	B/R-MU	B/R-MU	Commercial/Industrial Building	3.2	1.05	20				11	
	100755105	B/R-MU	B/R-MU	Commercial/Industrial Building	4.2	1.05	20				11	

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	100755104	B/R-MU	B/R-MU	Commercial/Industrial Building	3.0	1.04	20				10	
	100756121	B/R-MU	B/R-MU	Commercial/Industrial Building	2.0	0.15	20				2	
	100755103	B/R-MU	B/R-MU	Commercial/Industrial Building	3.8	1.05	20				11	
	100755102	B/R-MU	B/R-MU	Commercial/Industrial Building	3.6	1.04	20				10	
	100755101	B/R-MU	B/R-MU	Commercial/Industrial Building	3.8	1.12	20				11	
	100756112	B/R-MU	B/R-MU	Commercial/Industrial Building	3.7	1.08	20				11	
	100756120	B/R-MU	B/R-MU	Commercial/Industrial Building	5.2	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	3.4	0.28	20				3	
	100756118	B/R-MU	B/R-MU	Commercial/Industrial Building	4.4	0.27	20				3	
	100756115	B/R-MU	B/R-MU	Commercial/Industrial Building	2.1	0.51	20				5	
	100756110	B/R-MU	B/R-MU	Commercial/Industrial Building	3.7	2.08	20				21	
	100756122	B/R-MU	B/R-MU	Commercial/Industrial Building	3.9	0.46	20				5	
	100756109	B/R-MU	B/R-MU	Commercial/Industrial Building	5.0	2.08	20				21	
	100756108	B/R-MU	B/R-MU	Commercial/Industrial Building	5.5	1.1	20				11	
	100756107	B/R-MU	B/R-MU	Commercial/Industrial Building	2.6	1.04	20				10	
	100756106	B/R-MU	B/R-MU	Commercial/Industrial Building	2.2	1.04	20				10	
	100756105	B/R-MU	B/R-MU	Commercial/Industrial Building	2.2	1.04	20				10	
	104665152	B/R-MU	B/R-MU	Commercial/Industrial Building	6.4	0.16	20				2	
	100755117	B/R-MU	B/R-MU	Commercial/Industrial Building	3.2	0.17	20				2	
	104665126	B/R-MU	B/R-MU	Commercial/Industrial Building	6.7	1.05	20				11	
	104665151	B/R-MU	B/R-MU	Commercial/Industrial Building	1.6	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	3.5	0.18	20				2	
	100755115	B/R-MU	B/R-MU	Commercial/Industrial Building	4.0	0.21	20				2	
	104665150	B/R-MU	B/R-MU	Commercial/Industrial Building	4.5	0.46	20				5	
	100755114	B/R-MU	B/R-MU	Commercial/Industrial Building	5.1	0.3	20				3	
	Subtotal					24.16			232		232	
70	104553214	SFR-M	RS-4	1 SFR	1.2	0.64	1					
	Subtotal					0.64				2	2	
71	104605117	C/R-MU	C/R-MU	Office	3.2	1.94	20				19	
	Subtotal					1.94			19		19	
72	104646206	RM-20	RM-20	SFR	1.9	0.31	20				5	
	Subtotal					0.31			5		5	
73	104634103	MFR-L	RM-20	SFR	1.9	0.66	20				11	

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	104634102	MFR-L	RM-20	SFR	1.9	0.85	20				14	
	104634101	MFR-L	RM-20	SFR	1.8	0.85	20				14	
	Subtotal					2.36	20		38		38	
74	104649310	MFR-L	RM-20	SFR	2.2	0.29	20				5	
	104649311	MFR-L	RM-20	Vacant	0.0	0.29	20				5	
	Subtotal					0.58			9		9	
75	104548222	C/O-MU	C/O-MU	Hotel	2.0	2.85	20				29	
	Subtotal					2.85			29		29	
	TOTALS							711	863	5	1,579	

Notes:

Capacity for residential zones based on 80% of allowable density
 Capacity for mixed-use zones based on 50% of allowable density

Table B7. Candidate Sites (Upzoning)

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
76	104646112	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	1.9	0.56	20					9	13	
	104646113	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard		0.14	20					2	3	
	104646104	MFR-L	RM-20	MFR-M	RM-30	Auto Trim	1.2	0.29	20					5	7	
	104646105	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	0.4	0.33	20					5	8	
	104646107	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	0.4	0.29	20					5	7	
	104645108	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	0.3	0.28	20					4	7	
	104646109	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	4.0	0.55	20					9	13	
	104646110	MFR-L	RM-20	MFR-M	RM-30	Termite Company		0.29	20					5	7	
	104646111	MFR-L	RM-20	MFR-M	RM-30	Termite Company	1.2	0.29	20					5	7	
	Subtotal							0.56	20			48		48	72	
77	104646217	MFR-L	RM-20	MFR-M	RM-30	2-units	1.0	0.6	20					10	14	
	Subtotal							0.6				10		10	14	
78	104646220	MFR-L	RM-20	MFR-M	RM-30	Contractor office/yard	1.0	0.34	20					5	8	
	104646209	MFR-L	RM-20	MFR-M	RM-30	Contractor office/yard	1.9	0.35	20					6	8	
	Subtotal							0.69	20			11		11	45	
79	104617101	MFR-L	RM-20	MFR-M	RM-30	Vacant		1.88	20					30	45	
	104617107	MFR-L	RM-20	MFR-M	RM-30	Vacant		0.21	20					3	5	
	104617102	MFR-L	RM-20	MFR-M	RM-30	Vacant	0.1	1.2	20					19	29	
	104617103	MFR-L	RM-20	MFR-M	RM-30	Commercial Fueling	3.4	2.57	20					41	62	
	Subtotal							5.86	20			94		94	141	
80	104609124	MFR-L	RM-20	MFR-M	RM-30	1 SFR	1.9	0.21	20					3	5	
	104609123	MFR-L	RM-20	MFR-M	RM-30	1 SFR	2.0	0.22	20					4	5	
	104609122	MFR-L	RM-20	MFR-M	RM-30	Vacant		0.85	20					14	20	
	Subtotal							1.28	20			20		20	31	
81	104551123	MFR-L	RM-1	MFR-M	RM-30	Housing Authority		2.38	10		19			19	57	
	104550101	MFR-L	RM-1	MFR-M	RM-30	Housing Authority		10.21	10		82			82	245	
								12.59			97	4		4	302	
															205	
82	100736215	SFR-M	RS-7.5	MFR-L	RM-20	SFR	2.7	0.1	4-10 DU					1	2	
	100736214	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.11	4-10 DU					1	3	
	100736208	SFR-M	RS-7.5	MFR-L	RM-20	Vacant	0.0	0.06	4-10 DU					0	1	
	100736205	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	7.1	0.23	4-10 DU					0	6	
	100736207	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	0.9	0.69	4-10 DU					4	17	
	100736203	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	1.9	0.14	4-10 DU					1	3	
	100736202	SFR-M	RS-7.5	MFR-L	RM-20	Vacant	0.0	0.37	4-10 DU					2	9	
	100736201	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	3.7	1.09	4-10 DU					7	26	
	100736213	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.08	4-10 DU					0	2	
	100736210	SFR-M	RS-7.5	MFR-L	RM-20	SFR		0.03	4-10 DU					0	1	
	100736212	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.8	0.17	4-10 DU					1	4	
	100736211	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.17	4-10 DU					1	4	
	100736209	SFR-M	RS-7.5	MFR-L	RM-20	SFR	2.9	0.05	4-10 DU					0	1	
	100736206	SFR-M	RS-7.5	MFR-L	RM-20	SFR	5.4	0.13	4-10 DU					1	3	
	100736204	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.22	4-10 DU					1	5	
	Subtotal							3.64			13		8	8	87	

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
83	100743106	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/yard	1.9	0.47	20					5		7
	100746130	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	1.9	0.15	20					2		2
	100746119	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.0	0.21	20					2		3
	100746102	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.0	0.38	20					4		6
	100746131	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.17	20					2		3
	100765401	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/yard	0.5	0.2	20					2		3
	100765402	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.29	20					3		4
	100765403	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.3	20					3		5
	100765404	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	6.9	0.37	20					4		6
	100765405	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.34	20					3		5
	100765201	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	0.5	0.32	20					3		5
	100765202	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/yard	1.2	0.38	20					4		6
	100743211	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor storage yard	0.4	0.07	20					1		1
	100746101	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Yard (Tree Service)	0.0	0.58	20					6		9
	100743214	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.19	20					2		3
	100743210	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Garage	0.0	0.15	20					2		2
	100743209	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.4	0.26	20					3		4
	100743206	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	3.2	0.51	20					5		8
	100743208	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.18	20					2		3
	100743213	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.15	20					2		2
	100743212	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	2.3	0.15	20					2		2
	100743207	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.18	20					2		3
	100743201	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.17	20					2		3
	100743202	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.23	20					2		3
	100743203	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	0.8	0.24	20					2		4
	100743204	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.6	0.48	20					5		7
	100743112	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage	0.2	0.2	20					2		3
	100743110	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor storage yard	0.0	0.23	20					2		3
	100743109	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor storage yard	0.0	0.23	20					2		3
	100743111	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor storage yard	0.0	0.16	20					2		2
	100743108	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor storage yard	0.0	0.44	20					4		7
	100746220	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Office/Landscaper storage	0.8	0.93	20					9		14
	100746126	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.5	0.08	20					1		1
	100746127	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.6	0.09	20					1		1
	100746128	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	7.6	0.09	20					1		1
	100746214	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.56	20					6		8
	100746215	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.19	20					2		3
	100746216	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.1	0.17	20					2		3
	100746217	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	2.5	0.17	20					2		3
	100746120	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.09	20					1		1
	100746121	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.05	20					1		1
	100746111	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR - Mixed Use	1.8	0.41	20					4		6

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
	100746122	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.09	20					1		1
	100746112	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	2.8	0.5	20					5		8
	100746110	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.27	20					3		4
	100746109	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.6	0.32	20					3		5
	100746108	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.59	20					6		9
	100746201	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.17	20					2		3
	100746123	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	12.7	0.4	20					4		6
	100746133	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	2.1	0.46	20					5		7
	100746113	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.1	0.2	20					2		3
	100746115	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.2	20					2		3
	100746107	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	0.2	0.89	20					9		13
	100746106	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.42	20					4		6
	100746116	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.0	0.2	20					2		3
	100746117	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.2	20					2		3
	100746132	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	3.8	0.76	20					8		11
	100746105	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.4	20					4		6
	100746204	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Tow Yard	1.1	1.2	20					12		18
	100746203	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/yard	1.1	1.1	20					11		17
	100746218	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.22	20					2		3
	100765305	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Office	0.2	0.46	20					5		7
	100765304	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.45	20					5		7
	100764202	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	0.4	0.81	20					8		12
	100764203	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.19	20					2		3
	100764201	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.19	20					2		3
	100765509	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/yard	10.6	0.29	20					3		4
	100765510	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.1	1.24	20					12		19
	100764204	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.2	0.6	20					6		9
	100765508	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	8.3	0.29	20					3		4
	100765507	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.18	20					2		3
	100765506	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.45	20					5		7
	100765505	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.43	20					4		6
	100765501	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Tow Yard	0.4	0.64	20					6		10
	100765502	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.8	0.39	20					4		6
	100765504	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Repair	0.7	0.36	20					4		5
	100765503	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body/Paint	2.8	0.49	20					5		7
	100765308	B/R-MU	B/R-MU	B/R-MU	B/R-MU	3 Residential Units	8.3	0.31	20					3		5
	100765307	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.31	20					3		5
	100765306	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Office	1.9	0.31	20					3		5
	100764310	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	0.8	0.69	20					7		10
	100764301	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.6	0.31	20					3		5
	100764302	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	0.4	0.3	20					3		5
	100764303	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	1.7	0.3	20					3		5
	100764304	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Industrial building	0.4	0.3	20					3		5
	100764219	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Park	11.6	2.74	20					27		41
	100764305	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	1.2	0.3	20					3		5
	100764325	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Contractor Yard	0.7	0.44	20					4		7

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
	100764309	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.21	20					2		3
	100764308	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Industrial building	0.4	0.31	20					3		5
	100764215	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Auto Storage	1.1	0.2	20					2		3
	100764214	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.18	20					2		3
	100764212	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/Storage	1.9	0.63	20					6		9
	100764211	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/Storage	0.2	0.57	20					6		9
	100764213	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.24	20					2		4
	100764209	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Storage Yard	0.5	0.59	20					6		9
	100764218	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Auto Storage	0.5	0.75	20					8		11
	100764207	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.4	20					4		6
	100764206	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	0.6	0.49	20					5		7
	100764205	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.8	0.47	20					5		7
	Subtotal							38.61	20	55		331		331		579
84	104656318	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	0.0	0.6	20					6		9
	104656401	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body Shop	6.6	0.18	20					2		3
	104656403	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body Shop	0.0	0.14	20					1		2
	104656402	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body Shop	0.0	0.14	20					1		2
	104656425	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	2.1	0.25	20					3		4
	104656424	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	11.3	0.29	20					3		4
	104656419	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	2.6	0.14	20					1		2
	104656404	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656405	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656418	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656429	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.01	20					0		0
	104656417	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656406	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	0.0	0.14	20					1		2
	104656407	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.6	0.14	20					1		2
	104656430	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	6.5	0.14	20					1		2
	104656415	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.14	20					1		2
	104656408	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.5	0.14	20					1		2
	104656319	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial	4.1	1.75	20					18		26
	Subtotal							4.76	20	11		37		37		71
85	104654122	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	0.5	1.05	20					11		16
	104654121	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	1.4	1.07	20					11		16
	104654120	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	1.4	0.36	20					4		5
	104654119	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	8.4	0.36	20					4		5
	104654118	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	1.0	0.36	20					4		5
	Subtotal							3.2	20			32		32		48
86	104654201	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard/building	2.0	0.34	20					3		5
	104654202	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.8	0.2	20					2		3
	104654204	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.1	0.38	20					4		6
	104654246	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	1.2	0.3	20					3		5
	104654208	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.1	0.15	20					2		2
	104654206	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.0	0.5	20					5		8
	104654243	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.2	0.26	20					3		4
	104654242	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	5.7	0.14	20					1		2

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
	104654244	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.15	20					2		2
	104654245	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.13	20					1		2
	104654241	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard/building	2.6	0.15	20					2		2
	104654238	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	2.3	0.21	20					2		3
	104654240	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.16	20					2		2
	104654239	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard/building	1.9	0.18	20					2		3
	104654229	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.38	20					4		6
	104654226	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.7	0.17	20					2		3
	104654227	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.01	20					0		0
	104654228	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard/building	1.8	0.13	20					1		2
	104654230	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.31	20					3		5
	Subtotal							4.25		10		33		33		64
	TOTALS									186	4	615	8	627	693	762

Notes:

- Current capacity for residential zones based on 80% of allowable density
- Current capacity for mixed-use zones based on 50% of allowable density
- Potential capacity for residential zones based on 24 du/ac (80% of 30 du/ac)
- Potential capacity for mixed-use zones based on 15 du/ac (50% of 30 du/ac)
- B/R-MU designation proposed to be amended to increase the maximum density from 20 du/ac to 30 du/ac

Table B8. Candidate Sites (Rezoning)

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Lower	Mod	Above Mod	Current Capacity	Potential Capacity
89	104518103	P-OS	PB-L	MFR-M	RM-30	Nursery	0.3	5.4	NA				0	130
	104518102	P-OS	PB-L	MFR-M	RM-30	Nursery/ Easement	0	0.23	NA				0	6
	Subtotal							5.63					0	135
90	104553213	PB-L	PB	MRF-L	RM-20	Well Site	0	1.39	NA			0	0	33
	104553209	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
	104553210	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
	104553211	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
	104553212	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
								2.15				4	4	52
91	100744104	C/R-MU	C/R-MU	MRF-L	RM-20	Vacant	0.0	0.45	20		5		5	11
	100744116	C/R-MU	C/R-MU	MRF-L	RM-20	Vacant	0.0	0.27	20		3		3	6
	100744115	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	1.9	0.27	20		3		3	6
	100744114	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	2.1	0.22	20		2		2	5
	100744117	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	5.0	0.36	20		4		4	9
	100744101	C/R-MU	C/R-MU	MRF-L	RM-20	Vacant	0.0	1.2	20		12		12	29
	100744102	C/R-MU	C/R-MU	MRF-L	RM-20	Storage	0.6	0.27	20		3		3	6
	100744103	C/R-MU	C/R-MU	MRF-L	RM-20	Storage	0.7	0.27	20		3		3	6
	100744112	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	5.9	0.25	20		3		3	6
	100744111	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	6.7	0.25	20		3		3	6
	100744110	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	1.8	0.34	20		3		3	8
	100744109	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	7.5	0.18	20		2		2	4
	100744108	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	0.9	0.2	20		2		2	5
	100744107	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	0.8	0.15	20		2		2	4
	Subtotal							4.68			47		47	112
92	100718101	I	PB	MFR-M	RM-30	Vacant	0.0	3.51	NA				0	84
	104632143	I	PB	MFR-M	RM-30	Vacant	0.0	1.18	NA				0	28
	100718102	I	PB	MFR-M	RM-30	Vacant	0.0	0.55	NA				0	13
	100718103	I	PB	MFR-M	RM-30	Vacant	1.8	0.46	NA				0	11
	100718104	I	PB	MFR-M	RM-30	Vacant	1.3	0.34	NA				0	8
	Subtotal							6.04					0	145
93	104633322	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.6	0.19	20		2		2	5
	104633323	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	4.8	0.2	20		2		2	5
	104633319	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.9	0.19	20		2		2	5
	104633324	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.9	0.2	20		2		2	5
	104633325	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.8	0.2	20		2		2	5
	104633326	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.9	0.2	20		2		2	5
	104633318	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.2	0.41	20		4		4	10
	104633317	B/R-MU	B/R-MU	MRF-L	RM-20	SFR/Contractor Yard	2.5	0.41	20		4		4	10
	104633313	B/R-MU	B/R-MU	MRF-L	RM-20	Driveway	0.0	0.64	20		6		6	15
	104633308	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	2.1	0.2	20		2		2	5
	104633307	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	3.1	0.2	20		2		2	5
	104633306	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.8	0.4	20		4		4	10
	104633309	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	1.9	0.41	20		4		4	10
	104633305	B/R-MU	B/R-MU	MRF-L	RM-20	Vacant	0.0	0.4	20		4		4	10

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Lower	Mod	Above Mod	Current Capacity	Potential Capacity
	104633310	B/R-MU	B/R-MU	MRF-L	RM-20	Vacant	1.5	0.41	20		4		4	10
	104633304	B/R-MU	B/R-MU	MRF-L	RM-20	Storage Yard	0.0	0.41	20		4		4	10
	104633301	B/R-MU	B/R-MU	MRF-L	RM-20	Vacant/Storage Yard	0.0	0.64	20		6		6	15
	104633327	B/R-MU	B/R-MU	MRF-L	RM-20	Contractor office/Storage yard	1.4	0.41	20		4		4	10
	104633329	B/R-MU	B/R-MU	MRF-L	RM-20	Office	2.3	0.2	20		2		2	5
	104633316	B/R-MU	B/R-MU	MRF-L	RM-20	Storage Yard	0.0	0.41	20		4		4	10
	104633331	B/R-MU	B/R-MU	MRF-L	RM-20	SFR/Business Use	1.5	0.61	20		6		6	15
	104633311	B/R-MU	B/R-MU	MRF-L	RM-20	SFR	2.1	0.41	20		4		4	10
	104633303	B/R-MU	B/R-MU	MRF-L	RM-20	Contractor storage yard	0.9	0.41	20		4		4	10
	104633312	B/R-MU	B/R-MU	MRF-L	RM-20	Contractor storage yard	0.0	0.41	20		4		4	10
	104633302	B/R-MU	B/R-MU	MRF-L	RM-20	Contractor storage yard	0.3	0.41	20		4		4	10
	Subtotal							8.98			90		90	216
94	104653101	SFR-M	RS-7.5	MRF-L	RM-20	SFR	1.8	0.21	10			1	1	5
	104653102	SFR-M	RS-7.5	MRF-L	RM-20	SFR/Vacant	1.9	0.55	10			3	3	13
	Subtotal							0.76				4	4	18
95	104653107	SFR-M	RS-7.5	MRF-L	RM-20	SFR/Vacant	1.9	0.5	10			1	1	12
	104653108	SFR-M	RS-7.5	MRF-L	RM-20	2 SFR	1.9	0.5	10			1	1	12
	104653109	SFR-M	RS-7.5	MRF-L	RM-20	SFR/Vacant	1.1	0.41	10			1	1	10
	Subtotal							1.41				3	3	34
96	104648114	LI-BP	LI	MFR-L	RM-20	Truss Yard	2.9	4.9	NA				0	118
	Subtotal							4.9					0	
97	104707205	OP	OP	SFR-M	RS-7.5	Vacant	0	0.16	NA				0	1
	Subtotal							0.16					0	1
98	104652101	LI-BP	LI	MFR-L	RS-20	Vacant	0	3	NA				0	72
	104651101	LI-BP	LI	MFR-L	RS-20	Vacant	0	0.14	NA				0	3
	Subtotal							3.14					0	75
99	104661116	SFR-M	RS-7.5	MFR-L	RS-20	Vacant	0	1.77	10			10	10	42
	104661126	SFR-M	RS-7.5	MFR-L	RS-20	1 - SFR	2.9	0.47	10			2	2	11
	104664102	I	PB	MFR-L	RS-20	Well Site	0	4.11	10			1	1	99
	Subtotal							6.35				13	13	152
100	100730107	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	1.5	0.92	20		9		9	22
	100730108	C/I-MU	C/I-MU	MFR-L	RM-20	Vacant	0.0	0.4	20		4		4	10
	100730109	C/I-MU	C/I-MU	MFR-L	RM-20	2 SFR	0.4	0.42	20		4		4	10
	100730110	C/I-MU	C/I-MU	MFR-L	RM-20	Office	1.0	0.42	20		4		4	10
	100730111	C/I-MU	C/I-MU	MFR-L	RM-20	Plant Retail	0.9	0.56	20		6		6	13
	Subtotal							2.72			27		27	65
101	104634110	I	PB	MFR-L	RM-20	SFR	1.1	0.85	NA				0	20
	Subtotal							0.85					0	20
102	100762105	LI-BP	LI	MFR-L	RM-20	Contractor Yard	0.0	1.94	NA				0	47
	100762106	LI-BP	LI	MFR-L	RM-20	Contractor Yard	0.0	1.9	NA				0	46
	100760101	LI-BP	LI	MFR-L	RM-20	Contractor Yard	0.0	4.65	NA				0	112
	Subtotal							8.49					0	204
103	100729108	C/I-MU	C/I-MU	MFR-L	RM-20	Auto Sales	1.8	0.55	20		6		6	13
	100729106	C/I-MU	C/I-MU	MFR-L	RM-20	Flood Control	0.0	3.92	20		39		39	94
	100728121	C/I-MU	C/I-MU	MFR-L	RM-20	Flood Control	0.0	2	20		20		20	48
	100728122	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	2.1	0.17	20		2		2	4

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Lower	Mod	Above Mod	Current Capacity	Potential Capacity
	100728146	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	3.3	0.11	20		1		1	3
	100728144	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	0.7	0.02	20		0		0	0
	100728145	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	0.0	0.03	20		0		0	1
	100728118	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.2	1.56	20		16		16	37
	100728115	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.0	0.56	20		6		6	13
	100728119	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	1.7	0.2	20		2		2	5
	100728117	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.8	0.2	20		2		2	5
	100728132	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.0	0.41	20		4		4	10
	100728134	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.7	1.06	20		11		11	25
	100728133	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.4	0.8	20		8		8	19
								11.59			116		116	278
104	104658207	SP	HDU/Pleasant View	HDU/Citrus Trans.	SP	Auto Repair	1.6	0.48	10		5		5	12
	Subtotal							0.48	55		5		5	12
105	104655108	LI-BP	LI	MFR-L	RM-20	Tow Yard	1.1	1.62	NA				0	39
	104655102	LI-BP	LI	MFR-L	RM-20	Storage	1.1	0.26	NA				0	6
	104655101	LI-BP	LI	MFR-L	RM-20	Storage	1.5	0.3	NA				0	7
	104655107	SFR-M	RS-7.5	MFR-L	RM-20	SFR	4.4	0.15	10			1	1	4
	104655106	SFR-M	RS-7.5	MFR-L	RM-20	SFR	0.5	0.26	10			1	1	6
	104655141	LI-BP	LI	MFR-L	RM-20	Storage	1.9	0.34	NA				0	8
	104655103	LI-BP	LI	MFR-L	RM-20	Office	0.0	0.67	NA				0	16
	104652104	LI-BP	LI	MFR-L	RM-20	Light Industrial	0.5	0.9	NA				0	22
	Subtotal							4.5				2	2	108
	TOTALS									0	285	26	311	1,627

Notes:

Current capacity for residential zones based on 80% of allowable density

Current capacity for mixed-use zones based on 50% of allowable density

Potential capacity based on 24 du/ac (80% of 30 du/ac)

Figure B1. Site Map – Northern Area

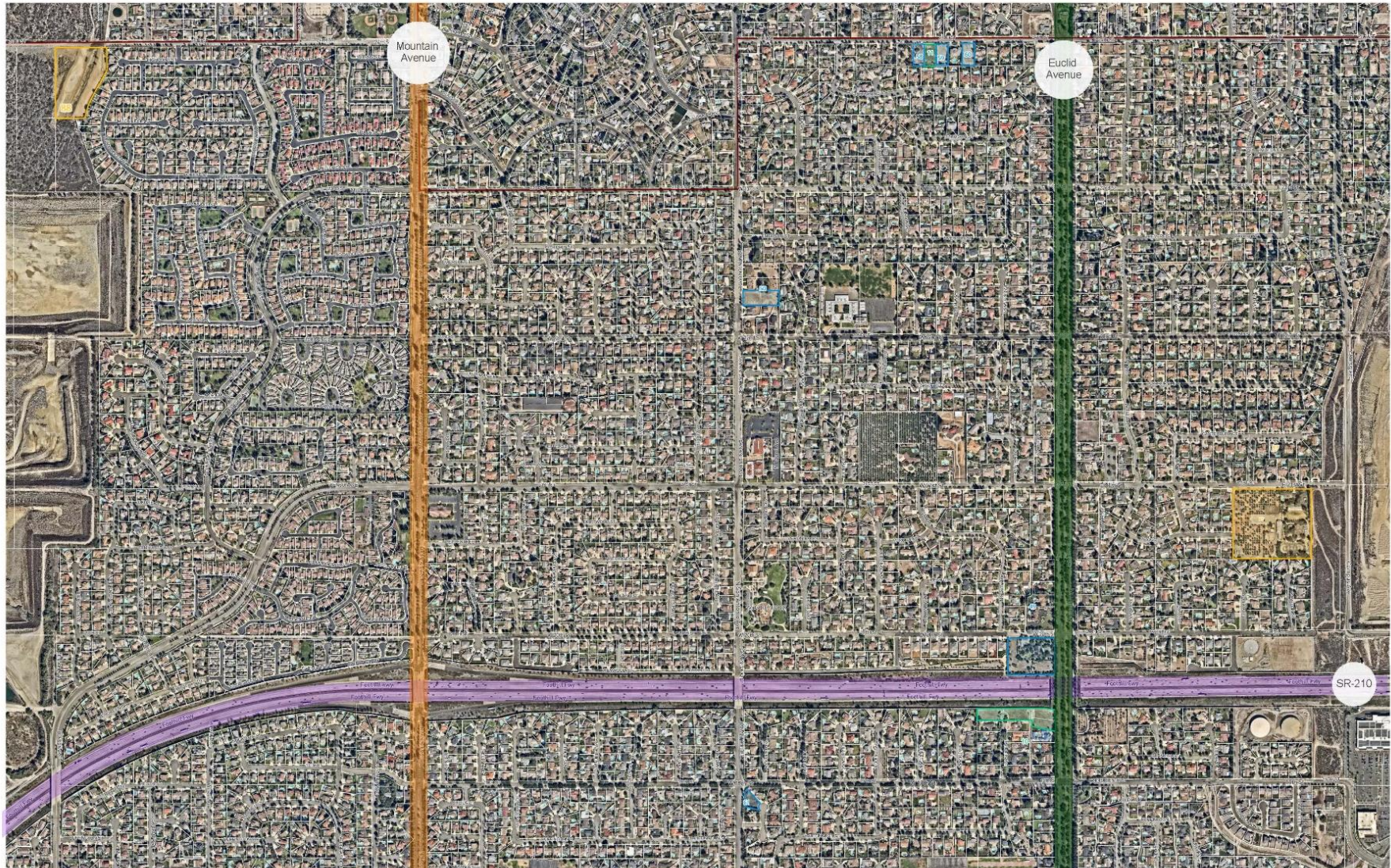


Figure B2. Site Map – Southeast Area

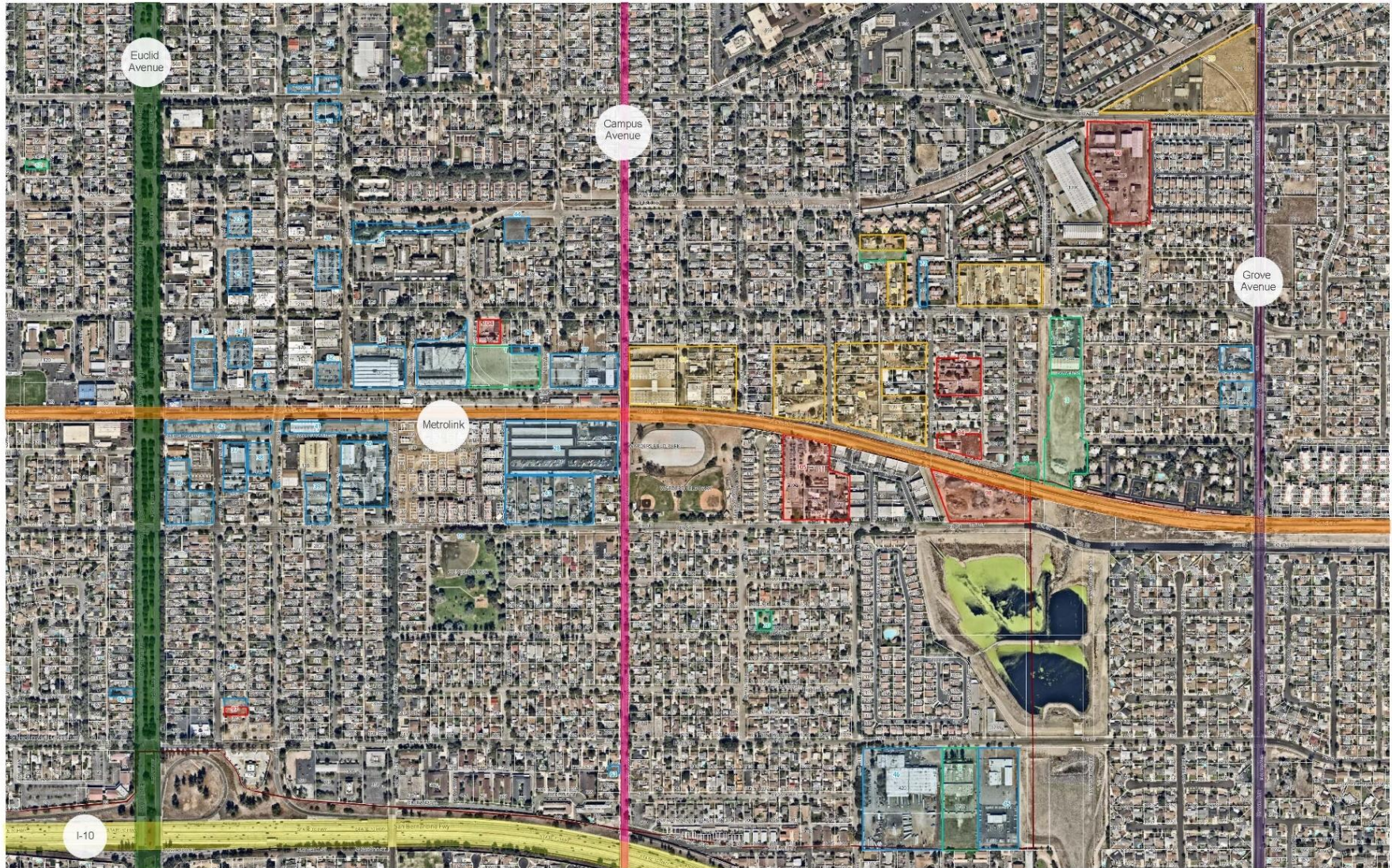


Figure B3. Site Map – Southwest Area

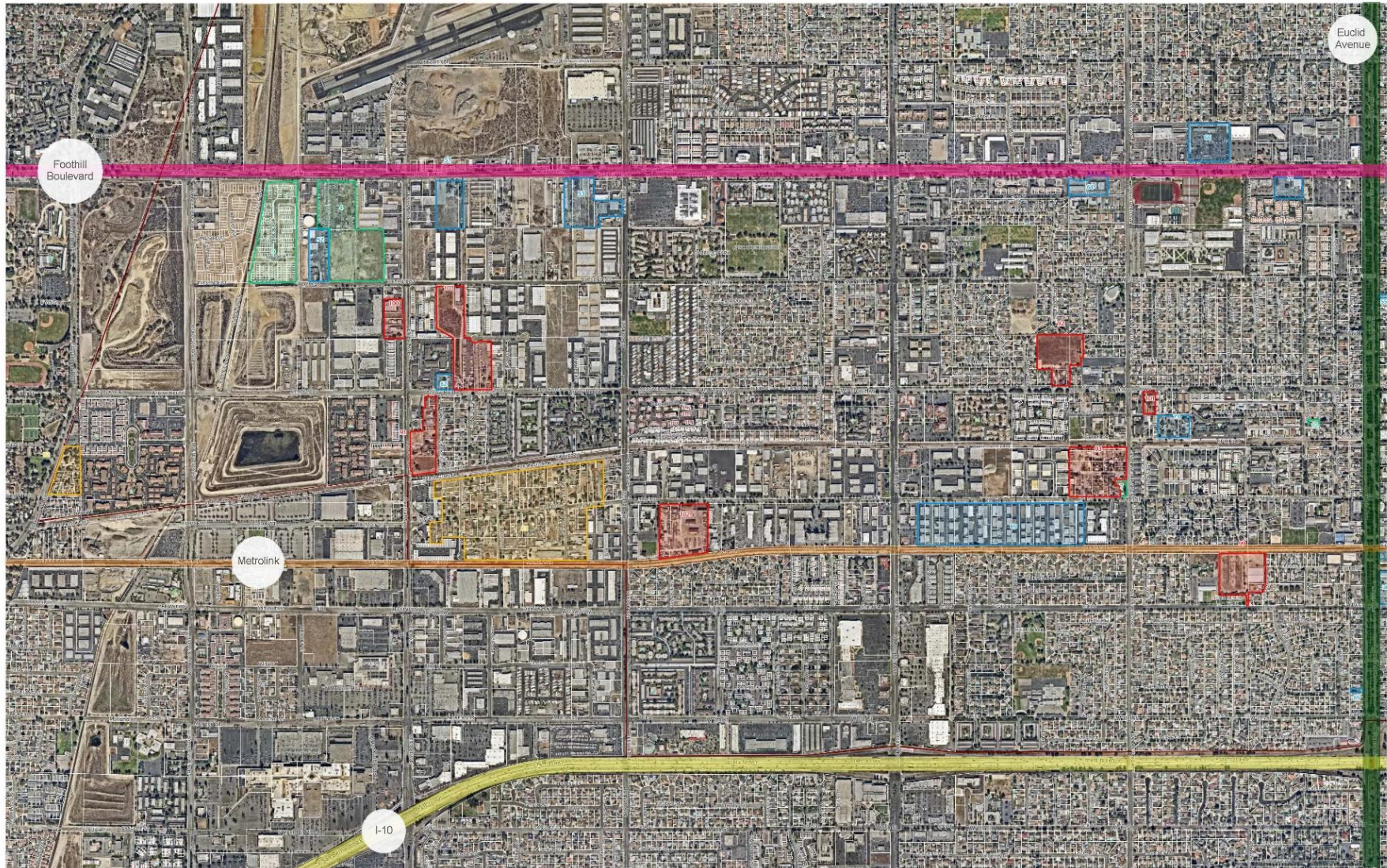
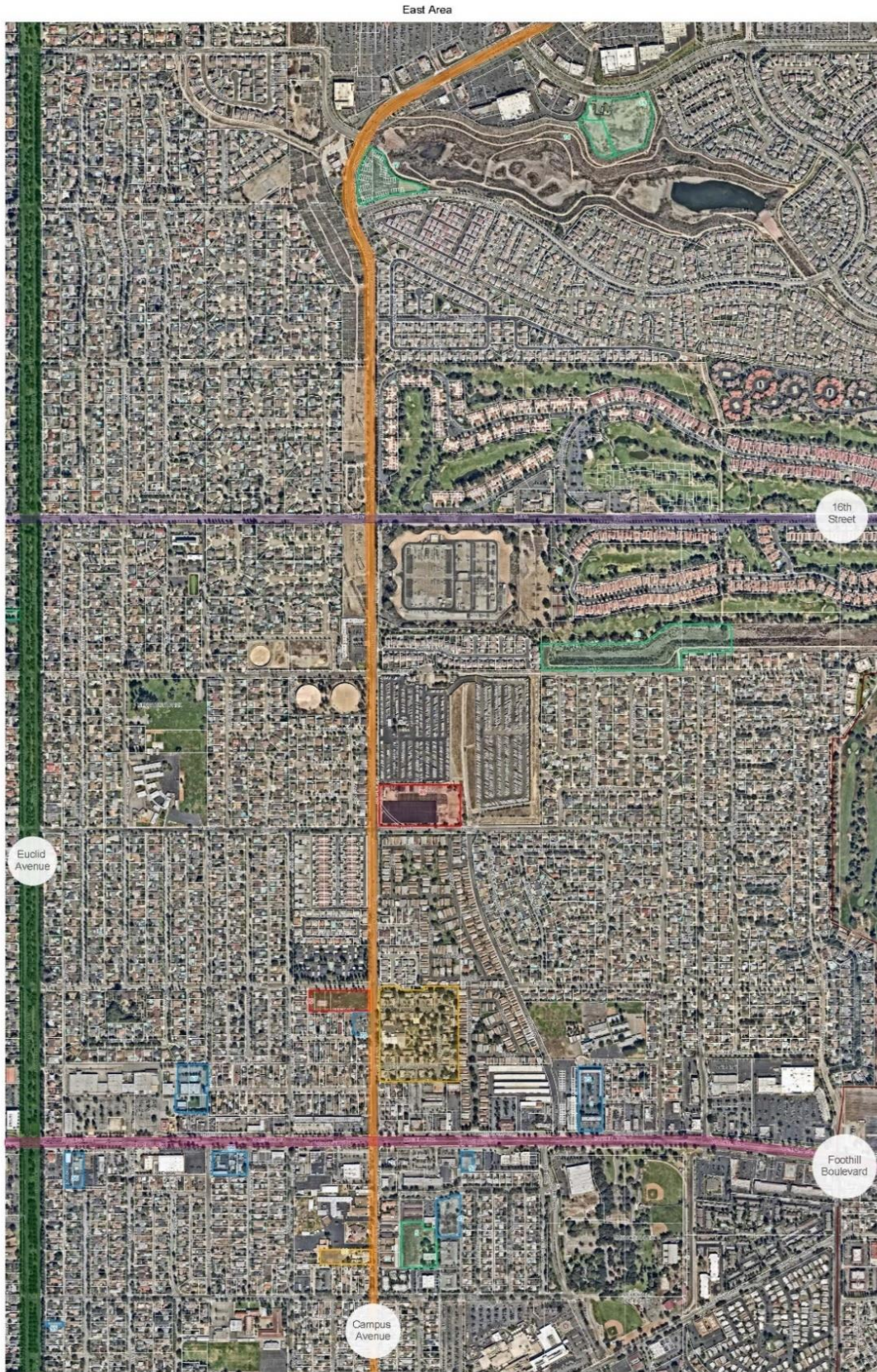


Figure B4. Site Map – East Area



Appendix C Fair Housing Assessment

Assembly Bill (AB) 686 requires housing elements to contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH 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.”

To comply with AB 686, the City has completed the following outreach and analysis.

1. Outreach

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

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

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

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 19 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

2. Fair Housing Assessment

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

A. Fair Housing Enforcement and Outreach Capacity

The City of Upland has contracted with Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing and related services to residents. Established in 1980, IFHMB is a nonprofit, public benefit corporation that provides information about fair housing rights under the law, comprehensive housing counseling services,

mediation services for the resolution of disputes, and information concerning shared housing opportunities and needs among senior citizens. IFHMB serves as an intermediary to resolve issues related to housing discrimination, homeownership and housing sustainability, rental complaints, and disputes in court, with the goal of empowering individuals and enriching the communities they serve. IFHMB provides services to over 40,000 individuals annually throughout County of San Bernardino representing a multiplicity of racial, ethnic, age, and income groups.

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

- **Community-Based Mediation:** IFHMB provides trained mediators to provide education and information regarding rights and responsibilities under the California Landlord-Tenant laws and help to resolve conflicts between landlords and tenants (including mobile homes). IFHMB contracts with San Bernardino County to provide mediation in small claims and unlawful detainer lawsuits in County courts.
- **Education/Outreach:** IFHMB provides education and outreach services to landlords and tenants, Realtors, newspapers, service organizations, schools, persons with Limited English Proficiency, and others interested in learning about fair housing laws. IFHMB also provides HUD-certified counseling to homeowners who are delinquent on FHA loans or seniors interested in reverse equity mortgage loan programs. Fair housing workshops and newsletters are also provided on a quarterly basis.
- **Senior Services:** IFHMB actively and successfully mediates conflicts between seniors and Social Security, Medi-Cal, utility companies, collection agencies, neighbors, and others. IFHMB also provides a Care Referral Service, offers help in filing for HEAP and Homeowner/Renter Assistance, and maintains a list of senior housing and care homes.
- **Alternative Dispute Resolution:** The California Dispute Resolution Programs Act of 1986 provides the authority for mediation in the court system. Inland Fair Housing and Mediation Board has a contract with the County of San Bernardino to provide mediation in civil, family, probate, small claims, and unlawful detainer lawsuits in all of the courts in San Bernardino County.
- **Mobile Home Mediation:** IFHMBs mediators are trained to handle the specialized problems based on the Mobile Home Residency Law (MRL) that reflects the dual ownership and unique life style of mobile home communities. They provide education and information to residents and parks about the MRL, as well as provide information to both sides when fair housing issues are presented, and when requested serve as neutral third parties to facilitate resolution of conflicts.

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

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

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

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

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

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

Review of the data shows that disability is, far and away, the most common category for allegations of discrimination. No other protected category accounts for 10 percent of the total number of discrimination complaints, while disability represents a full two-thirds of all discrimination complaints. Race (9 percent) is the second most common basis for alleged discrimination, with sex and familial status tied for third with 6 percent of all discrimination complaints coming from the City of Upland over the last five years.

This data becomes more enlightening when compared to the data reported in 2013 in the City of Upland’s prior Analysis of Impediments to Fair Housing Choice. For Fiscal Years 2007-2008 through 2011-2012, there were 141 fair housing discrimination complaints during that period. While the total number of discrimination complaints has stayed relatively the same, the nature of those complaints is what is worthy of consideration.

Over that time frame, discrimination based on disability went from 48 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 67 percent of all complaints made to IFHMB in the five-year period ending FY 2017-18. Conversely, allegations of discrimination based on race dropped from 21 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 9 percent of all claims made to IFHMB in the five-year period ending FY 2017-18. No other protected categories saw large shifts in their percentage of the total number of complaints IFHMB has received in the most recent five-year period versus the prior period.

One possible reason for this shift in the nature of discrimination complaints that IFHMB is receiving could be an aging population in the City of Upland. As one member of the community pointed out at one of the community meetings, the neighborhood in which she lived is predominately made up of longer-term residents, many of whom are the first and only owner of the home they live in. As more and more residents of the City of Upland “age in place,” the needs of persons with disabilities will become more pressing.

The Office of Fair Housing and Employment (OFHE) is the federal agency responsible for investigating housing discrimination complaints filed with HUD. HUD annually compiles data on housing discrimination complaints from OFHE and Federal Housing Assistance Programs (FHAP) which are state and local government agencies that enforce fair housing laws. The annual report identifies the types of complaints, any fair housing impediments, OFHE’s progress in addressing the complaints, and HUD’s efforts to promote equal housing choice.

The most recent OFHE report, FHEO Annual Report FY 2017 found a similar percentage of complaints were made based on disability across the nation as was reported in the City of Upland. 59.4 percent of all discrimination complaints made to HUD during the last fiscal year were based on the protected category of disability. Race was second nationally, just as it was in the City of Upland, but the percentage of total complaints was higher nationally than in the City of Upland, 26 percent versus 9 percent respectively.

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. As noted in Program 19 of the Housing Plan, the City intends to continue to contract with the IFHMB to implement fair housing goals.

B. Patterns of Integration and Segregation

1) Race and Ethnicity

As seen in Figure C1, the percentage of non-white population in Upland is highest in the southern portion of the city and is similar to the adjacent areas in Montclair and Ontario, while the northern portion of the city has a lower non-white proportion similar to the adjacent areas of Claremont and Rancho Cucamonga.

2) Persons with Disabilities

As shown on Figure C2, the proportion of Upland residents with a disability is similar to adjacent cities and is less than 20% of the population in all areas. There appears to be no significant geographic difference in disability rates.

Additional data regarding the number of people with disabilities by disability type in Upland is provided in Figure H-16 in Chapter 2: Housing Needs. Some individuals may experience more than one type of disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are approximately 1,547 persons with developmental disabilities within the City of Upland.

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Upland facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

3) Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 13.9% of Upland households are female-headed, 6.3% are female-headed and with children, and 0.6% are female-headed and with children under 6. 0 shows the percentage of children living in married couple households in Upland.

4) Income

Income is an important aspect in understanding patterns of segregation. Figure C4 shows that median incomes in Upland are lowest in the southern portions of the city. Lower incomes also appear to correlate with housing problems such as overcrowding and overpayment.

To address the housing challenges faced by Upland's lower-income residents, the Housing Plan includes several programs that provide financial assistance, encourage construction of new affordable housing, and address issues of discrimination.

Figure C1. Racial Demographics - Upland

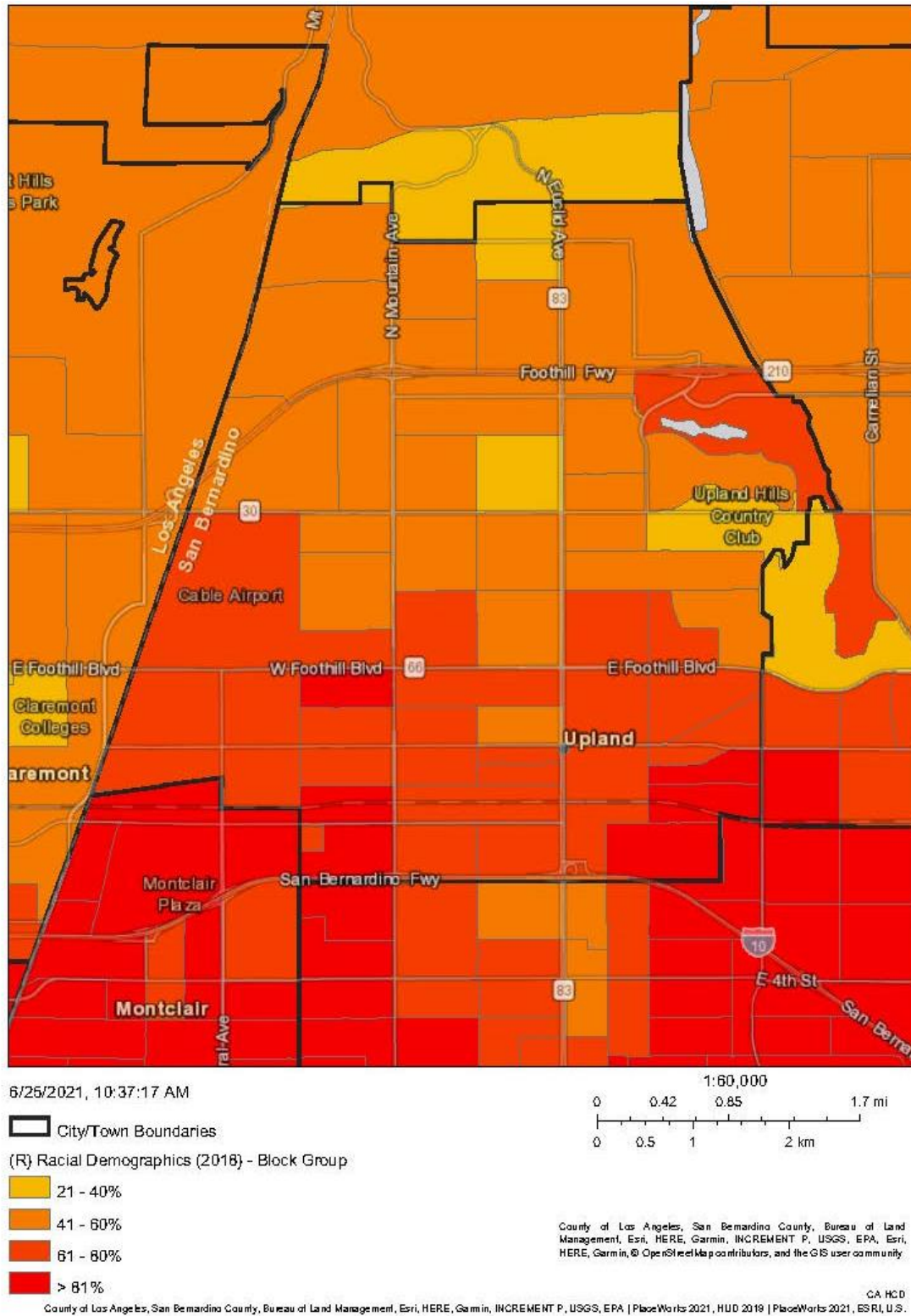
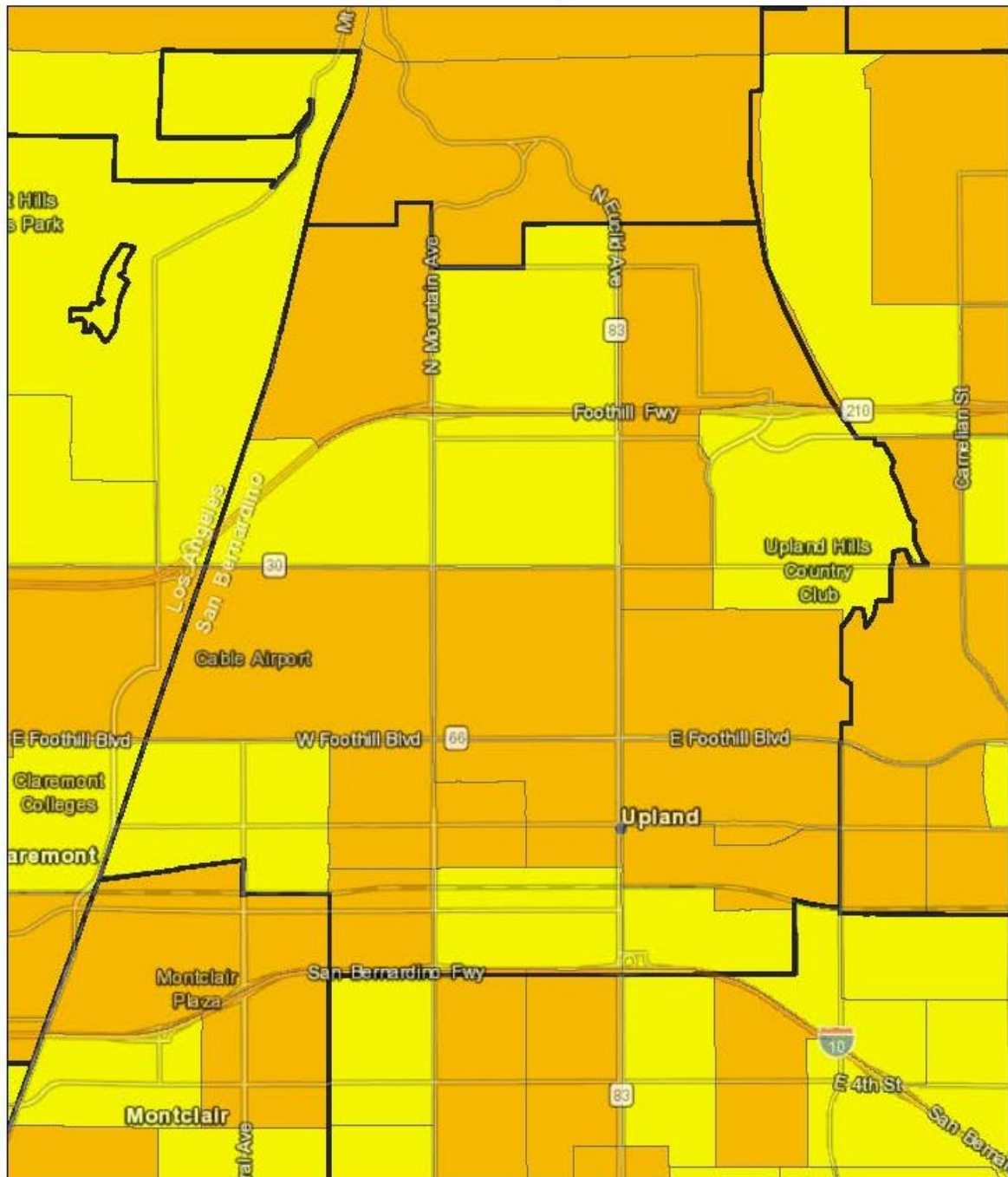


Figure C2. Population with a Disability – Upland

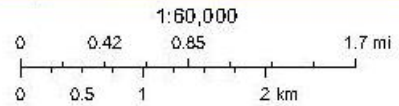


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City/Town Boundaries

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

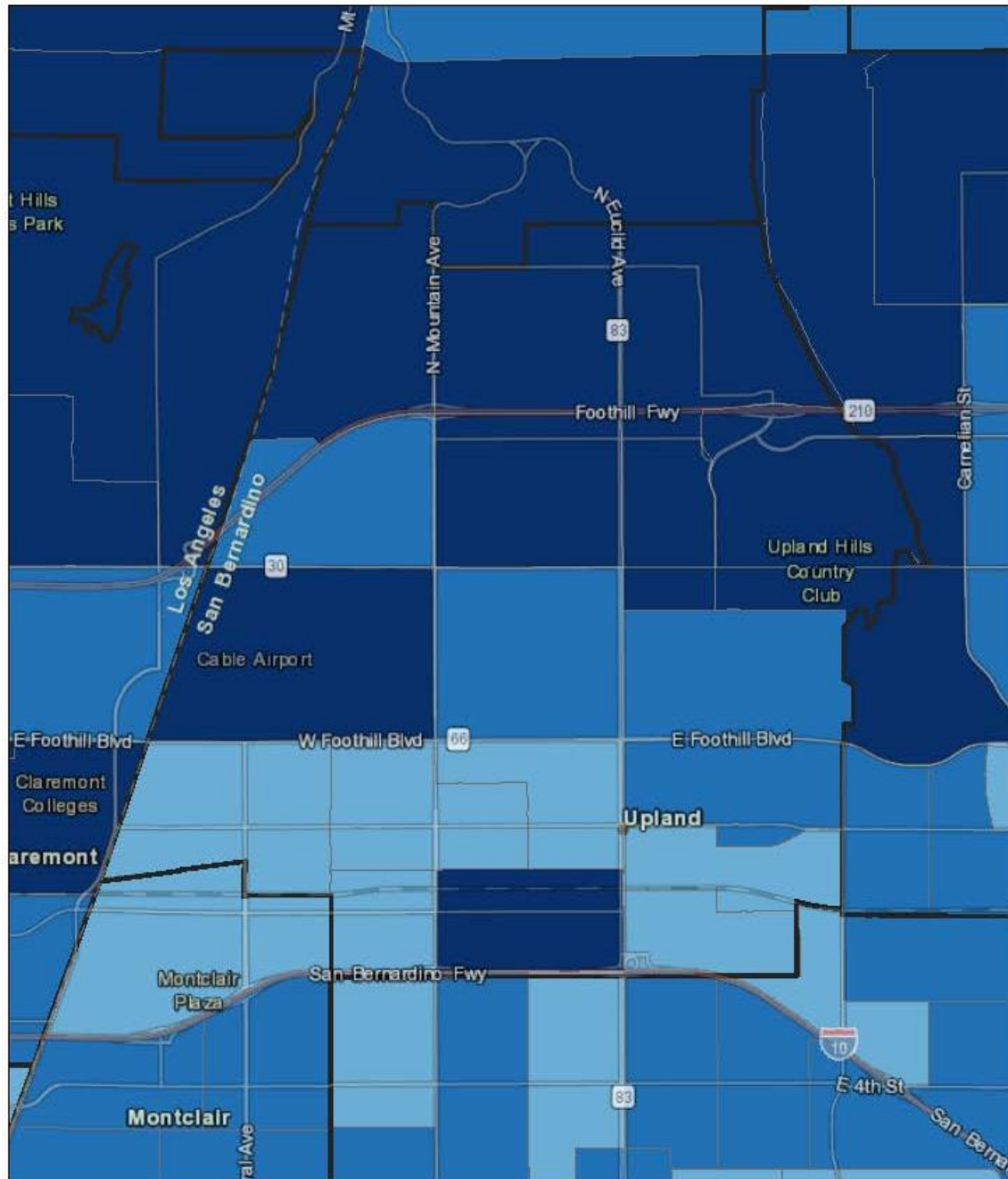
- < 10%
- 10% - 20%



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Figure C3. Percentage of Children in Married Couple Households – Upland



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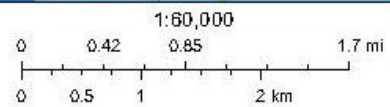
City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

40% - 60%

60% - 80%

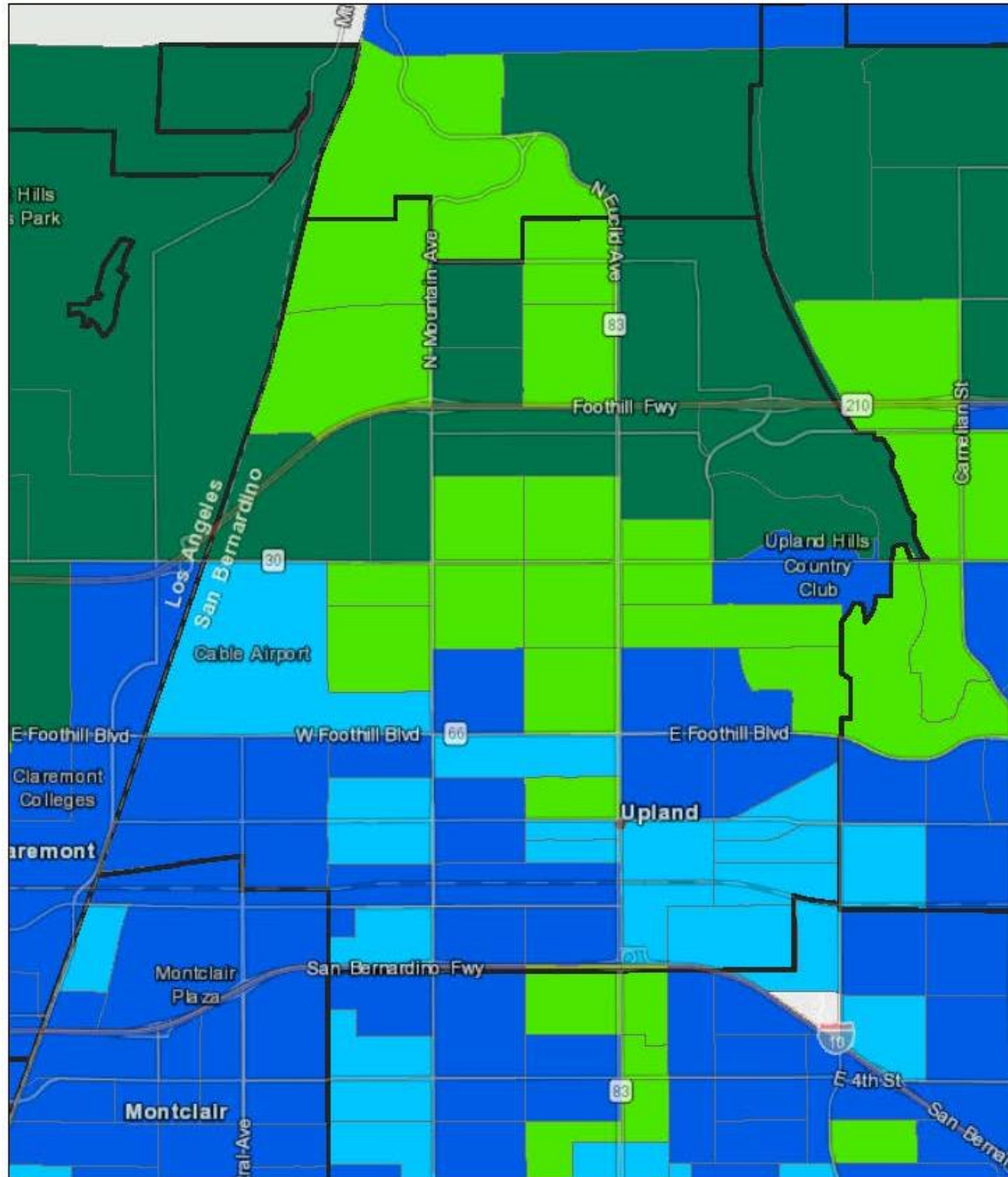
> 80%








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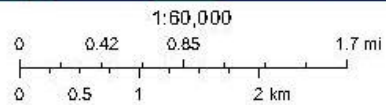
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Figure C4. Median Income – Upland



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-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
-  < \$55,000
-  < \$87,100 (HCD 2020 State Median Income)
-  < \$125,000
-  Greater than \$125,000



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C. Racially/Ethnically Concentrated Areas

1) Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure C5, there are no designated R/ECAP areas in Upland. The nearest R/ECAP areas are in the City of Ontario approximately 1 mile to the south of Upland.

Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not provide a standard definition for RCAAs and the HCD Data Viewer does not currently provide RCAA maps, available data regarding the percentage White population and median household income can provide insight into racially concentrated areas of affluence.

Table C2 compares the median household incomes of White/non-Hispanic residents in Upland and San Bernardino County as a whole to the median incomes for the total population of the city and county. This table shows that in Upland, the median income for non-Hispanic White households is about 29% higher than for the city’s population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is more racial concentration of affluence in Upland than in San Bernardino County as a whole.

Table C2. : Median Household Income by Race – Upland and San Bernardino County

Median Household Income	Upland	San Bernardino County
White Alone (not Hispanic)	\$93,808	\$71,910
All Households	\$72,782	\$63,362

Source: U.S. Census ACS 2015-2019
 B19013 (all)
 B19013H (white alone, not Hispanic)

D. Disparities in Access to Opportunity

1) Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators.

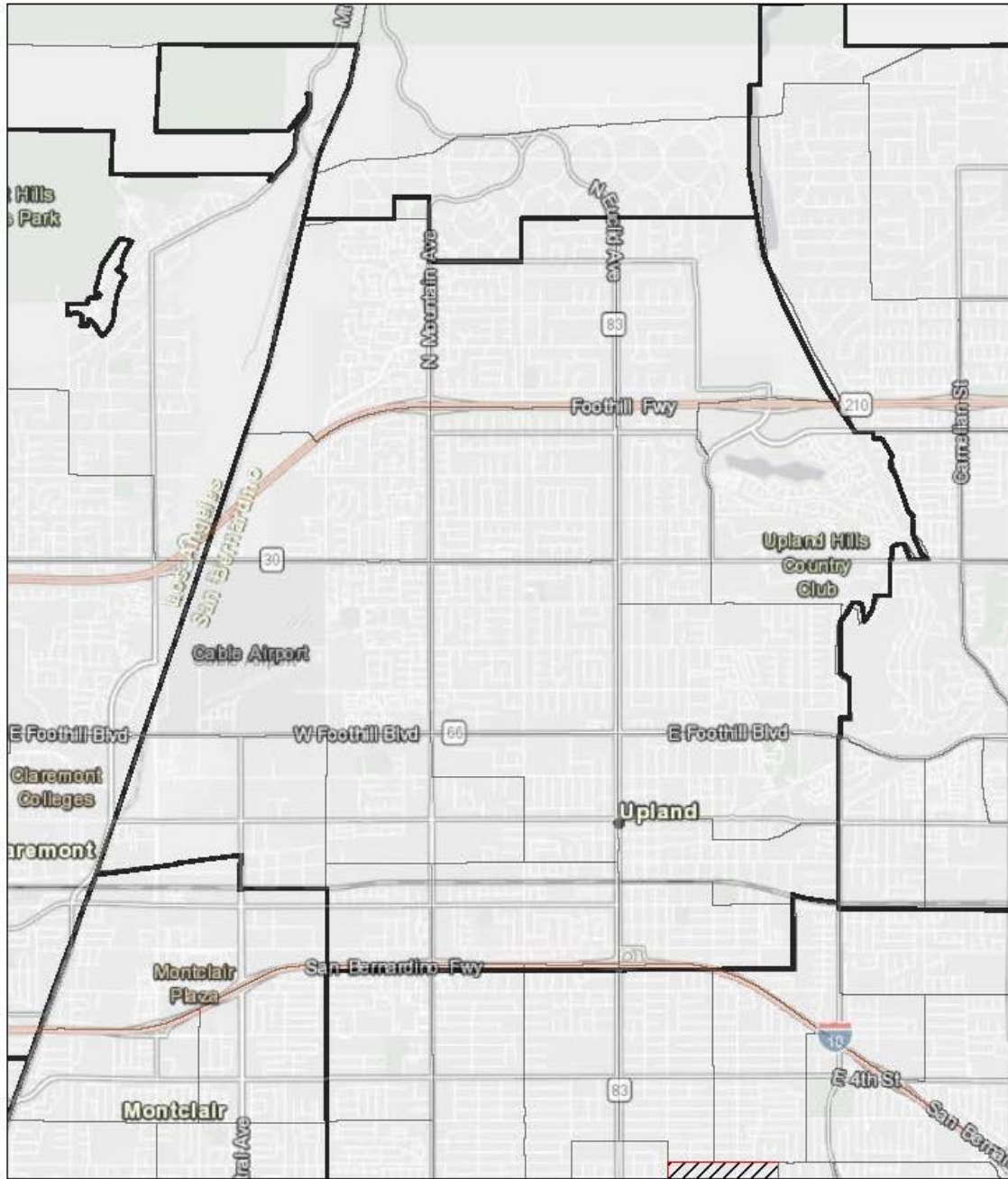
2) Educational Opportunity

Educational opportunity scores for Upland are shown in Figure C6. As shown in this map, TCAC educational opportunity scores are highest in the northern areas of the city and lowest in the south-central portion of the city.

3) Economic Opportunity

Figure C7 shows economic opportunity areas in Upland as determined by TCAC. As seen in this map, the majority of the city is identified as having high economic opportunity scores.

Figure C5. Racially/Ethnically Concentrated Areas of Poverty – Upland



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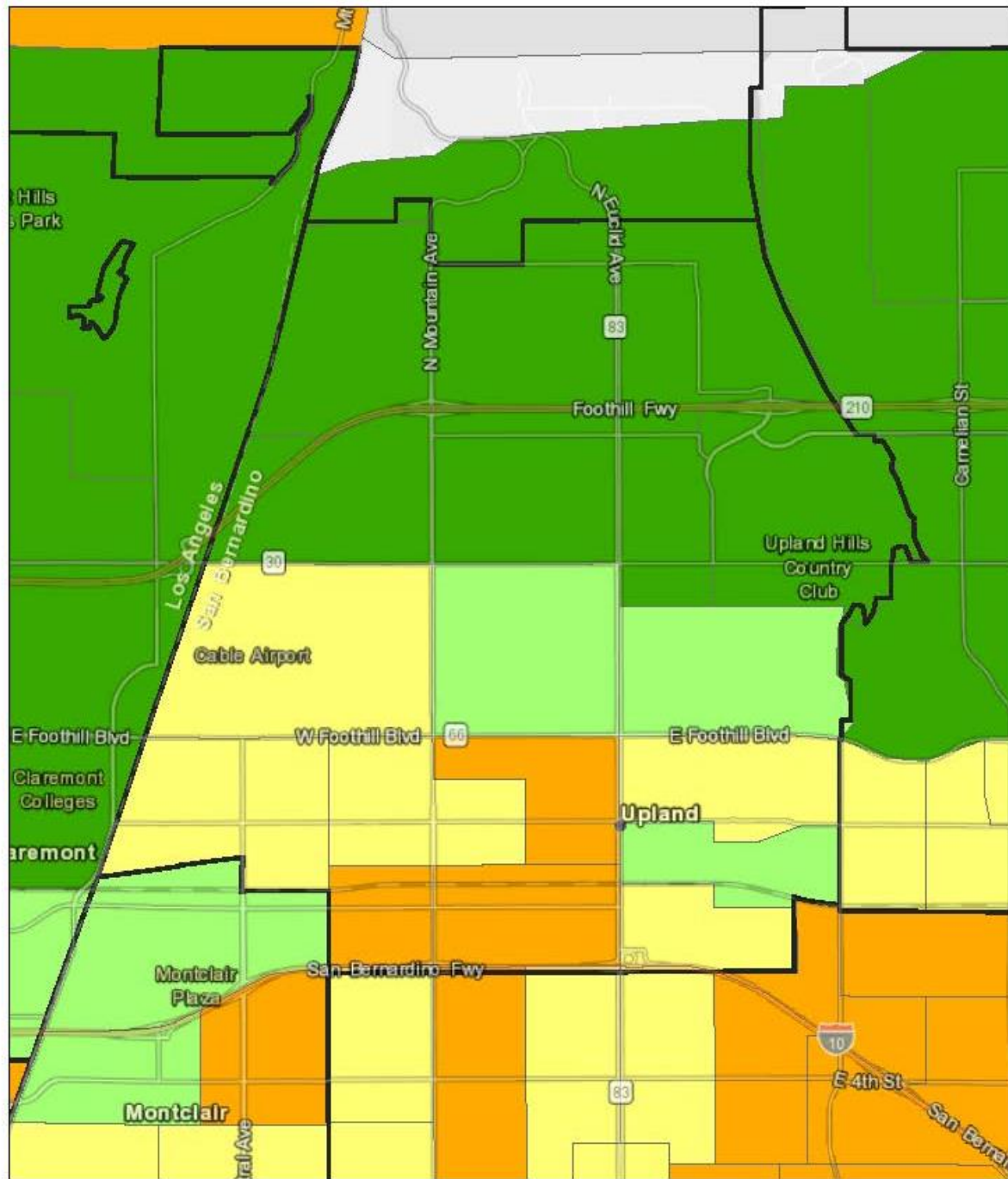
City/Town Boundaries

1:60,000
0 0.42 0.85 1.7 mi
0 0.5 1 2 km

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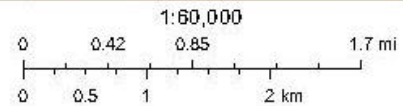
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Figure C6. TCAC Educational Opportunity Areas – Upland



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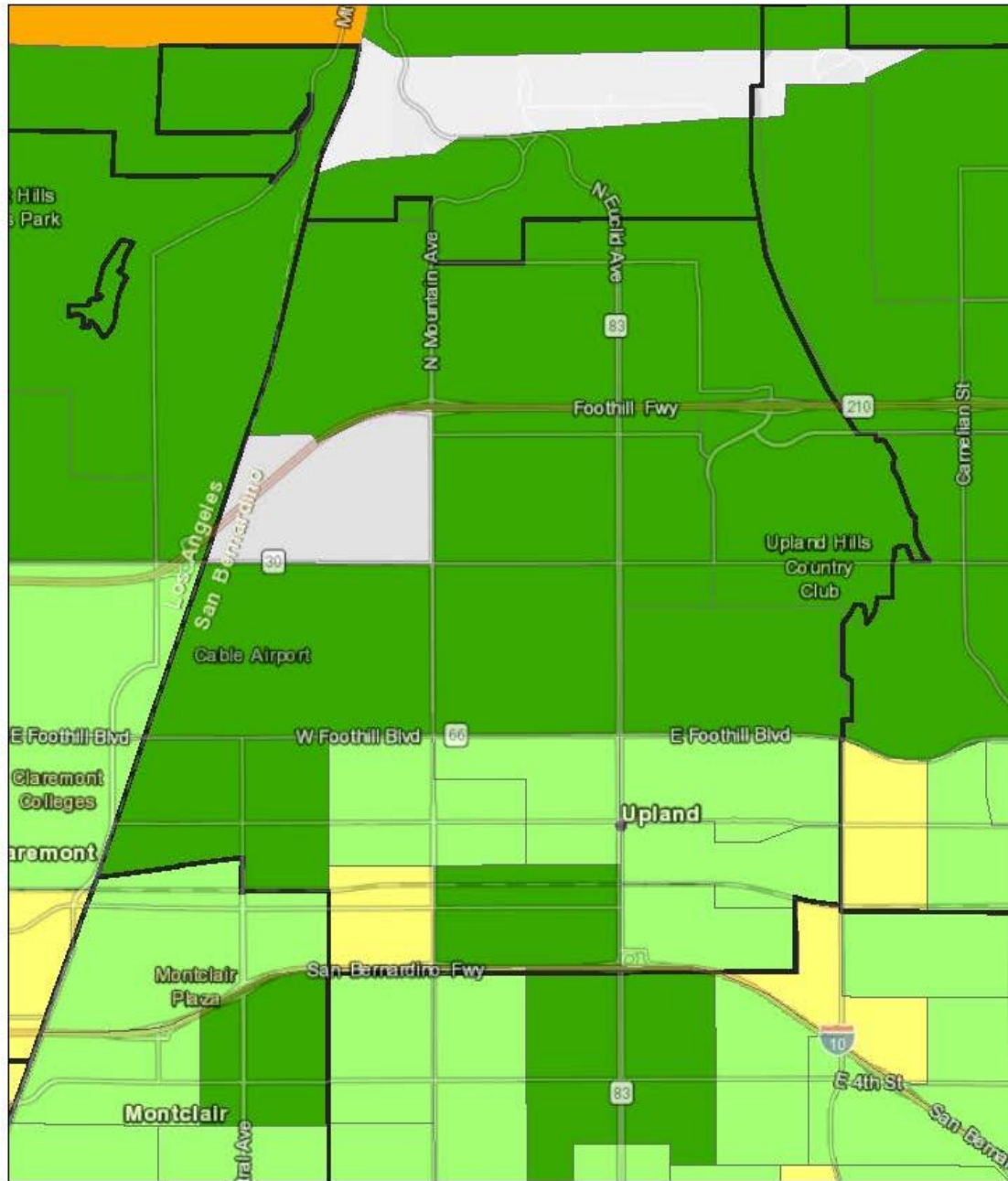
- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score - Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



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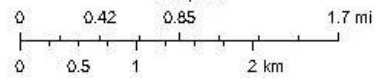
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Figure C7. TCAC Economic Opportunity – Upland



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1:60,000



- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
 - < 0.25 (Less Positive Economic Outcome)
 - 0.25 - 0.50
 - 0.50 - 0.75
 - > 0.75 (More Positive Economic Outcome)
 - No Data

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4) Transportation Opportunities

According to the City’s AI, Upland residents enjoy superior access to transportation infrastructure, which includes the Burlington Northern/Santa Fe Railroad and the Upland Metrolink Station; the location of both a local airport (Cable Airport) and an International airport (Ontario Airport); and the traversing of the two major freeways through its boundaries (Interstates 10 and 210).

5) Environmental Opportunity

According to HUD, “The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level.” The Index combines standardized EPA estimates of air quality carcinogenic, respiratory and neurological hazards with indexing census tracts.

Values are inverted and then percentile ranked nationally. Values range from 0 to 100: the higher the index value, the less exposure to toxins harmful to human health; or, put differently, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census tract.

The EPA standardizes its estimates of air quality hazards using the National Air Toxics Assessment (NATA), which is EPA's ongoing review of air toxics in the United States. EPA developed NATA as a screening tool for state, local and tribal air agencies. NATA’s results help these local agencies identify which pollutants, emission sources and places they may wish to study further to better understand any possible risks to public health from air toxics. EPA suggests that local communities use NATA to “prioritize pollutants and emission source types; identify places of interest for further study; get a starting point for local assessments; focus community efforts; inform monitoring programs.” According to EPA, communities have found that using NATA helps “inform and empower citizens to make local decisions about their community’s health. Local projects often improve air quality faster than federal regulations alone.”

Although EPA characterizes NATA results as “a snapshot of outdoor air quality with respect to emissions of air toxics,” it nonetheless suggests long-term risks to human health if air toxics emissions are steady over time, including estimates of the cancer risks from breathing air toxics over many years. It also estimates non-cancer health effects for some pollutants, including diesel particulate matter (PM). It is important to note that NATA only includes outdoor sources of pollutants, and its estimates of risk “assume a person breathes these emissions each year over a lifetime (or approximately 70 years). NATA only considers health effects from breathing these air toxics. It ignores indoor hazards, contacting or ingesting toxics, and any other ways people might be exposed.” (<http://www.epa.gov/national-airtoxics-assessment/nata-overviewepa.gov>)

The Upland AI⁵ analyzed Environmental Health Index values for various groups within Upland and within the region at large. Across every category, including those results reported for communities below the federal poverty level, Upland scores are significantly lower than those for the region. These lower scores are an indication of significantly greater exposure to cancer risks for City residents and of the potential for elevated non-cancer health effects from pollutants such as diesel particulate matter.

While Whites in Upland score the highest on the Index, at 35.55, their score is 35.92 percent lower than the score for Whites in the region, at 55.48. For Blacks the differential is -37.68 percent (27.56 vs. 44.22); For Hispanics, -33.15 percent (28.33 vs. 42.38). For Asians, the score within the jurisdiction is 17.07 percent lower than that for the region (35.07 vs. 42.29), and Native Americans within the City score 45.70 percent lower (30.54 vs. 56.24). For communities living under the federal poverty level, the jurisdiction compares similarly

⁵ City of Upland, *Analysis of Impediments to Fair Housing Choice 2019-2023*, p. II-37

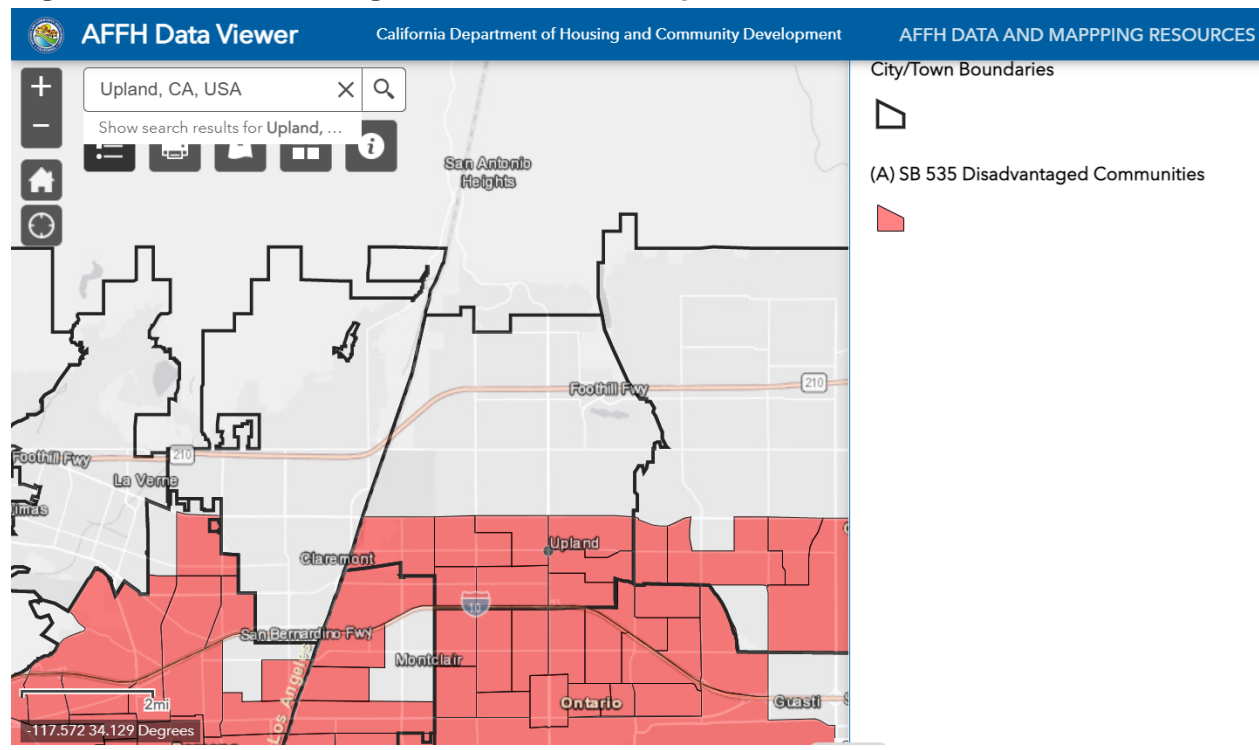
unfavorably to the region: 32.37 vs. 56.84 for Whites; 20.44 vs. 44.86 for Blacks; 24.12 vs. 42.23 for Hispanics; 31.99 vs. 39.74 for Asians; and 25.67 vs. 50.63 for Native Americans.

The lowest scoring census tracts in Upland are located south of Foothill Boulevard and nearer in proximity to Interstate 10, the rail line, industrial uses and Ontario International Airport.

6) Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure C8 below, the southern portion of the city is classified as a disadvantaged community.

Figure C8. Disadvantaged Communities – Upland



E. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

1) Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for many Upland residents, particularly for lower-income households. According to recent HUD estimates (Table C3) approximately 6,265 renter households (52% of all renters) and 4,325 owner households (29% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

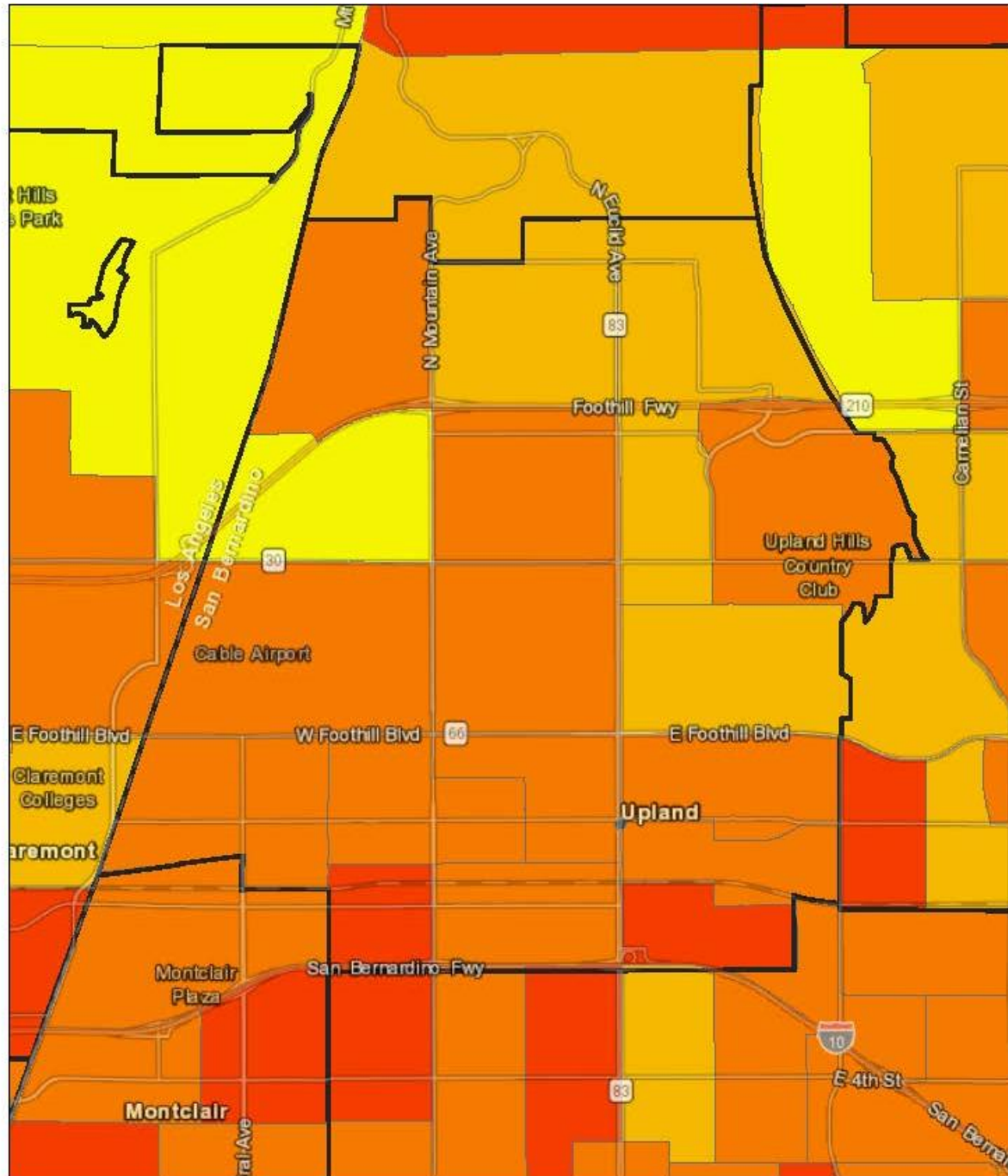
Table C3. Cost Burden by Tenure and Income Category - Upland

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

As shown in Figure C9, overpayment among renters is most prevalent in the southern portions of the city. Overpayment among Upland homeowners is highest in the central and southern portions of the city (Figure C10).

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing.

Figure C9. Renters Overpaying for Housing - Upland



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City/Town Boundaries

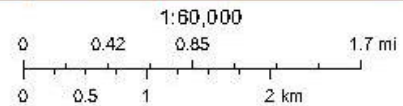
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

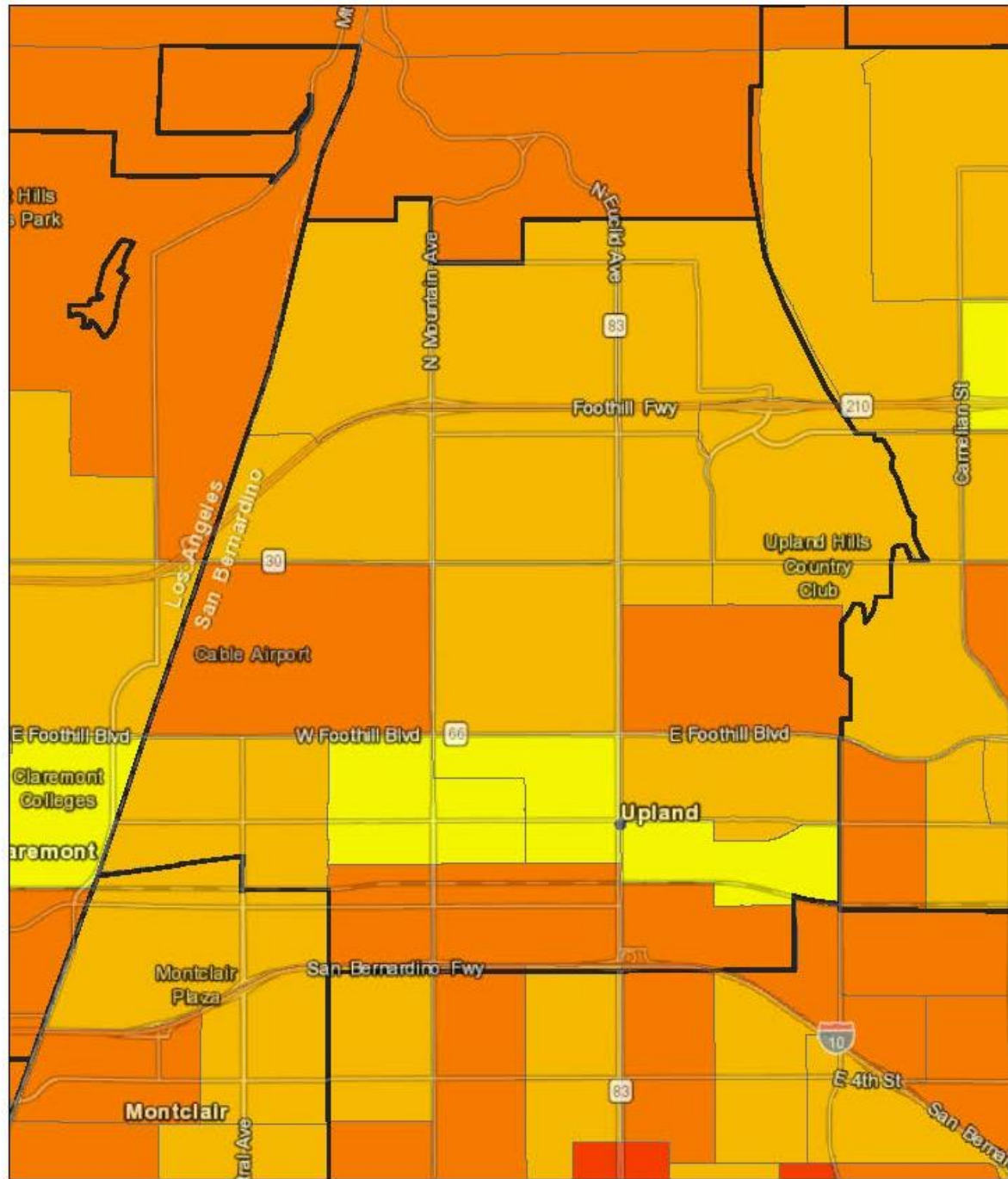


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Figure C10. Homeowners Overpaying for Housing – Upland

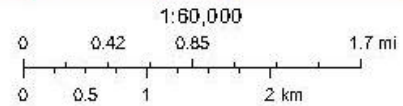


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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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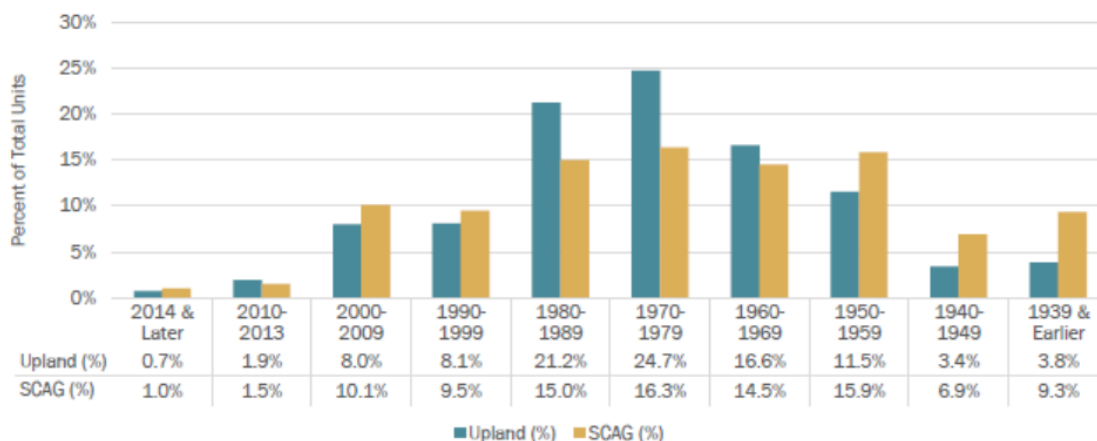
2) Substandard Housing

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Upland compared to the SCAG region as a whole is shown in Figure C11. Approximately 60% of Upland’s housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there may be 9,000 housing units currently in the City that are in need of substantial rehabilitation. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.

Figure C11. : Age of Housing Units – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

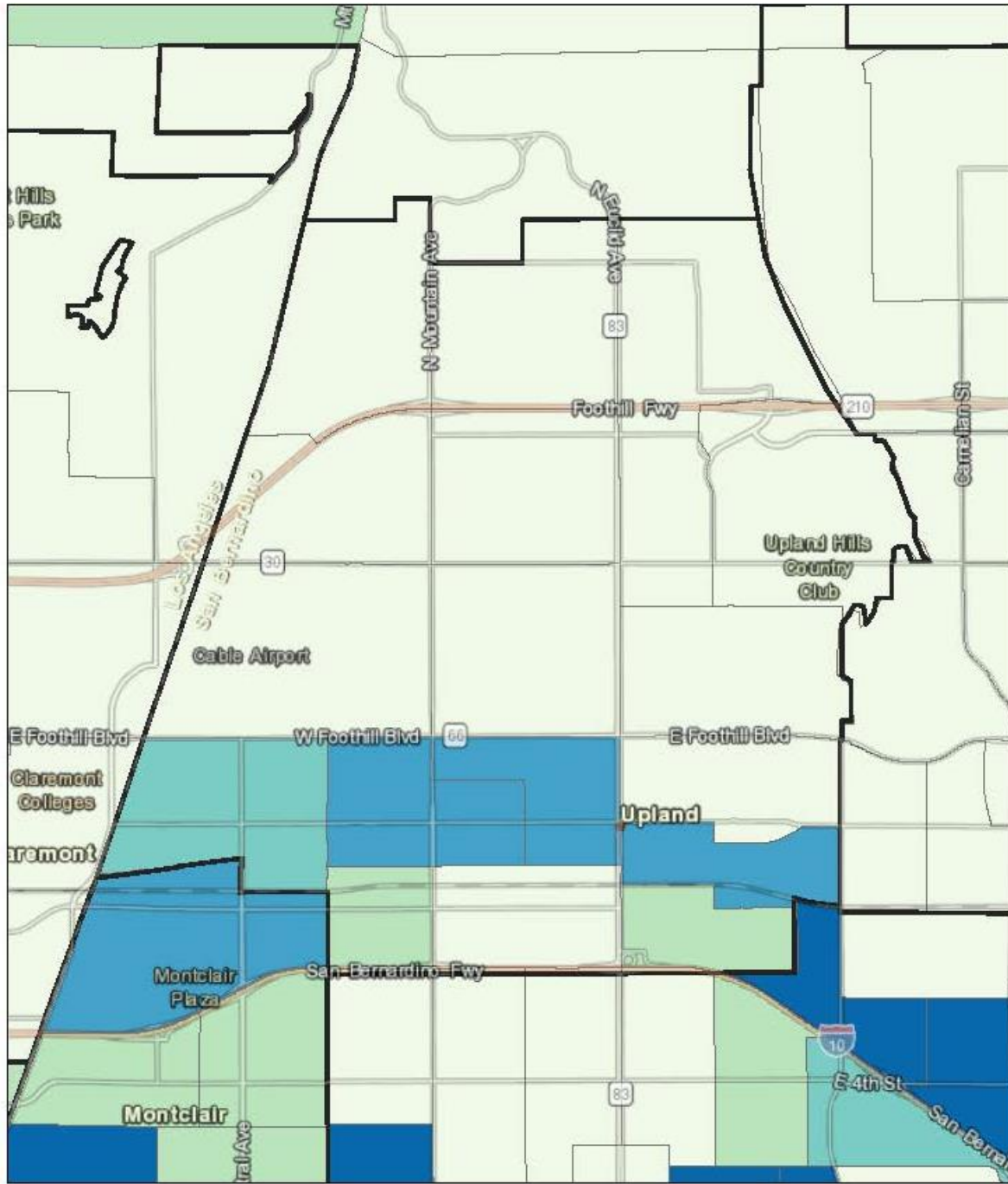
3) Overcrowding

“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

In Upland, the highest rates of overcrowding occur in the southern portion of the city (Figure C12), which are also the areas with higher percentages of minority residents.

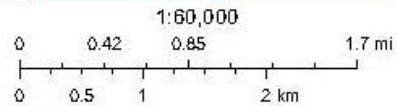
The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing and also through financial assistance such as Section 8 vouchers.

Figure C12. Overcrowded Households – Upland



6/26/2021, 10:53:34 AM

- City/Town Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%



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4) Homelessness

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent. Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and other problems.

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report⁶ 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 described in Chapter 2: Housing Needs.

5) Displacement Risk

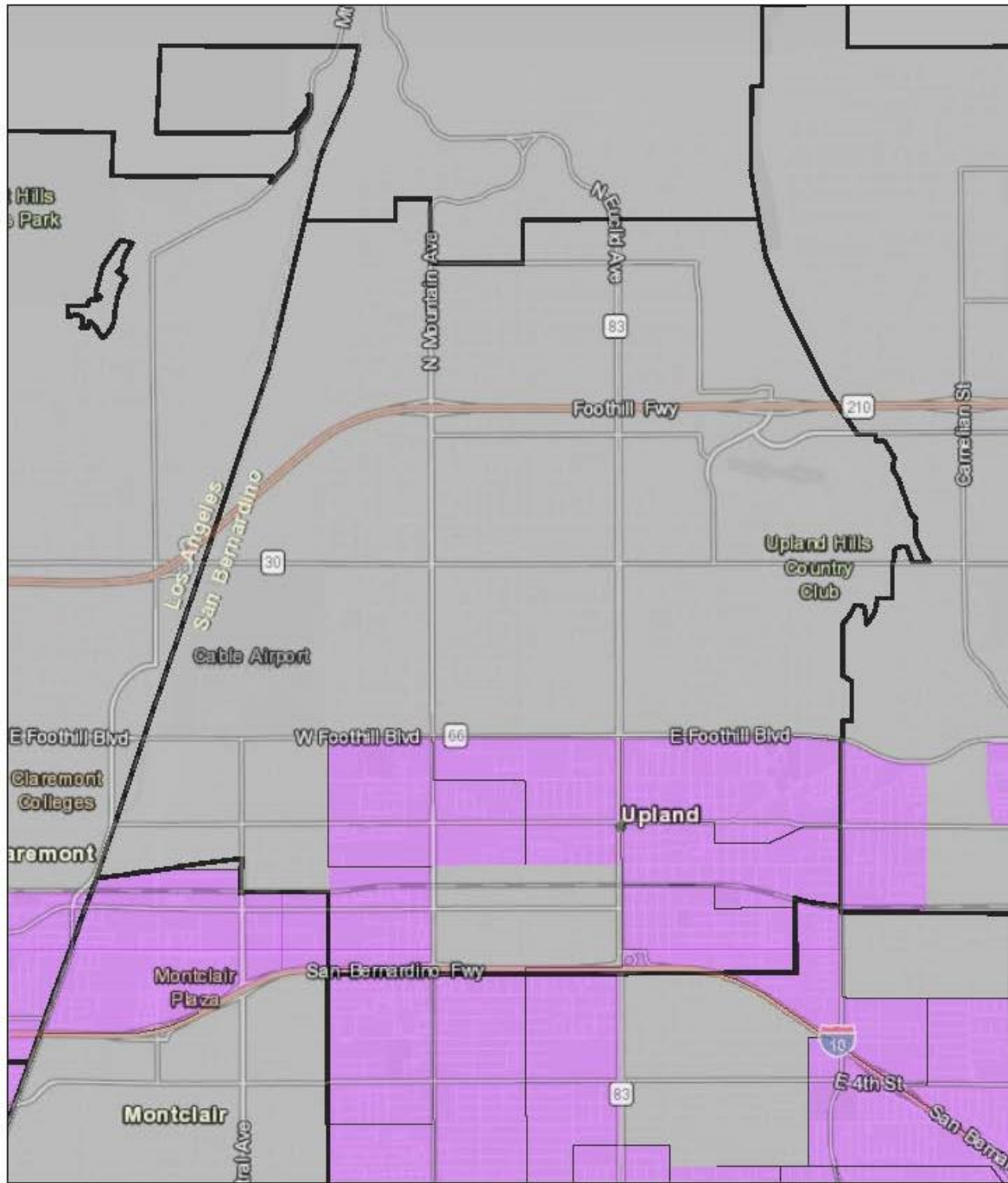
Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

The Urban Displacement Project at UC Berkeley identifies that are areas vulnerable to displacement. As shown in Figure C13, portions of Upland south of Foothill Boulevard are considered vulnerable to displacement.

Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan (Chapter 5) includes programs to implement all of these strategies.

⁶ <https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

Figure C13. Vulnerability to Displacement - Upland



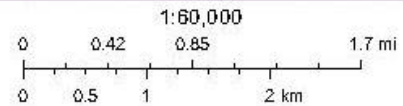
8/25/2021, 10:55:02 AM

City/Town Boundaries

(A) Sensitive Communities (UCB, Urban Displacement Project)

Vulnerable

Other



1:60,000

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3. Sites Inventory Analysis

The City’s inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites and future ADUs. The sites analysis shows that as with most cities in the urbanized areas of Southern California, vacant developable land is very rare and underutilized sites provide the majority of future housing capacity.

As illustrated in Figures B-1 through B-4 in Appendix B, the majority of potential sites for housing development are on redevelopment of underutilized sites in the southern portions of the city and the Historic Downtown near the Metrolink rail station. Most of these sites are within areas designated by the TCAC/HCD opportunity maps as Moderate or High Resource (see Figure C14 below).

Because the northern portions of the city are almost completely built-out and are stable neighborhoods, future residential development in those areas during the 2021-2029 planning period is expected to focus on ADUs.

4. Contributing Factors

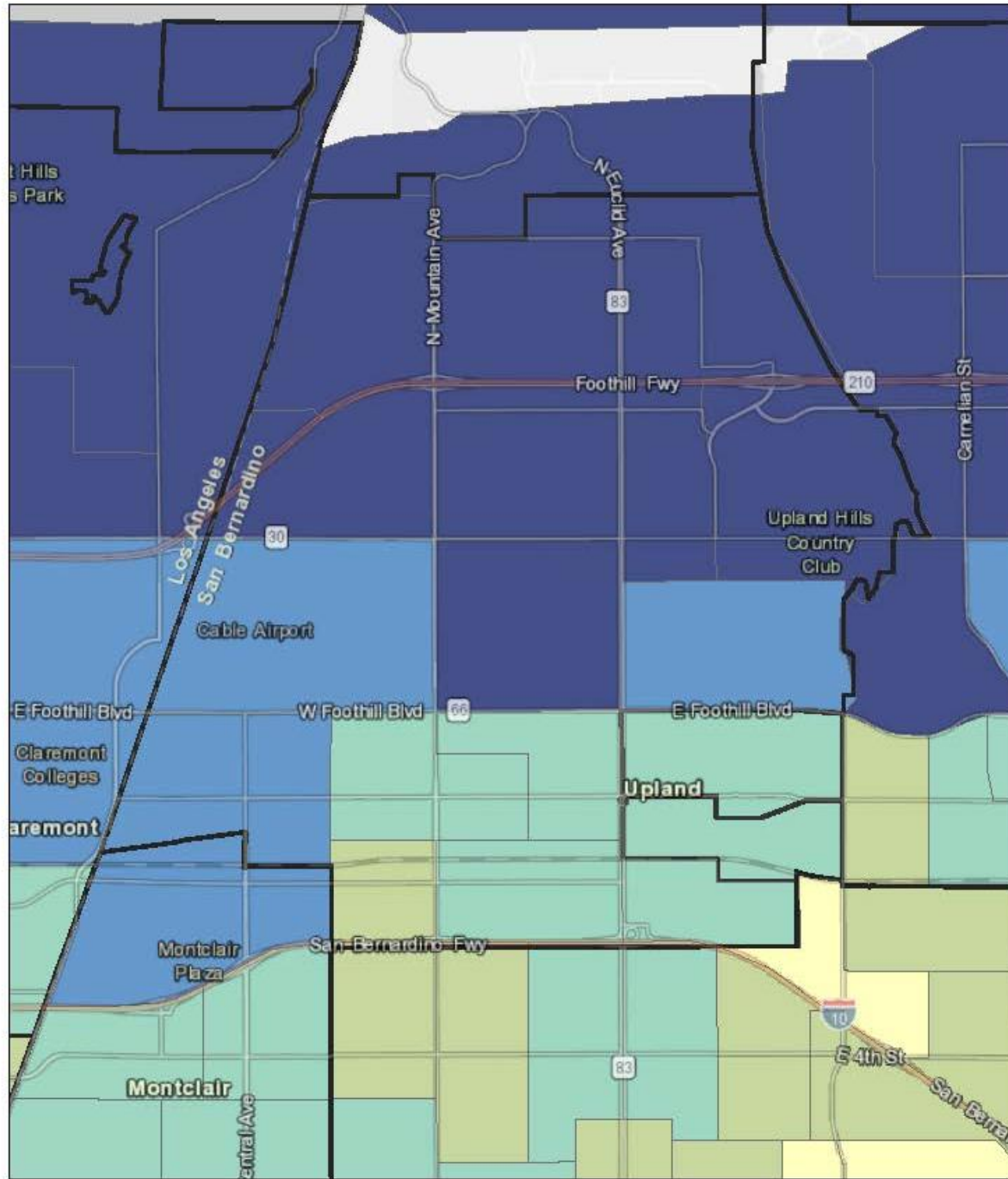
The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in Table C4: Fair Housing Issues, Contributing Factors and Meaningful Actions.

5. Goals, Policies and Actions

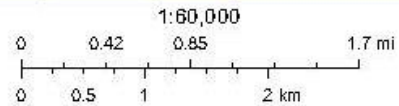
Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. These actions are consistent with the Upland 2019-2023 Analysis of Impediments to Fair Housing Choice.

Figure C14. TCAC Opportunity Areas Composite Score - 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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Table C4. Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
<p>1. Transit Access</p>	<p>Transit provides elderly residents, low-income residents, youth, and others access to jobs, medical facilities, parks, housing, and public services. Omnitrans, the City’s transit provider, has adopted service standards to ensure an equitable distribution of services. For instance, all areas having a minimum residential density of 3.5 dwelling units per acre or employment density of 10 jobs per acre, as measured over an area of 25 acres, should be provided with a transit service that places 90 percent of residences and jobs within one-half mile of a bus stop. The Omnitrans Short-Range Transit Plan indicated that all neighborhoods and employment nodes in Upland are well-served. Closer analysis of Upland’s development patterns in the 2013-2018 A.I. revealed a then-underserved area. At that time, Omnitrans did not have any bus routes connecting the new Colonies Crossroads commercial development within the Colonies San Antonio Specific Plan area, more specifically the commercial area that includes the Home Depot, LA Fitness, Nordstrom Rack, etc. Omnitrans Route 83 was subsequently modified and now connects with the commercial area. However, there is no fixed route service in the City of Upland north of the 210 Freeway.</p>	<p>High</p>	<p>The City will monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning. (Housing Element Program 19)</p>
<p>2. Discrimination against Persons with Disabilities</p>	<p>Approximately two-thirds of discrimination complaints in Upland over the last five years were on the basis of physical or mental disability. The high proportion of disability complaints to IFHMB in Upland is consistent with other communities in the area and is also consistent with data at the state and federal level.</p> <p>Fair housing discrimination on the basis of disability demonstrates a lack of understanding in the housing industry of the housing rights of persons with disabilities. Disabled persons are particularly experiencing difficulties when requesting reasonable accommodations or modifications from their housing providers. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations.</p> <p>This impediment was addressed in the past through fair housing outreach and education; however, given that two-thirds of all fair housing complaints received locally are on the basis of disability, this impediment remains a priority.</p>	<p>High</p>	<p>The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes. The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories. (Housing Element Program 19)</p>

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
<p>3. Lack of Rental Housing Opportunities in Northern Upland</p>	<p>Examination of the General Plan Land Use Map and Zoning Map and comparison to Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) maps illustrating the tenure of occupied housing units geographically reveals that tenure is consistent with land use and zoning in Upland. In the Census Tracts north of Foothill Boulevard, between 68.4 and 81.43 percent of housing units are owner-occupied. In the Census Tracts north of Baseline Avenue, between 81.43 and 100 percent of housing units are owner occupied. South of Foothill Boulevard, only 33.51 percent of the housing units are owner-occupied in most Census Tracts.</p> <p>HUD AFFH data suggests that northern Upland is characterized by higher performing schools and relatively less exposure to poverty. Therefore, the limited rental housing opportunities in the northern portion of the city is a contributing factor and an impediment to fair housing.</p>	<p>High</p>	<p>To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (Housing Element Programs 5 and 19)</p>

Appendix D Public Comments

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February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

- 1. Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

- 2. Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

- 3. Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

- 4. Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

- 5. Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

- 6. Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

- 7. Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.
- 8. Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

- 9. Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.
- 10. Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be “sprinkled throughout” the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

- 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.
- 12. Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.
- 13. Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.
- 14. Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

sonja@yimbylaw.org

Attachment 2 – HCD letter of May 23, 2022



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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www.hcd.ca.gov



May 23, 2022

Robert Dalquest, Director
Development Services Department
City of Upland
460 N. Euclid Ave
Upland, CA 91786

Dear Robert Dalquest:

RE: City of Upland's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Upland's (City) revised draft housing element received for review on March 24, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element addresses some statutory requirements described in HCD's November 22, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code) See enclosed Appendix.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), any rezoning needed to accommodate the City's regional housing needs allocation (RHNA) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact, Reid Miller of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF UPLAND

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

General: While the draft element was revised to include some information on the effectiveness of programs from the previous element, it does not reflect the results in the current element. Table A1 must be revised to state when a program will be continued, but it must also provide an analysis of the effectiveness of each activity, and it must state what was learned from implementing the program in the previous element.

Special Needs Populations: The revised draft did not address this finding. Please see HCD's prior review.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Enforcement and Outreach: While the element was revised to describe enforcement capacity, it must address compliance with existing fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgments, or complaints.

Integration and Segregation: The revised element provided some data on integration and segregation, but additional information and analysis is needed. The element included data across racial groups and one map displaying income by census tracts, but it must discuss and analyze this data for trends over time and patterns across census tracts. Additionally, it must evaluate patterns at a regional level, comparing the City to the region. The element must also analyze integration and segregation for persons with disabilities both locally and regionally including patterns over time, availability of services, and concentrations within or

between census tracts. The element must also include an analysis of familial status including whether there are concentrations within the City and also provide a regional analysis. In addition, the element must analyze integration and segregation of income both locally and regionally as well as analyze the distinguished pattern provided in the map. Lastly, the element must integrate local data and knowledge into the analysis.

Racial/Ethnic Areas of Concentration of Poverty and Affluence (R/ECAP): While the revised element includes information relative to R/ECAP and concentrated areas of affluence, the combined R/ECAP and areas of affluence analyses should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region). This analysis will help guide goals and actions to address fair housing issues. The element should also address the effects of the nearby R/ECAP. In addition, the element must provide a geographic analysis of concentrated areas of affluence both locally and regionally.

Disparities in Access to Opportunity: The revised element provides information on the disparities in access to opportunity through the TCAC opportunity maps but must also provide a complete local and regional analysis of patterns and trends for all components. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data. It should also analyze persons with disabilities as well as access to transit. Please refer to page 35 of the AFFH guidebook (link: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance>) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Upland. In addition, the element should analyze any overall patterns in disparities in access to opportunity within the City.

Disproportionate Housing Needs and Displacement Risk: While the revised element includes some information on all components of disproportionate housing needs (e.g., overpayment, overcrowding, substandard housing, and homelessness), analyses should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region) for each of these components. The element must also provide an analysis of regional patterns and trends in relation to displacement risk. The element should include a regional analysis for overpayment as well as analyze local and regional concentrations of substandard housing. For overcrowding, the local analysis should include details on what contributes to overcrowding in certain areas of the City, how it relates to other fair housing factors, as well as a regional analysis. The analysis of persons experiencing homelessness should describe any demographics or characteristics for impacts on protected characteristics (e.g., race and disability) and access to shelter and services. Lastly, the element must analyze displacement risk both locally and regionally including displacement due to investment, disinvestment, and disaster driven displacement.

Sites Inventory: The analysis must identify whether sites improve or exacerbate conditions and whether sites are isolated by income group. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that affects the existing patterns for all components of the

assessment of fair housing (e.g., segregation and integration, access to opportunity). The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to promote equitable quality of life throughout the community (e.g., anti-displacement and place-based community revitalization strategies).

Contributing Factors to Fair Housing Issues: The element mentions fair housing issues and goals and priorities from the City’s Analysis of Impediments. However, these issues and goals do not appear to be rooted in any analysis related to Upland and do not appear adequate to facilitate the formulation of meaningful action to Affirmatively Furthering Fair Housing (AFFH). The element should re-assess and prioritize contributing factors upon completion of analysis and make revisions as appropriate.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

- 2. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Progress in Meeting the Regional Housing Need Allocation (RHNA): The City’s RHNA may be reduced by the number of new units built since July 1, 2021. The element indicates (p. H-81) 921 approved units toward the RHNA but must also demonstrate their availability in the planning period. While the revised element lists the current status of these approved projects as “entitled,” it should indicate whether projects will be built within the planning period.

Sites Inventory: The element was revised to list parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use must include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites. For example, many sites that are listed as “vacant” and candidate sites for rezoning have existing uses (e.g., Site 90 has an existing use of “well site”, Site 93 has a parcel with an existing use of “storage yard”, and some sites list an existing use as “flood control”), but those uses are not sufficiently described nor analyzed to demonstrate additional development potential in the planning period.’ While table B5 was revised to include current and proposed zoning, table B6 must also include this information.

Realistic Capacity: The element must provide analysis to support its stated realistic capacity assumptions. While the revised element provides some examples of recent

projects on pages H-56 and H-57 indicating that there are projects developing at densities of above the 80 percent capacity, only one of the projects listed have actually been built, and all the others are described as being in “preliminary conversations” regarding their development without application submittals. In addition, only two projects list buildout assumptions and none of the projects listed include levels of affordability. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element must also analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses (e.g., mixed-use). Please see HCD’s prior review.

Suitability of Nonvacant Sites: The element was not revised to meet these requirements. Please see HCD’s prior review.

Sites Identified in Prior Planning Periods: As indicated in the prior review, the element must list which sites were identified in prior planning periods. In addition, while the revised element’s Program 5 (Adequate Sites to Accommodate Regional Housing Needs) states that any nonvacant sites identified in previous planning periods will allow projects with 20 percent of its units affordable to lower income by-right, it gives no defined actions as to when or how this will occur. Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years.

Small Sites: While Program 13 (Housing Incentives) has been revised to state that lot consolidation is “encouraged when developers initially approach the City with preliminary applications,” the element was not revised to meet any of the other requirements listed in HCD’s November 22, 2021 letter. Please see HCD’s previous review.

Availability of Infrastructure: While the revised element states on page H-52 that dry utilities will be available to meet expanding need in planning period, the element does not specify what dry utilities it is referring to, nor whether all sites identified in the inventory will have access to them. The element must be revised to include this information.

Environmental Constraints: The element was not revised to meet the requirements stated in HCD’s November 22, 2021 letter. Please see HCD’s prior review.

Zoning for a Variety of Housing Types:

- *Accessory Dwelling Units:* While the program does include a program to update the ordinance, the program should include the date of first review and revision since the ordinance is not consistent with state law.
- *Emergency Shelters:* While the element was revised to describe development standards for emergency shelters and update the parking requirements, however, the element must demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. In particular,

the element describes development standards for emergency shelters, however these standards are beyond the development standards allowed under housing element law. The element must demonstrate that emergency shelters are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

- *Employee Housing*: While the element was revised, Program 18 should clarify the conflicting information on page 21 and 40 regarding how the City will amend the zoning code to be consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: While Program 7 was revised to eliminate the use permit for multifamily housing, the element must specify whether it is the administrative use permit, conditional use permit (CUP), or both that will be eliminated. In addition, while Program 18 addresses parking requirements for residential care facilities of six or fewer residents, it must also address the parking requirements for residential care facilities with seven or more residents. The element must also specifically address parking requirements for multifamily development (i.e., requiring garage spaces), for impacts on cost, supply, housing choice, and affordability and include programs to address identified constraints. Lastly, the element must specify whether 100 percent nonresidential uses are allowed in the mixed-use zones.

Local Processing and Permit Procedures: While the revised element added language in Program 7 (Reduce Potential Constraints to Housing Development) to remove use permit requirements for “conforming” Multifamily projects, the element was not revised to address any of the other issues mentioned in HCD’s November 22, 2021 letter. Please see our prior review.

Design Review: While the revised element offers the “more pertinent” findings related to the design review process, it does not describe criteria and evaluation process as a whole, nor does it analyze the design review process as a potential constraint on housing development. The element must be revised to provide this analysis. In addition, Program 7 was revised to include the development of objective design standards, but the program must clarify which projects will be eligible for ministerial review (i.e., all single family and multifamily projects).

Fees: The element was not revised to meet the requirements outlined in HCD's November 22, 2021 letter. Please see HCD's prior review.

Zoning, Development Standards and Fees: Program 5 (Adequate Sites to Accommodate Regional Housing Needs) states that zoning, development standards and fees will be posted "throughout the planning period," but the program must provide an implementation date of when they will be initially posted and how often they will be updated.

Streamlining Provisions: While Program 5 was revised to add streamlining provisions by October 2022, the element must clarify that the City will comply with Government Code section 65913.4.

Definition of Family: Program 18 (Housing for People with Disabilities or Other Special Needs) was revised to state it will revise the definition of family to be "in compliance with state housing law" but does not specify what it needs to change or how it will change it. The element should be revised to provide this information as well as remove the ambiguous language "as necessary" to ensure constraint will be revised.

Constraints on Housing for Persons with Disabilities: Program 17 (Administrative Capacity) states it will review and amend zoning to come into compliance with state law on group homes of seven or more, it does not analyze why its zoning code out of compliance in the first place, nor does it analyze it as a constraint on housing for persons with disabilities. It also does not state when it expects to complete the review and revision process. The element must be revised to provide this information. For your information, zoning should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses. These housing types should not be excluded from residential zones, most notably low-density zones, which can constrain the availability of housing choices for persons with disabilities. Requiring these housing types to obtain a special use or CUP could potentially subject housing for persons with disabilities to higher discretionary standards where an applicant must demonstrate compatibility with the neighborhood, unlike other residential uses. The element must commit to address CUP requirements and allow group homes for seven or more residents in all residential zones.

4. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

Developed Densities and Permit Times: Page H-47 of the revised element states there have been no requests to develop at densities "substantially" lower than anticipated and was revised to state that the time between approval and submitting an application for building permits can vary widely. However, the element should be revised with information

and analysis to support these statements. See HCD's November 22, 2021 review for additional information.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Special Housing Needs: the element was not revised to meet this requirement. Please see HCD's prior review.

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

While the element was revised regarding the date of expiration for listed properties and the addition of qualified entities, the element does not identify specific funding sources that can be used to preserve the affordability.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

Program 2 (HOME Improvement): While the program was revised to add some general outreach through the City's website and word of mouth, the program should include proactive outreach to developers annually.

Program 3 (Emergency Repairs for Homeowners): While the program was revised to provide outreach via word of mouth and annually through a newsletter, the program should include proactive outreach to developers annually.

Program 6 (Specific Plans): While the timeframe was changed in the objective, the overall program timeframe should include a specific timeline.

Program 9 (Water Priority System): The element must revise the timeframe from ongoing and clarify whether the program is already in place with the adoption of the housing element.

Program 10 (Neighborhood Improvements): The timing of the overall program still lists ongoing and must be revised.

Program 13 (Housing Incentives): While the program was revised to provide a specific timeframe, it must outline the lot consolidation requirements. In addition, it must commit to proactive outreach and list incentives that the City will implement.

Program 14 (Mobile Home Rent Stabilization): The program is currently listed as dependent on litigation. The program must clarify the timeframe and include back-up implementation actions to take with a set timeframe depending on the litigation results.

Program 17 (Administrative Capacity): This program must be revised to add specific timing of implementation as well as a more detailed plan of implementation.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

The element describes a shortfall of sites and indicates rezoning will occur to accommodate the RHNA. While the element includes Program 5 (Adequate Sites to Accommodate Regional Housing Needs), it must specifically commit to acreage, allowable densities, and anticipated units.

In addition, if necessary, to accommodate the housing needs of lower-income households, the program should specifically commit to rezoning pursuant Gov. Code, § 65583.2, subd. (h) and (i). Specifically, the program must commit to:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.

- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 - allow 100 percent residential use, and
 - require residential use occupy 50 percent of the total floor area of a mixed-use project.

Finally, As noted in Finding B3, the element must add or modify programs based on the outcomes of a complete analysis to address the suitability of small sites towards the RHNA for lower-income households. While Program 13 mentions lot consolidation, it does not describe incentives or other methods to encourage affordable development on small lots or demonstrate suitability of small sites towards the RHNA for lower-income households.

3. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While Program 18 states that it will assist in developing housing for persons with special needs including extremely low-income households, the program must commit to specific timing of when the incentives will be implemented, and also include quantifiable objectives for the program.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding(s) B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. While the element revised Program 19 (Fair Housing Program) to add a few additional actions, it is not clear how the additional actions are tied to the contributing factors and whether they

will provide meaningful change throughout the planning period. Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues and actions must have specific metrics and milestones. In addition, the program should be updated to commit to implementing all community development and fair housing programs in a manner that AFFH pursuant to Government Code section 8899.50.

In addition, currently the element only addresses AFFH in Program 19. The element should revise other program actions to address the City's obligation to AFFH including how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. The programs must also include metrics and milestones for evaluating progress on programs, actions, and fair housing results.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

While Program 15 (Housing at Risk of Conversion) was revised to include an implementation date for outreach, it must still include actions to incorporate State preservation notice law (Government Code section 65863.10, 65863.11, and 65863.13) to inform the property owners of their responsibilities to tenants beginning three years before the property's potential conversion to market-rate.

7. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

While Program 8 (Accessory Dwelling Units) was revised to add general language regarding incentives and strategies for accessory dwelling units (ADUs), the element must describe incentives and strategies that will be provided if ADU production goals (both number and affordability) are not met. In addition, the program must include specific timing to implement the additional incentives and strategies if needed. The program must include a description of activities and incentives to encourage ADU construction and affordability.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element provides a summary of quantified objectives on page H-74. While the number of units being preserved in the planning period was revised, it must be listed by income category.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(9).)

While the element was revised to include a list of stakeholders that were contacted, the element must describe specific outreach to lower-income and special needs groups. The element must describe future methods for additional public outreach efforts in the future to include lower-income and special needs households. The element must also clarify if translation services were available. The City must also confirm that the element was available for public comment prior to submitting the second draft to HCD for review. Lastly, the element must expand on the brief summary of public comments received on page H-3, and describe how they were considered and incorporated into the element.

**Attachment 3 – Summary of HCD comments
and proposed responses**



**HCD Housing Element Comments and Responses
City of Upland**

HCD Comment (Letter of 5/23/2022)	Revised Draft Housing Element Page No.	Response/Revision
A. Review and revision	Appendix A	Appendix A has been revised to provide additional information regarding the effectiveness of programs in the prior housing element cycle, including the City's effectiveness in addressing special housing needs.
B.1 Affirmatively furthering fair housing	H-74/75 Appendix C	The element includes extensive analysis of fair housing issues, including enforcement and outreach, integration and segregation, racially concentrated areas of poverty and affluence, disparities in access to opportunity, disproportionate housing needs, displacement risk and contributing factors to fair housing issues pursuant to State law. In addition, Program 19 describes actions the City will take to affirmatively further fair housing.
B.2 Inventory of land suitable for residential development	Appendix B	<u>Progress in Meeting the RHNA:</u> The element has been revised to state that the approved projects listed in Table B2 are expected to be completed during the planning period.
	Appendix B	<u>Sites inventory.</u> The inventory has been revised to include additional analysis of existing uses on non-vacant sites and proposed General Plan and zoning designations.
	Appendix B	<u>Realistic Capacity.</u> Additional analysis of the realistic capacity of the sites inventory has been provided.
	Appendix B	<u>Suitability of Nonvacant sites.</u> Additional analysis has been provided regarding the potential capacity for additional housing on nonvacant sites.
	Appendix B H-67	<u>Sites identified in a prior planning period.</u> The sites inventory has been expanded to include sites identified in a prior planning period. In addition, Program 5 has been revised to include a zoning amendment to permit qualifying housing developments on previously identified sites by-right in conformance with State law.
	Appendix B	<u>Small sites.</u> As noted in the prior draft element, sites smaller than 0.5 acre have been assigned to the moderate or above-moderate income categories.

HCD Comment (Letter of 5/23/2022)	Revised Draft Housing Element Page No.	Response/Revision
	H-52	<u>Infrastructure</u> : The element identifies dry utilities to include electricity, telephone, cable and internet services.
	H-52/53	<u>Environmental Constraints</u> : The original draft element included analysis of environmental constraints, including wildland fire hazard zones, flood hazard zones, and geological hazards, and stated that these potential constraints would not preclude the City from accommodating the RHNA. Additional analysis has been provided regarding the appropriateness and additional costs of producing housing in fire hazard zones and areas prone to earthquakes and other geological hazards.
	H-69	<u>ADUs</u> . Program 8 has been revised to include annual monitoring to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.
	H-38 to 41 H-72/73	<u>Emergency Shelters</u> : The element has been revised to provide additional analysis of the City's development standards for emergency shelters. In addition, Program 16 has been revised to ensure compliance with Government Code sec 65583(a)(4)(A).
	H-41 H-73/74	<u>Employee Housing</u> : The element identifies the requirements of the Employee Housing Act (Health and Safety Code, §17000 et seq.) This issue is also addressed in Program 18.
B.3 Governmental constraints	H-36 H-68/69 H-73/74	<u>Land use controls</u> . Program 7 has been revised to clarify that "use permit" refers to both AUP and CUP and to eliminate garage parking requirements for multi-family housing. Program 18 has been revised to include parking standards for large residential care facilities. In addition, the element has been revised to clarify whether 100% non-residential development is allowed in mixed-use zones.
	H-48/49 H-68/69	<u>Local Processing and Permit Procedures</u> : The element has been revised to provide additional analysis of permit processing and approval procedures by zone and housing type. In addition, Program 7 has been revised to include a Code amendment to eliminate the use permit and administrative use permit requirements for multi-family residential development.
	H-51 H-68/69	<u>Design review</u> . The element has been revised to provide additional analysis of the Development Plan Review process, approval procedures and decision-making criteria, for their impact as potential constraints on housing supply

HCD Comment (Letter of 5/23/2022)	Revised Draft Housing Element Page No.	Response/Revision
		and affordability, including required findings. In addition, Program 7 was revised to include the preparation of objective development standards for qualifying projects.
	H-33	<u>Fees</u> . The element has been revised to provide the fees for General Plan amendments, zone changes, specific plans and variances.
	H-66 to 68	<u>Zoning, Development Standards, and Fees</u> . Program 5 has been revised to provide an implementation date of when they will be initially posted and how often they will be updated.
	H-66/67	<u>SB 35 Streamlined Ministerial Approval Process</u> . Program 5 in the previous draft element included reference to Government Code Sec. 65913.4.
	H-73/74	<u>Definition of "Family"</u> . Program 18 has been revised to include an amendment the definition of "family" in conformance with current law.
	H-73/74	<u>Housing for Persons with Disabilities</u> . Program 18 has been revised to address this comment.
B.4 Non-governmental constraints	H-48/49	<u>Approval Time and Requests Lesser Densities</u> : The element has been revised to include additional analysis of requests to develop housing at densities below those allowed, and typical permit processing times are provided in Table H-18.
B.5 Special needs	H-22 to 28	The element has been revised to provide additional analysis of challenges and resources to address special housing needs.
B.6 Assisted housing developments that are eligible to change to non-low-income housing	H-31	The element has been revised to include additional information regarding potential funding sources for the preservation of housing at risk of conversion to market rate.
C.1 Programs that set forth a schedule of actions during the planning period	Chapter 5	Housing programs have been revised to address this comment and include more specific timing and description of the City's role in implementation.
C.2 Programs to make sites available during the planning period	H-66 to 68	Program 5 has been revised to address the requirements of Government Code section 65583.2, subdivisions (h) and (i). No sites smaller than one-half acre are used to accommodate lower-income needs.

HCD Comment (Letter of 5/23/2022)	Revised Draft Housing Element Page No.	Response/Revision
C.3 Programs to assist development of housing for extremely-low-income households	H-73/74	Program 18 has been revised to commit to specific timing of when the incentives will be implemented, and also include quantifiable objectives for the program.
C.4 Programs to remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing		This comment is addressed in B3 and B4 above.
C.5 Affirmatively furthering fair housing	H-74/75 Appendix C	Analysis of AFFH issues is provided in Appendix C and Program 19 describes actions the City will take to further fair housing.
C.6 Programs to preserve low-income housing	H-72	Program 15 has been expanded to include actions to incorporate State preservation notice law (Government Code section 65863.10, 65863.11, and 65863.13) to inform the property owners of their responsibilities to tenants beginning three years before the property's potential conversion to market-rate.
C.7 Programs to promote ADUs	H-69	Program 8 has been expanded to address this comment.
D. Quantified objectives	H-76	Table H-18 (Quantified Objectives) has been revised to reflect the quantified objectives for the number of affordable units at risk of conversion by income category.
E. Public Participation	H-2 to 10 Appendix D H-74/75	The element has been revised to provide additional information regarding the public participation process. In addition, Program 19: Affirmatively Furthering Fair Housing includes a commitment to encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

**Attachment 4 – Revised Draft 2021-2029
Housing Element (tracked changes)**



CITY OF UPLAND



City of Upland Housing Element

Revised Draft | ~~September~~ March 2022

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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. From the outset, diligent efforts were made to involve all economic segments of the community and persons with special needs in the development of the housing element. A list of community stakeholders was compiled based upon City knowledge and previous projects including the Upland Consolidated Plan, and direct mail notice was sent to all parties inviting them to participate. As an entitlement city, Upland also conducts an extensive public outreach process every four years as part of the Consolidated Plan process.

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

- **Housing Element Interest List.** At the beginning of the Housing Element update process the City compiled a list of agencies, organizations and other stakeholders with expertise in housing issues, particularly those that provide or advocate for lower-income households and persons with special needs. The City distributed notices of public meetings to these parties by direct mail or email prior to each meeting.
- **Housing Element Website.** At the beginning of the update process a web page was created on the City’s website where background information, meeting notices, draft documents, and other relevant materials regarding the Housing Element update were posted. The website was updated throughout the course of the project.

- **Frequently Asked Questions.** The City prepared an FAQ containing background information regarding Housing Element requirements, including the RHNA process and assessment of housing needs, which was posted on the Housing Element web page.
- **Public Workshops.** The City held two public workshops with the City Council and Planning Commission in February and June 2021 prior to the preparation of the draft Housing Element to provide decision-makers and interested stakeholders with background information on Housing Element requirements and to solicit comments regarding housing needs and policy options. Public comments were considered in the preparation of the draft Housing Element, which was posted for public review on September 16, 2021.
- **Joint Study Session.** After preparing the draft Housing Element and prior to submitting the draft to the Department of Housing and Community Development (HCD), a ~~draft Housing Element was published in early September and a~~ joint study session was held on September 23, 2021 with the Planning Commission and City Council to review the draft Housing Element and its goals, policies, and implementation programs. Stakeholders on the Housing Element interest list were invited to attend and offer comments on the draft Housing Element. The draft Housing Element was then revised to incorporate comments received at this meeting.

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

- ✓ The elimination of the redevelopment agency has diminished the City's ability to address housing problems
 - ✓ ADUs provide opportunities for affordable housing but also bring challenges such as adequate parking
 - ✓ More housing also increases the City's cost of providing adequate services such as infrastructure and public safety
- **HCD Review.** The draft Housing Element was submitted to HCD for review ~~in~~on September 24, 2021. On November 22, 2021 HCD issued a letter finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law. The draft Housing Element was then revised to address the comments in HCD's review letter.
 - **Planning Commission Review.** After receiving HCD's November 22, 2021 review, a revised draft Housing Element was prepared addressing HCD's comments. The revised draft Housing Element was posted for public review on March 16, 2022 and a public meeting was held by the Planning Commission on March 23, 2022 to review HCD comments, other public comments and the revised draft Housing Element. An agenda and invitation to attend the meeting was sent to all parties on the Housing Element interest list. Comments offered at the meeting included whether changes to parking requirements would result in adequate parking for new housing developments. A letter dated February 28, 2022 was also submitted by YIMBY Law (see Appendix D).
 - **HCD Review #2.** Following the March 23, 2022 Planning Commission meeting the revised draft Housing Element was submitted to HCD for review on March 24, 2022. On May 23, 2022 HCD issued a letter finding that the draft element addresses some statutory requirements described in HCD's November 22, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law.
 - **Planning Commission Public Hearings.** After receiving HCD's May 23, 2022 comments a revised draft Housing Element was prepared addressing HCD's comments. The revised draft Housing Element was

~~posted for public review on September 29, 2022 and on October 5, 2022 the Planning Commission conducted a public hearing to review the revised draft Housing Element. At the conclusion of the hearing the Planning Commission [REDACTED]. 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.

- ~~City Council Public Hearing.~~ TBD

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

Table H-1 Public Comment Summary

Comment	Response
<p>There is a limited amount of vacant land remaining for housing development in Upland. The RHNA goals assigned to the city are far higher than in the past. How can the city achieve these goals?</p>	<p>The availability of vacant land suitable for housing development is a significant problem in most cities in Southern California, particularly those that are near major employment centers. Over the past several decades, most of the vacant properties in the urban areas without major development constraints such as steep slopes, floodplains, or wildland fire hazards have already been developed. Therefore, a large component of new housing development is occurring through redevelopment of previously developed properties that are economically or physically underutilized.</p> <p>Appendix B of the Housing Element identifies underutilized properties that are suitable for redevelopment and the following programs encourage the redevelopment of those properties for housing or mixed use: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</p>
<p>Accessory dwelling units (ADUs) can provide additional housing opportunities.</p>	<p>ADUs are an important strategy for meeting housing needs, especially for single persons and small households. The City encourages production of ADUs through a variety of methods as described in Program 8: Accessory Dwelling Units.</p>
<p>Past underproduction of housing has resulted in higher prices and rents that make it difficult for younger persons to live in the community. A market-based solution is needed to provide more housing.</p>	<p>Many factors contribute to high housing cost, and the problem is not unique to California. While cities play an important role in housing production, there are also many factors that are beyond the City’s control, such as housing speculators and investors, State environmental regulations, private business decisions, the cost of labor and materials, federal economic policies, interest rates, etc.</p> <p>The following programs are intended to facilitate housing production in Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</p>

Comment	Response
<p><u>How will the City pay for the additional cost of providing public services to new housing?</u></p>	<p><u>California cities face major fiscal challenges in providing public services. After the passage of Proposition 13 in 1978 and its limitation on local governments' property tax revenues, local governments have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on developers, which has contributed to increased housing costs.</u></p> <p><u>The Housing Element addresses this issue by encouraging efficient housing development patterns and provision of infrastructure as described in Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 9. Water Priority System; Program 10. Neighborhood Improvements; Program 13. Housing Incentives; and Program 17: Administrative Capacity.</u></p>
<p><u>Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements.</u></p>	<p><u>It is important to recognize that the residential areas of the city are nearly built-out, and State laws already facilitate more housing opportunities in existing residential areas through ADUs and SB 9 lot splits. Redevelopment in residential areas also could lead to displacement of existing occupants. Commercial and industrial areas have the greatest opportunity for additional housing.</u></p> <p><u>The following programs are intended to facilitate housing production in all areas of Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</u></p>
<p><u>Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.</u></p>	<p><u>Strong tenant protections are already provided under State and Federal law. The City helps to facilitate tenant protection through partnerships with fair housing organizations and enforcement of existing laws. The following programs address this comment: Program 2: HOME Improvement; Program 4. Rental Acquisition and Rehabilitation; Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 12: Rental Housing Assistance; Program 13. Housing Incentives; Program 14: Mobile Home Rent Stabilization; Program 15: Affordable Housing at Risk of Conversion to Market Rate; Program 17: Administrative Capacity; Program 18: Housing for People with Disabilities or other Special Needs; Program 19: Affirmatively Furthering Fair Housing.</u></p>
<p><u>Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been</u></p>	<p><u>The City helps to facilitate homeownership for all segments of the community through the following programs: Program 2: HOME Improvement; Program 3: Emergency Repairs for Homeowners; Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 11. Homeownership Assistance; Program 13. Housing Incentives; Program 17:</u></p>

Comment	Response
<p><u>excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.</u></p>	<p><u>Administrative Capacity; Program 19: Affirmatively Furthering Fair Housing.</u></p>
<p><u>Adequately plan for density. Ensure that a site’s density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site’s realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.</u></p>	<p><u>The following programs are intended to facilitate housing production at appropriate densities in Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 13. Housing Incentives.</u></p>
<p><u>Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.</u></p>	<p><u>The Housing Plan identifies sites and zoning strategies to accommodate all income levels as assigned through the RHNA. State law (Government Code 65583.2(h)) requires zoning to accommodate 100% (not 130%) of the RHNA allocation for lower-income households.</u></p> <p><u>The following programs are intended to facilitate housing production at appropriate densities in Upland: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 13. Housing Incentives.</u></p>
<p><u>Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.</u></p>	<p><u>Calculating the likelihood of development on the basis of development during the previous housing cycle is not a valid methodology for estimating current potential for development due to significant changes in market conditions over the past decade. The “Great Recession” that began in 2007-08 resulted in a near-catastrophic collapse in property values and housing construction, particularly in the Inland Empire. The RHNA is a planning goal, and cities are required to identify adequate sites that could accommodate the RHNA allocation. State law recognizes that cities do not have control over many aspects of the development process, and therefore achieving the RHNA is not a legal mandate. Many strategies have been suggested that the State Legislature could adopt to stimulate housing production, such as CEQA reform and real estate tax policy, but it has declined to do so.</u></p> <p><u>To address this comment, the following programs identify actions the City intends to take to facilitate additional housing development: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</u></p>
<p><u>Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element. We highly recommend complying with HCD’s standards of using one of its “safe harbor” methodologies to anticipate future ADU production. However, if the city is</u></p>	<p><u>The Housing Element utilizes HCD “safe harbor” methodology in estimating future potential for ADU production. This comment is addressed in Program 8: Accessory Dwelling Units.</u></p>

Comment	Response
<p><u>optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.</u></p>	
<p><u>Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.</u></p>	<p><u>It should be noted that ADU regulations beyond those authorized in State law is prohibited. Also, after the State's dissolution of redevelopment agencies a significant source of City funding for housing was eliminated. Many worthwhile housing activities now compete for scarce public subsidies such as CDBG and HOME funds. This comment is also addressed in Program 8: Accessory Dwelling Units.</u></p>
<p><u>Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.</u></p>	<p><u>The following programs are intended to facilitate housing production in areas currently zoned for commercial use: Program 5: Adequate Sites to Accommodate Regional Housing Needs; Program 6: Specific Plans; Program 7: Reduce Potential Constraints to Housing Development; Program 8: Accessory Dwelling Units; Program 10. Neighborhood Improvements; Program 13. Housing Incentives.</u></p>
<p><u>Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.</u></p>	<p><u>"Inclusionary housing" refers to a requirement that a portion of new housing is made available at affordable rents or prices. There are valid arguments among experts for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate. There are currently no inclusionary requirements in Upland, and inclusionary housing is not a requirement of State housing law.</u></p>
<p><u>Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.</u></p>	<p><u>This comment is addressed in Program 7: Reduce Potential Constraints to Housing Development. With regard to impact fees, the elimination of such fees for affordable housing would need to be backfilled from another source or there would be insufficient funds to provide the public facilities paid for by impact fees. There are limited sources of funding that could be used to offset that loss.</u></p>
<p><u>Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.</u></p>	<p><u>This comment is addressed in Program 7: Reduce Potential Constraints to Housing Development.</u></p>
<p><u>Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of</u></p>	<p><u>The City is serious about facilitating the construction of new housing. However, this comment disregards the fact that impact fees are determined by the cost of providing public</u></p>

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

Upland Housing Element Stakeholders

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

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

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

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

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

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

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

Linc Housing
3590 Elm Avenue.
Long Beach, CA 90807

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

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

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

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

Building Industry Association
3891 11th Street
Riverside, CA 92501

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

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

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

KB Homes
36310 Inland Valley Drive
Wildomar, CA 92595

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

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

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

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

Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Taylor Morrison
4695 MacArthur Court
8th Floor
Newport Beach, CA 92660

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

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

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

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

OmniTrans
1700 W. Fifth Street
San Bernardino, CA 92411

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

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

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

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

San Bernardino Area Habitat for Humanity
25948 Business Center Dr
Redlands, CA 92374
dhahn@habitatsb.org

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

Jamboree Housing Corporation
17701 Cowan Suite 200
Irvine, CA 92614

2. HOUSING NEEDS

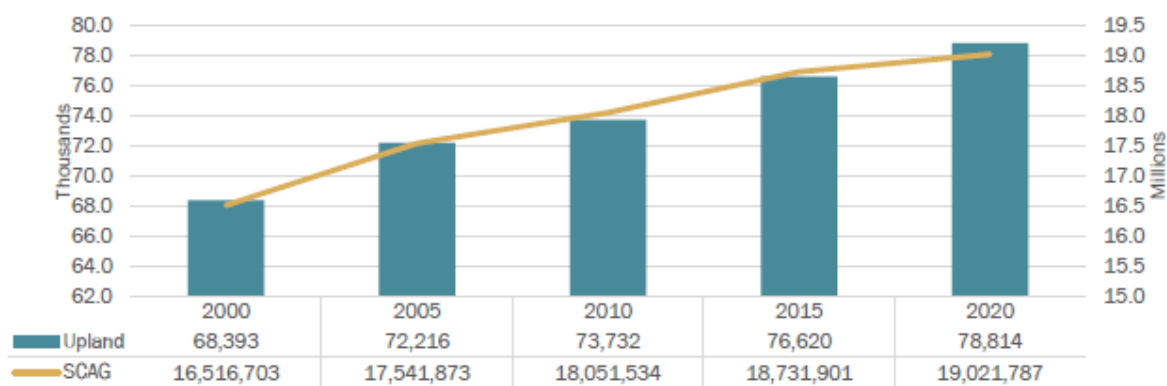
This chapter provides an overview of Upland’s demographic, economic, housing, and special needs characteristics and trends and identifies issues that affect the city’s existing and future housing needs.

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



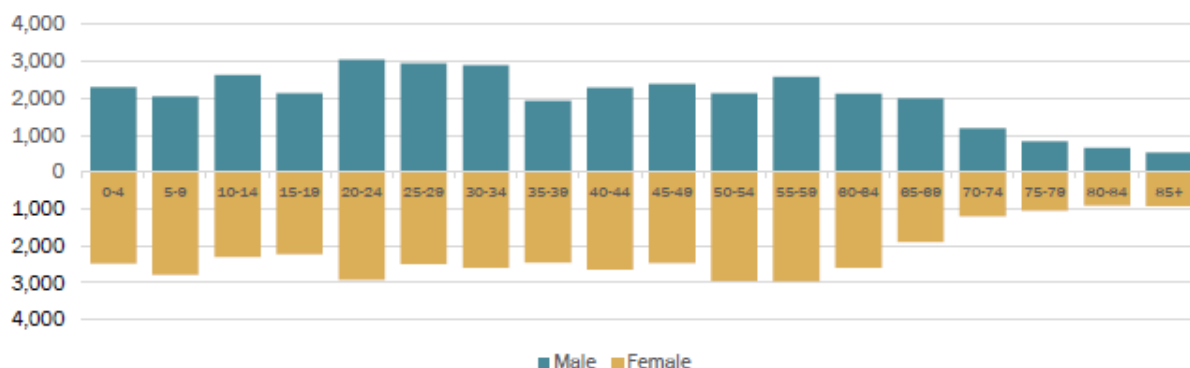
CA DOF E-5 Population and Housing Unit Estimates

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

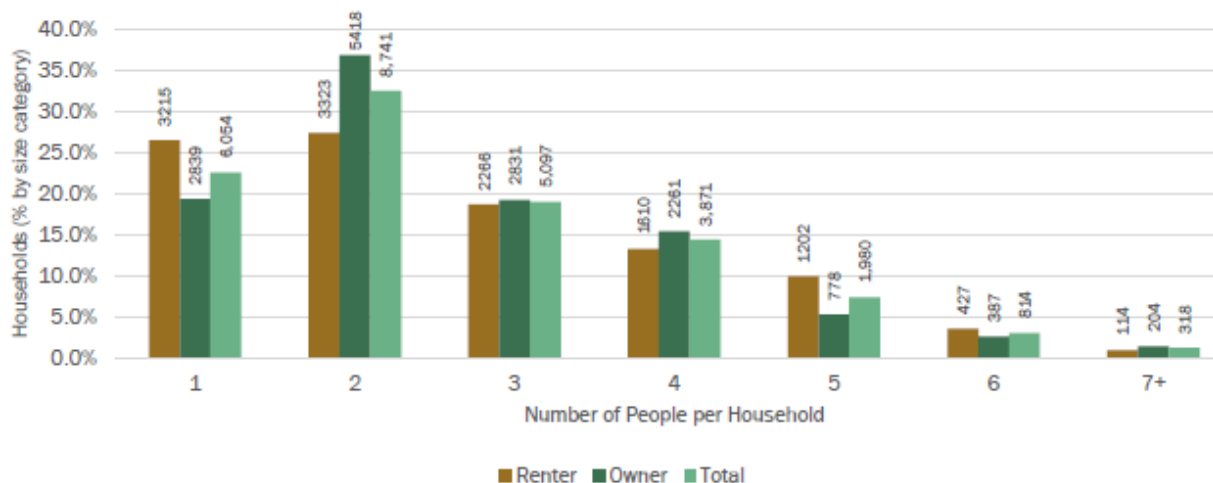


American Community Survey 2014-2018 5-year estimates

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

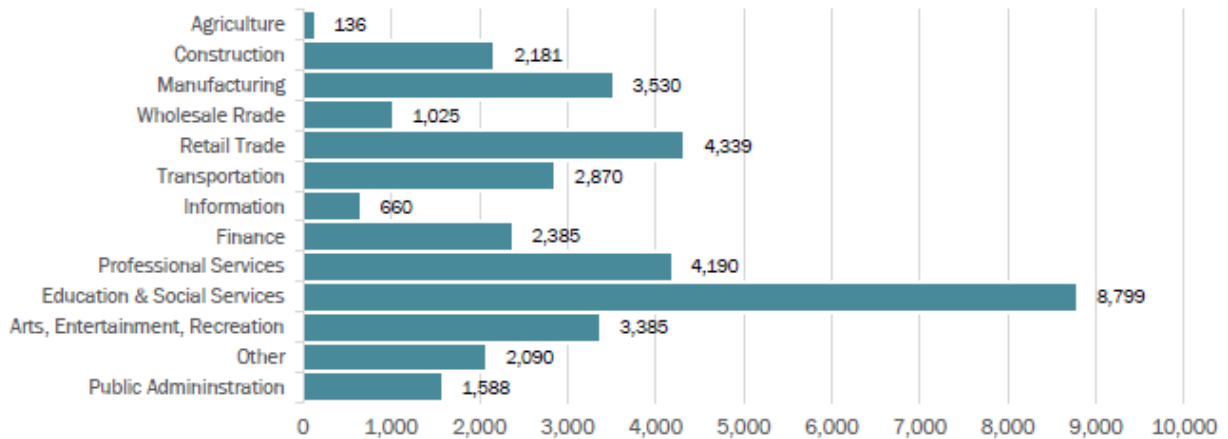


American Community Survey 2014-2018 5-year estimates.

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. The largest employers in Upland are San Antonio Community Hospital, Upland Unified School District, Home Depot and Upland Rehabilitation and Care Center.

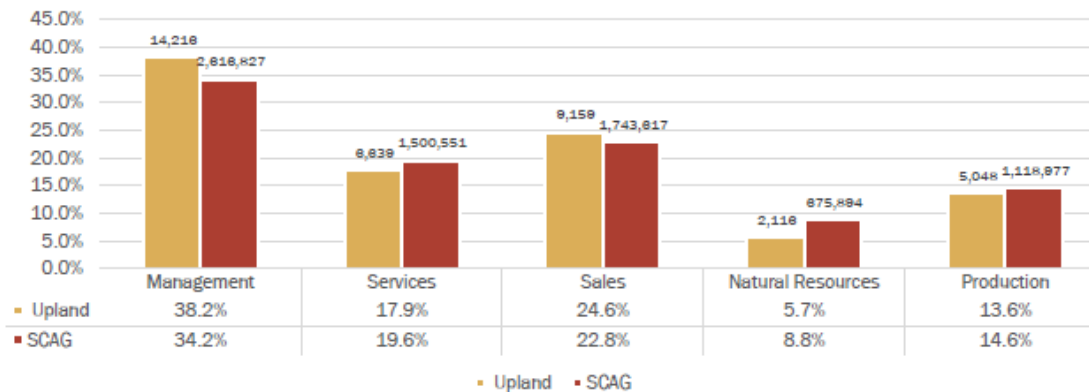
Figure H-4 Employment by Industry - Upland



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

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

Figure H-5 Employment by Occupation - Upland



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

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.

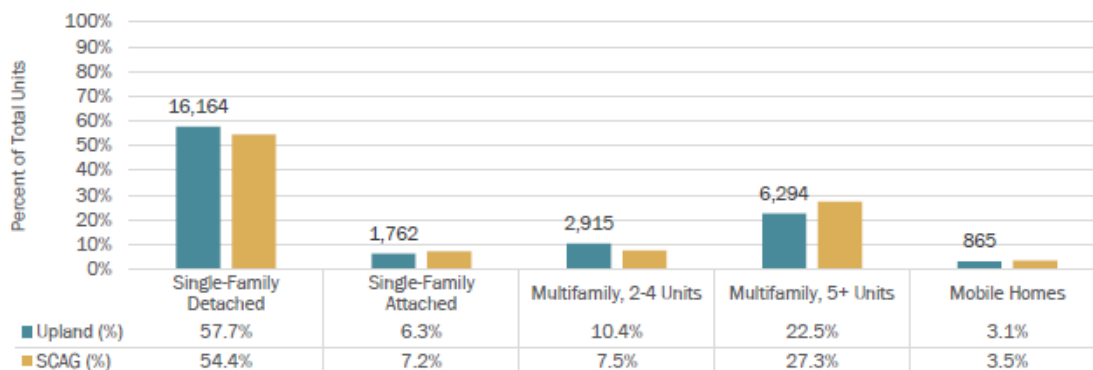
Housing Type

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

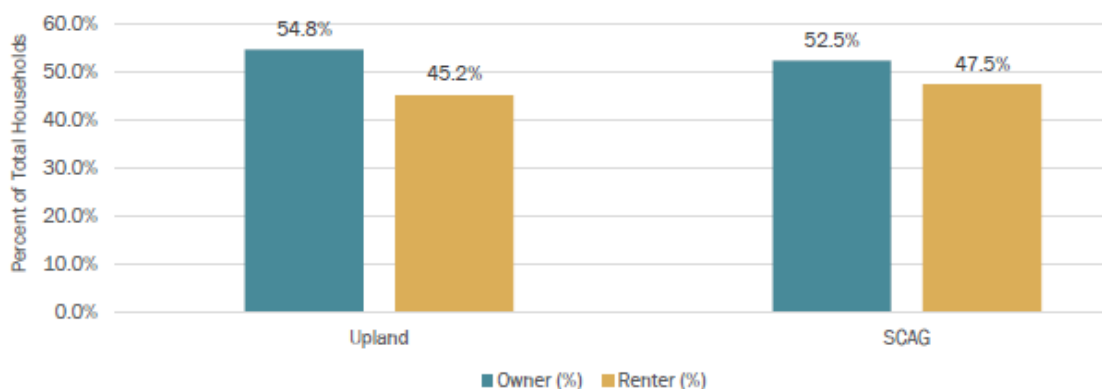


CA DOF E-5 Population and Housing Unit Estimates

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.

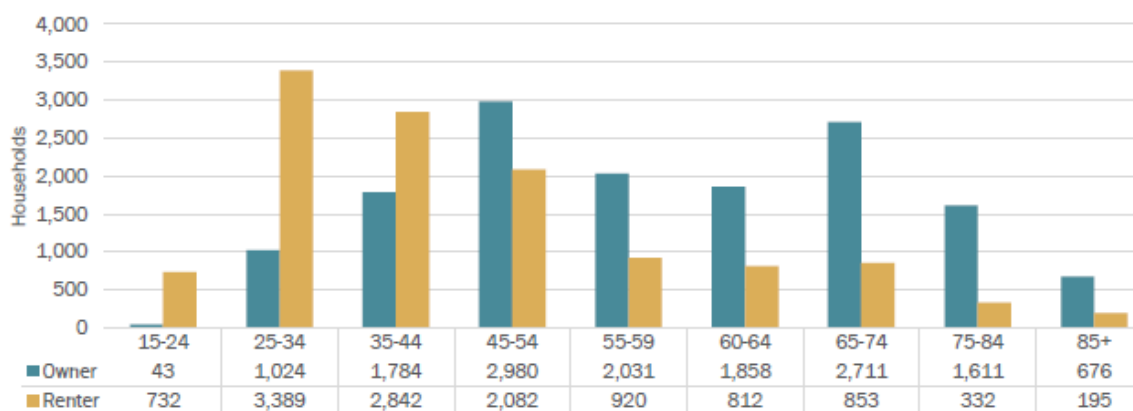
Figure H-7 Housing Tenure – Upland vs. SCAG Region



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



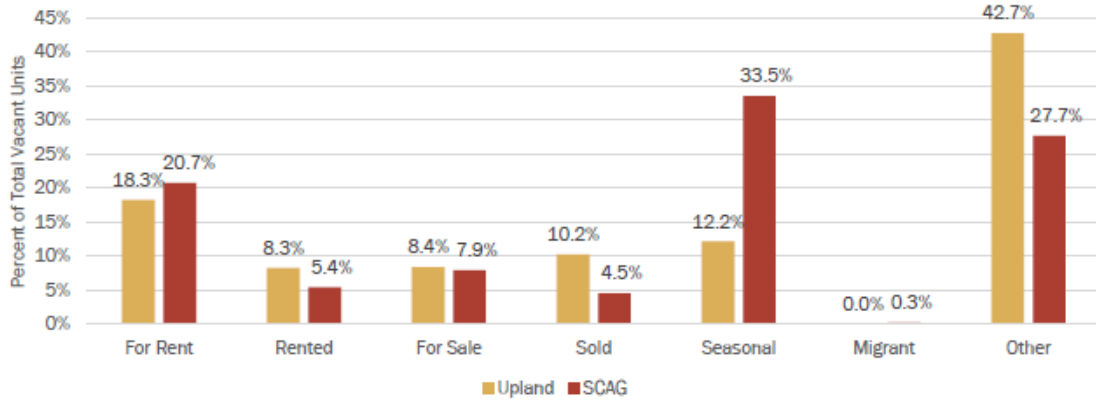
American Community Survey 2014-2018 5-year estimates.

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

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



American Community Survey 2014-2018 5-year estimates.

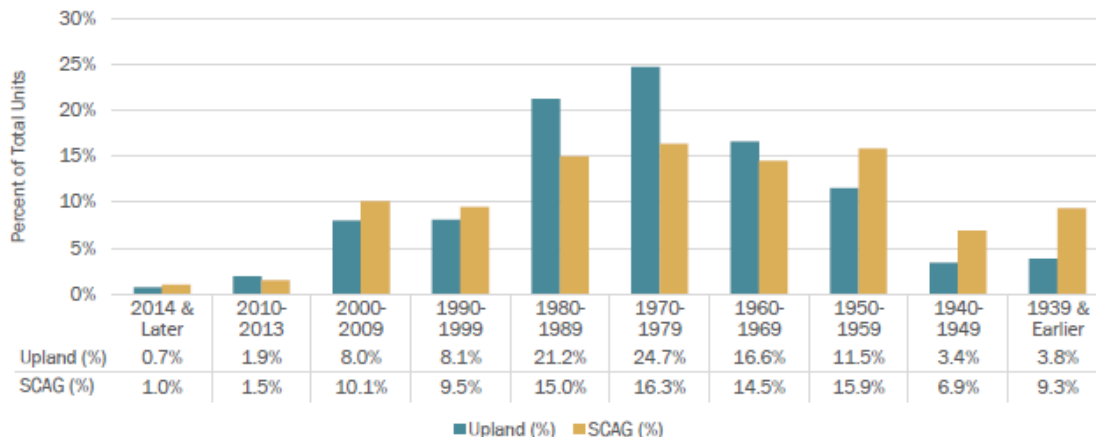
Housing Age and Condition

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

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

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

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



American Community Survey 2014-2018 5-year estimates.

Housing Cost and Affordability

Housing Affordability Criteria

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

Table H-2 shows affordable rent levels and estimated affordable purchase prices for housing in San Bernardino County by income category for on a 4-person family. Based on 2022 State standards, the maximum affordable monthly rent for extremely-low-income households is \$694,655, while the maximum affordable rent for very-low-income households is \$1,100,944. The maximum affordable rent for low-income households is \$1,760,506, while the maximum for moderate-income households is \$2,623,259.

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-2** have been estimated based on typical current conditions.

Table H-1 Table H-2 Affordable Housing Costs – San Bernardino County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	\$ 27,750 <u>26,200</u>	\$ 694 <u>655</u>	*
Very low	\$ 44,000 <u>37,650</u>	\$ 1,100 <u>944</u>	*
Low	\$ 70,400 <u>60,250</u>	\$ 1,760 <u>1,506</u>	*
Moderate	\$ 104,900 <u>90,350</u>	\$ 2,623 <u>2,259</u>	\$ 400,000 <u>365,000</u>
Above moderate	Over \$ 104,900 <u>90,350</u>	Over \$ 2,623 <u>2,259</u>	Over \$ 400,000 <u>365,000</u>

Assumptions:

- Based on a family of 4 and 202~~20~~21 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, ~~5.53~~7.5% interest, 1.25% taxes & insurance, \$300 HOA dues

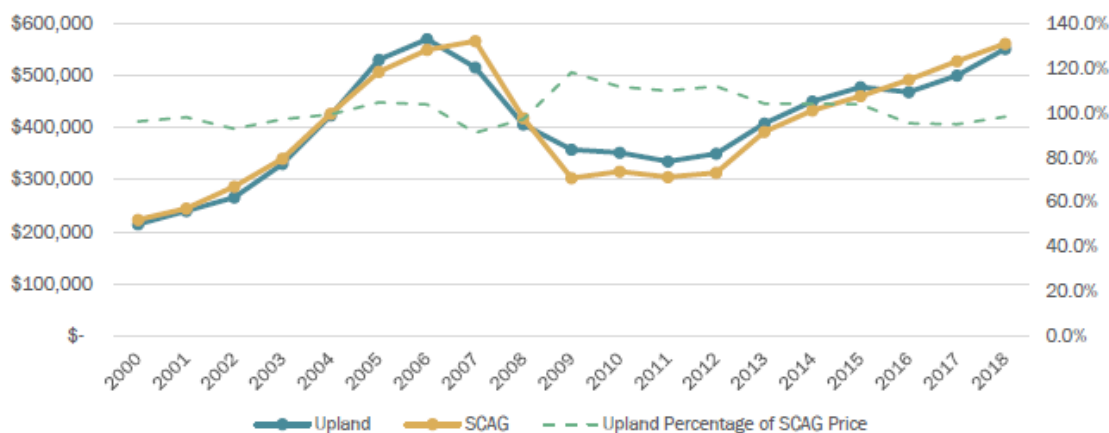
* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

For-Sale Housing Cost

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

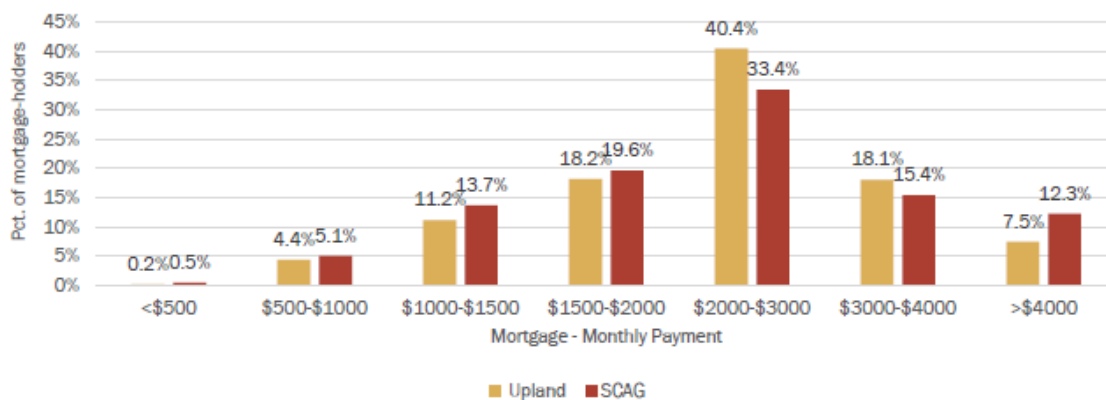
Figure H-11 Median Sale Price for Existing Homes – Upland vs. SCAG Region



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

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

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

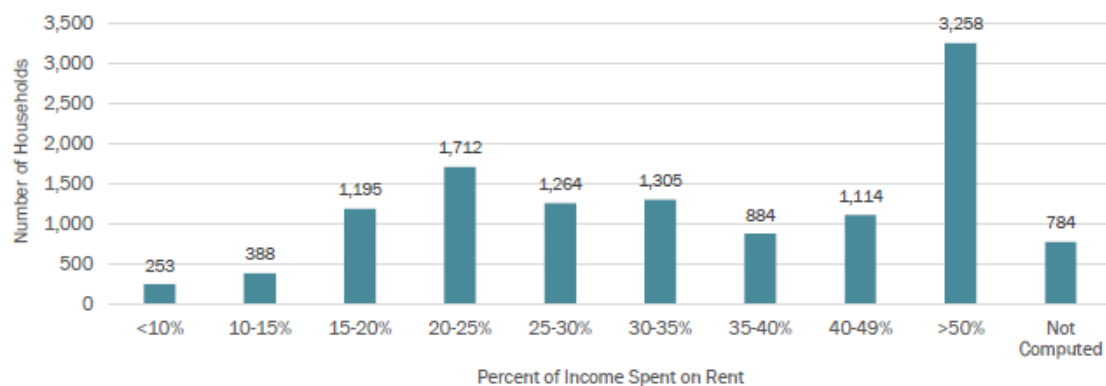


American Community Survey 2014-2018 5-year estimates.

Rental Housing Cost

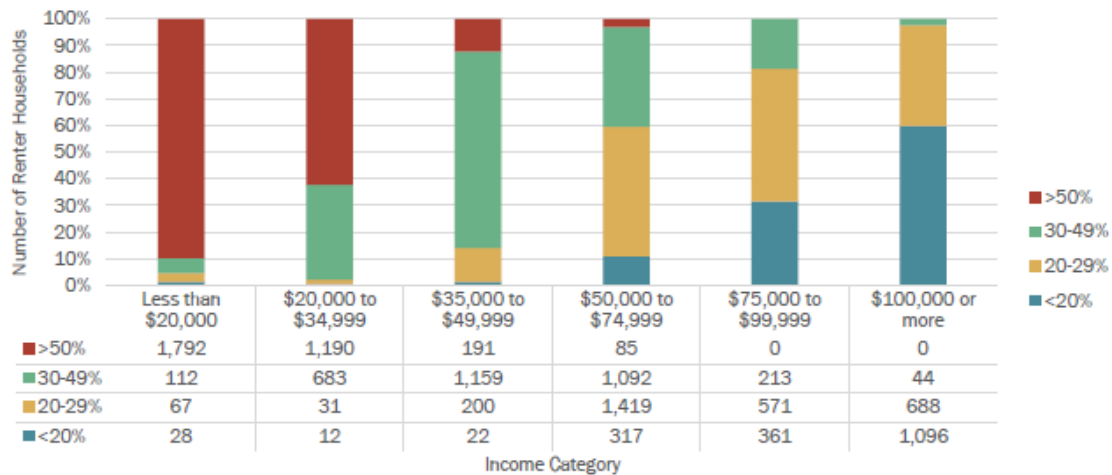
Across Upland's 12,157 renter households, about 54% spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. About 27% of Upland renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (**Figure H-13**). According to 2019 Census estimates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

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



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

Figure H-14 Rental Cost by Income Category – Upland



American Community Survey 2014-2018 5-year estimates.

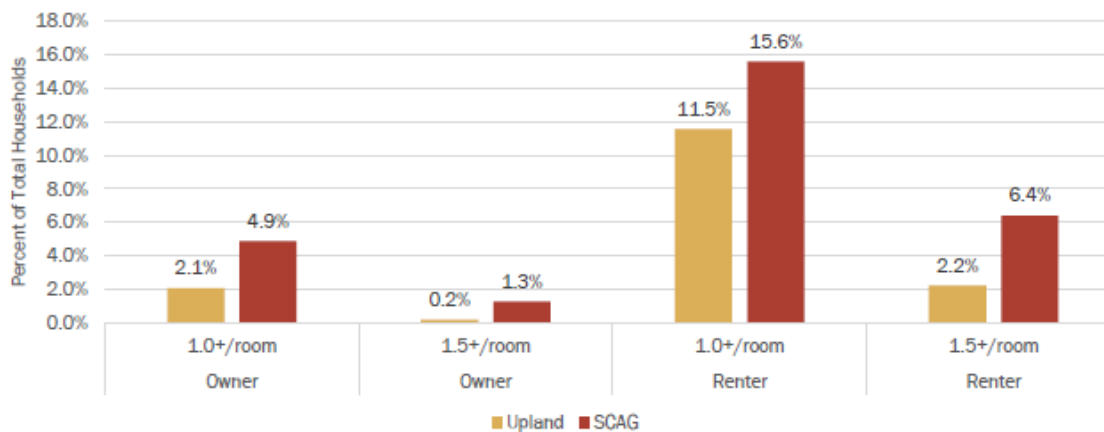
Housing Problems

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

Overcrowding

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

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



American Community Survey 2014-2018 5-year estimates.

Overpayment

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

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

Table H-2 **Table H-3** **Overpayment by Income Category – Upland**

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

Source: HUD CHAS, 2014-2018

HAMFI = Housing Urban Development Area Median Family Income

Extremely-Low-Income Households

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

Table H-3 Table H-4 Extremely-Low-Income Housing Needs – Upland

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

Source: HUD CHAS, 2012-2016

HAMFI = Housing Urban Development Area Median Family Income

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-5**, of Upland’s 6,495 such households, approximately 11% earn less than 30% of median income, (compared to 24% in the SCAG region), and 23% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region).

Table H-4 Table H-5 Elderly Households by Income and Tenure – Upland

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

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

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

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

The City also supports the housing needs of seniors through reasonable accommodation for persons with disabilities as well as programs including Program 8: Accessory Dwelling Units, Program 12: Rental Housing Assistance and Program 14: Mobile Home Rent Stabilization.

In addition to these housing programs, the City's Gibson Senior Center¹ serves over 3,500 seniors each month with a lunch program and over 40 classes and activities taking place weekly, with over half of those being free.

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



Persons with Disabilities

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

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

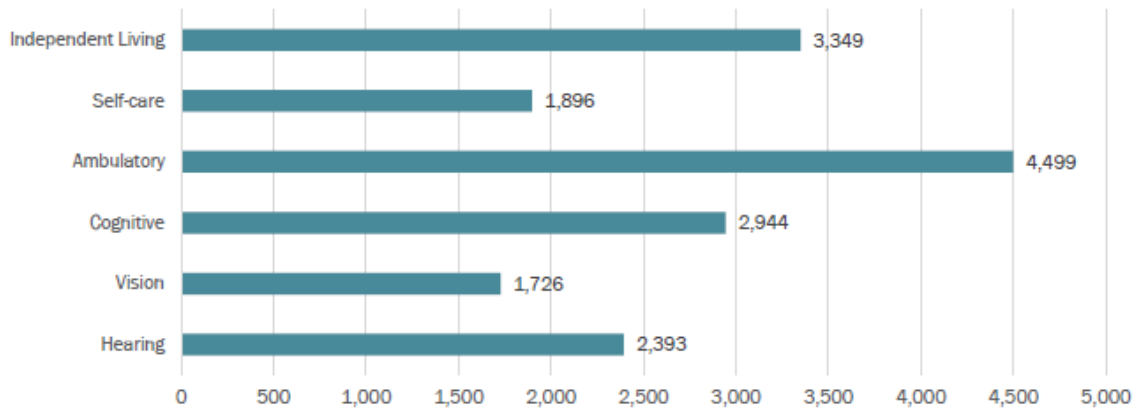
The Housing Plan addresses the housing needs of persons with disabilities through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 8: Accessory Dwelling Units, Program 12: Rental Housing Assistance, Program 14: Mobile Home Rent Stabilization, Program 15: Affordable

¹ <https://www.uplandca.gov/gibson-senior-center>

Housing at Risk of Conversion to Market Rate, Program 16: Homeless Services and Facilities, Program 18: Housing for People with Disabilities or other Special Needs, and Program 19: Affirmatively Furthering Fair Housing.

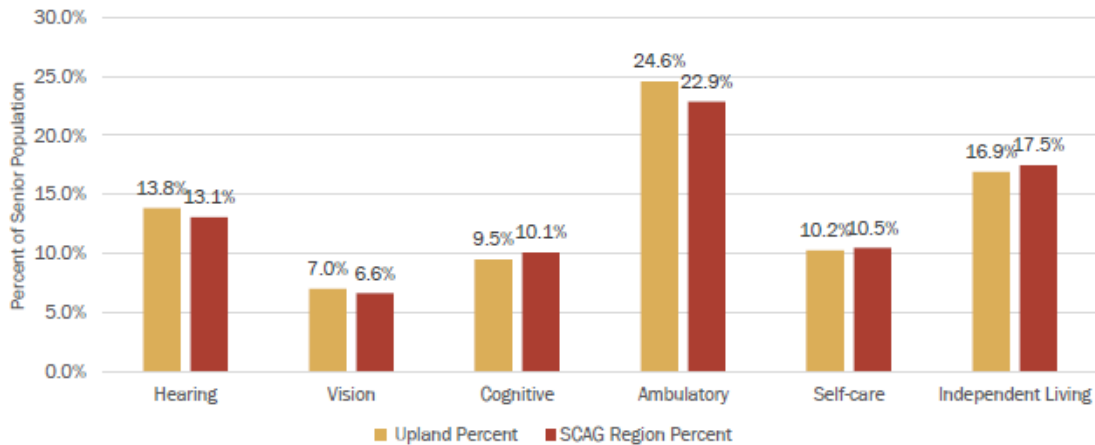
The Emergency Repair Program (ERP), which is funded with the City’s share of CDBG, provides a grant up to \$15,000 to make emergency repairs and/or code violations corrections, but also includes addressing Americans with Disabilities Act (ADA) such as ramps, widening doorways, and any other improvements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

Figure H-16 Disabilities by Type – Upland



American Community Survey 2014-2018 5-year estimates.

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



American Community Survey 2014-2018 5-year estimates.

Table H-5~~Table H-6~~ **Disabilities by Employment Status – Upland**

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

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

Developmental Disabilities

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

The California Department of Developmental Services (DDS) provides community services to persons with developmental 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-7**.

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

Table H-6~~Table H-7~~ **Developmental Disabilities – Upland**

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

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

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

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

Large Families

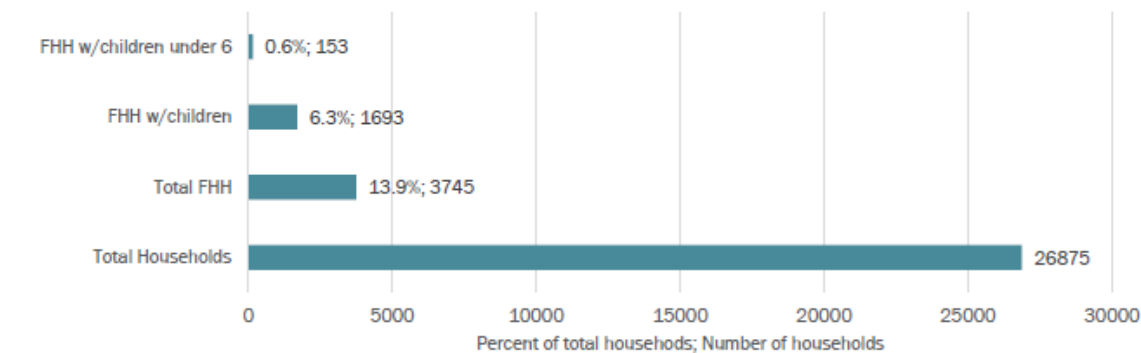
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among both owners and renters, more than half of all households have only one or two members. According to recent Census estimates, about 12% of all households in Upland had five or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

The Housing Plan addresses the needs of large families, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 12: Rental Housing Assistance, Program 14: Mobile Home Rent Stabilization, Program 15: Affordable Housing at Risk of Conversion to Market Rate and Program 19: Affirmatively Furthering Fair Housing. The City’s Home Improvement Program (HIP) provides a deferred low or no interest loans (silent seconds) of up to \$90,000 to low-income households with incomes up to 80% of the Area Median Income for owner-occupied homes. The City uses its CalHOME and HOME funds for this program. The HIP would enable large family household to expand the number of bedrooms to help address overcrowding.

Female-Headed Households

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

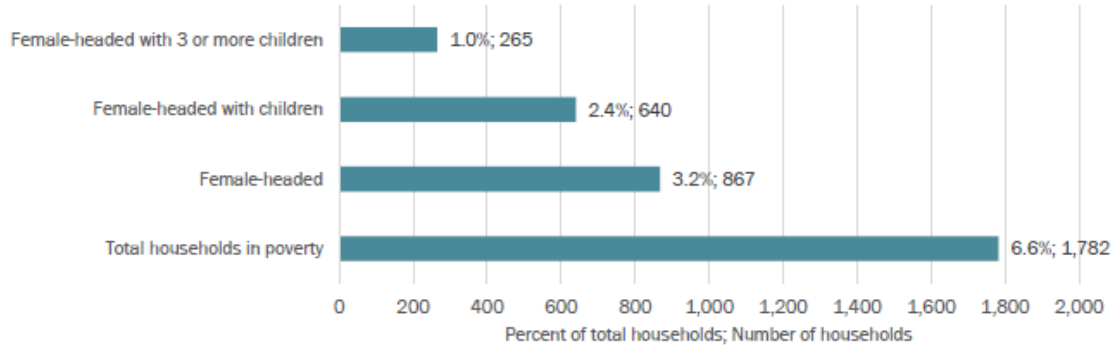
Figure H-18 Female Headed Households – Upland



American Community Survey 2014-2018 5-year estimates.

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

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



American Community Survey 2014-2018 5-year estimates.

The Housing Plan addresses the needs of female headed households, particularly those with lower incomes, through Program 2: HOME Improvement, Program 3: Emergency Repairs for Homeowners, Program 12: Rental Housing Assistance, Program 14: Mobile Home Rent Stabilization, Program 15: Affordable Housing at Risk of Conversion to Market Rate and Program 19: Affirmatively Furthering Fair Housing.

Farmworkers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in San Bernardino County; however, over the past several decades agriculture has diminished in importance in Upland and adjacent areas. Recent Census estimates for agricultural employment in Upland published by SCAG in its HCD pre-approved data set (**Figure H-20**) shows that there were only about 24 full-time year-round jobs in the farming/fishing/forestry occupations. ~~Since commercial agriculture is not a permitted use in any zoning district, the agricultural employee housing~~ Program 18 is included in the Housing Plan to ensure compliance with the Employee Housing Act, are not applicable to Upland and other P programs intended to assist lower-income persons and households would also serve any agricultural workers who may live in Upland.

Figure H-20 Agricultural Employment – Upland

Farmworkers by Occupation:

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

Employment in the Agricultural Industry:

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

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

Homelessness

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

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report² there were 44 unsheltered and no sheltered homeless persons in Upland at the time of the survey.

Housing accommodations for homeless people include emergency shelters, navigation centers, transitional housing, and permanent supportive housing. [The City helps to support the establishment and operation of these types of facilities by ensuring that City regulations are consistent with current law \(see Program 18: Housing for People with Disabilities or other Special Needs\).](#) Facilities serving the homeless in Upland are briefly summarized below.

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

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

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

- **Substance abuse.** Inland Valley Recovery Services provides a number of programs for the Upland community. The Women and Children Program/Staying Sober provides a support base for recovering parents to restore relationships with children. IVRS also offers residential treatment in a 75-bed treatment center in Upland.
- **Service agencies.** Inland Valley Hope Partners provides emergency assistance with food, utilities, and educational classes. Other groups, such as OUR Homeless, links local ministries to community service providers and other congregations implementing solutions to ending homelessness on the west end of San Bernardino County.
- **Housing Authority.** The County Housing Authority (HACSB) has jurisdiction over a number of housing voucher programs, including those for homeless people. The Upland Housing Authority entered into 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 units that could convert to market rate due to the expiration of covenants or prepayment of mortgage are considered to be “at-risk” of conversion. **Table H-8** summarizes publicly assisted affordable projects in Upland and identifies those that are at risk of conversion during the 2021-2031 period.

Table H-7 **Table H-8** Publicly Assisted Lower Income Rental Units in Upland

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

Source: CHPC and City of Upland, 2021

VLI: Very low income

LI: Low income

HUD2: Dept. of Housing and Urban Development

HOME: Federal Home Investment Partnership Funds

MRB: Mortgage Revenue Bonds

LIHTC: Low Income Housing Tax Credit

RDA: Upland Redevelopment Agency

Section 8: Federal Housing Voucher program

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.

Qualified Entities

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

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

Funding Sources

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

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 **Table H-9** ~~Figure H-8~~. SCAG’s detailed methodology used in preparing the RHNA is posted at <https://scag.ca.gov/rhna>.

Table H-8 ~~Table H-9~~ **Upland Regional Housing Needs Allocation, 2021–2029**

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

Source: Southern California Association of Governments, 3/4/2021.

Note: Extremely-low-income units are estimated as half of the very-low-income need, pursuant to Government Code Sec. 65583(a)(1).

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

3. CONSTRAINTS ANALYSIS

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

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.

Upland is similar to most other California communities with regard to private sector homebuyer financing programs. For those homebuyers with good credit who can qualify, interest rates are currently at historic lows, which improves housing affordability. If grant funding allows, the City also assists homebuyers in financing home purchases through low-interest loans (see Program 11 in Section 5 - Housing Plan).

Development Fees

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

Table H-9 ~~Table H-9~~ **Table H-10 Development Fees, City of Upland**

Fee Category	Amount of Fee	
	Single Family	Multiple Family
Planning & Building Permit Fees		
Development Plan (Architectural & Site Design)	N/A	\$4,300
Administrative Use Permit	N/A	\$3,000
Conditional Use Permit	N/A	\$3,975
Tentative Parcel Map	\$7,135	
Tentative Tract Map	\$8,000 plus \$25 per lot	
<u>General Plan amendment</u>	<u>\$6,900</u>	
<u>Zone change/specific plan</u>	<u>\$7,650</u>	
<u>Variance</u>	<u>\$6,300</u>	
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 government	\$993 per unit	\$853 per unit
Parks	\$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
Est. total fees as proportion of total development cost ¹	4%	4%

Source: City of Upland, 2021

Notes:

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

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

Table H-11 describes the primary General Plan land use designations allowing housing, the intensity and density of uses allowed, and primary residential uses.

Table H-11 Land Use Designations Allowing Housing

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

Source: City of Upland General Plan, 2021.

Specific Plans

The City of Upland has adopted several specific plans that offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth will occur in these Specific Plan areas. The Specific Plans with sites identified in Appendix B to accommodate new housing needs during the planning period are summarized in **Table H-12**.

Table H-12 Specific Plans Allowing Housing

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

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

Residential Uses by Zone

All cities are required to facilitate and encourage a range of housing types for all economic segments of the community, as well as housing to address the needs of seniors, families, those with disabilities, farmworkers, and the homeless. Zoning districts that allow residential uses are listed below and in **Table H-13**. ~~As seen in this table, multi-family development currently requires either an administrative use permit for more than 3 attached units or a conditional use permit for projects with densities of more than 15 units/acre. To minimize potential constraints to multi-family development, Program 7 in the Housing Plan includes a Code amendment to eliminate the use permit requirement for multi-family housing.~~

- 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-13 Permitted Uses in Zones Allowing Residential Uses

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

Source: Upland Zoning Code, 2021

* CUP if the density is over 15 units/acre

P = permitted

AUP = administrative use permit

CUP = conditional use permit

Single-Family Housing

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

Accessory Dwelling Units

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

Mobile Home Parks

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

Manufactured Housing

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

Multi-Family Housing

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

In the Downtown, multi-family residential uses are permitted by right in all districts, with the exception of the Pleasant View District, which is a single-family historic neighborhood. Given that Downtown is also the commercial heart of Upland, multi-family residential is only permitted on upper floors in Old Town and the

Historic Core except within the 1st Avenue Overlay of the Old Town District, where multi-family is permitted on the ground floor. Each multi-family project requires minimum lot dimensions, setbacks, floor area, and outdoor living space, and maximum lot coverage, development intensities, and height.

Mixed-Use Residential and Live-Work

Mixed-use projects combine nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. The City has created four mixed-use zones to provide flexibility and facilitate mixed-use developments. In Downtown, mixed-use developments are permitted by-right in all districts with the exception of single-family residential-only districts. **Table H-14 summarizes allowable uses in the three mixed-use zones that allow residential use.**

Table H-14 Permitted Uses in Mixed Use Zones

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

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

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

Single Room Occupancy

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

Senior Housing

Senior housing is permitted by-right in the RM zone and permitted through an administrative use permit in the C/R/MU and B/R MU zones. Senior housing is also conditionally permitted in the C/O MU and C/I MU zones. In Downtown, senior housing is permitted by-right in most districts. Senior housing developments are

required to provide amenities, services, and facilities to ensure the comfort, health, and recreation of elderly persons, including health and transportation services. Eligible senior housing developments can receive a density bonus pursuant to State law. In addition, reduced parking standards may be granted.

Housing for Persons with Disabilities

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

Residential Care Facilities

In accordance with State law, residential care facilities that serve six or fewer persons are permitted by-right in all residential zones. Larger residential care facilities and assisted living/convalescent facilities are allowed by CUP in the RM, C/R MU and B/R MU zones. Program 18 includes an amendment to the Zoning Ordinance to ensure that small residential care facilities are allowed subject to the same standards as apply to residential uses of the same type in the same zone, including mixed-use zones, and to ensure that regulations do not pose an unreasonable constraint to large residential care facilities.

Emergency Shelters and Low Barrier Navigation Centers

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

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

The Operation Plan shall remain active throughout the life of the facility. The City may inspect the facility at any time for compliance with the facility’s Operation Plan and other applicable laws and standards.

- Inability to Pay. No individual or household may be denied emergency shelter because of an inability to pay.

- Separation Criteria. An emergency shelter shall not be located within 300 feet of another emergency shelter, as measured from the closest property line. An emergency shelter shall be located within ½ mile of a transit stop. Emergency shelters shall be located at least 500 feet from any child care center or kindergarten through 12th grade curriculum school, as measured from the closest property line. An exception to this separation requirement may be granted if significant physical features act as barriers from said sensitive uses.
- Abutting Residential. When abutting a residential use or residentially-zoned property, all areas for shelter activities and uses, including, but not limited to, waiting and intake, personal storage, facility storage, and recreation, shall be located indoors.
- Occupancy. The number of beds shall be limited to 30. Any emergency shelter requesting more than 30 beds shall require a Conditional Use Permit, and shall find that:
 1. A larger shelter facility will help meet the City’s goals pertaining to emergency housing of the homeless;
 2. The circumstances of the subject property make the larger facility appropriate; and
 3. Design features will minimize impacts of the surrounding area.
- Parking. One (1) vehicle parking space shall be provided per five (5) beds. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need.
- Waiting and Intake Area. A client waiting and intake area shall be provided and contain a minimum of ten (10) square feet per bed provided at the facility. The client waiting and intake area shall be screened from the public right-of-way, and shall be sufficient in size to accommodate all persons waiting to enter the facility.
- On-Site Management. On-site management shall be provided during the hours that the emergency shelter is in operation and at least one hour prior to and one hour after operation hours.
- Support Services. Emergency shelters shall allocate sufficient areas on site, outside of any required landscape areas, to provide the following minimal support services:
 1. Food preparation and dining areas;
 2. Laundry facilities;
 3. Restrooms and showers;
 4. Areas to secure and store client belongings;
 5. Indoor and outdoor recreational facilities and/or open space; and
 6. A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. Referral services refers to the initial assessment of a homeless client to identify the areas in which assistance is needed, and connecting clients with appropriate off-site programs and services depending on their need.
- Length of Stay. The length of stay for each individual at any emergency shelter shall not exceed ninety (90) days within a twelve (12) month period, but extensions up to a total stay of six (6) months within a twelve (12) month period may be provided if no alternative housing is available; days of stay need not be consecutive.
- Lighting. Lighting shall be provided in all exterior areas, including pathways, parking areas, courtyards, rear yard areas, and spaces between structures, and shall be directed in a manner that does not cast light onto neighboring properties.
- Trash Enclosure and Loading Zone. Each facility shall have a trash enclosure and loading zone. The trash enclosure shall be completely enclosed with masonry walls not less than five (5) feet high with a

solid-gated opening, and be large enough to accommodate a standard-sized trash bin adequate for use on the parcel. The trash enclosure shall be accessible to refuse collection vehicles.

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

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

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

To ensure compliance with State law, Program 16 is included to review current development standards for emergency shelters and process a Code amendment to ensure that permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

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

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

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

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

Transitional and Supportive Housing

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

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

Program 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.

Agricultural Employee Housing

Under the Employee Housing Act (Health and Safety Code, § 17000 et seq.) employee housing for six or fewer employees must be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Program 18 is included in the Housing Plan to ensure that City regulations are consistent with these requirements.

Definition of "Family"

The Zoning Code defines *Family* as one or more persons living together as a single housekeeping unit in a dwelling unit. *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.

Program 18 is included in the Housing Plan to review and amend this definition ~~as necessary~~ to ensure that it is consistent with State law and 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.

Inclusionary Requirements

There are no inclusionary requirements in the City.

Short-term Rental Requirements

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

Growth Controls

No growth controls have been adopted in Upland.

~~C.—Development Standards~~

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

Residential Development Standards

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

Table H-15 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 Table H-15 Residential Development Standards

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

Source: Upland Zoning Code, 2021

Notes:

Residential development standards may 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 and Density Bonus

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

As required by State law (Government Code Sec. 65915 et seq.) Chapter 17.17 of the Municipal Code establishes standards and procedures for granting a density bonus or other incentives when a development provides affordable or senior housing. State density bonus law has been amended since the current City ordinance was adopted, and Program 13 in the Housing Plan includes a provision to update the City’s density bonus regulations consistent with State law.

Height Limitations

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

Parking Standards

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

Upland’s residential parking requirements offer reduced standards for smaller units and in areas near high-quality transit. **Table H-16** provides a summary of parking requirements.

Table H-14 Table H-16 Residential Parking Standards

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

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

Source: City of Upland Zoning Code, 2021

Notes:

1. See Program 18 to modify parking requirements for small residential care facilities consistent with State law

The Upland Zoning Code sets forth flexible standards for multiple-family residential parking that vary by the location and proposed residential use (**Table H-17**). Whereas all areas of the community have the same parking space requirement for studio units, the number of required parking spaces increases gradually for one- and two-bedroom units.

Table H-15 ~~Table H-15~~ **Table H-17 Multiple-Family Parking Standards**

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

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

Source: City of Upland, 2021

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

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

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

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

In summary, the City's residential development standards, either individually or cumulatively, have not deterred either the production of condominiums or apartments. Adequate provisions are also in place to allow modifications to the residential development standards based on the location, affordability, and type of residential project. Because of these factors, the City's Zoning Code residential development requirements are not a significant constraint to the development of housing. However, to minimize constraints on housing cost, an amendment to multi-family development standards will be processed to eliminate garage parking requirements (Program 7).

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.C. Permitting Process

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

Requests to Develop at Lower Densities

~~The decision on what residential densities to build to are largely market-driven as private developers strive to produce the most marketable housing. The General Plan establishes minimum densities for each of the multi-family and mixed-use residential categories and development in Upland generally falls at 75% of the maximum allowable density or above. In addition, City staff and decisionmakers, increasingly aware of the need to increase housing choice within the City, encourage applicants to propose development near the upper limits of the allowable density range. In recent years, applicants have not requested development densities substantially lower than allowed by zoning regulations.~~

Permit Requirements by Residential Project Type

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

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

Permit requirements are briefly described below and in **Table H-18**.

- **Single-family residential.** Single-family dwellings are reviewed through plan check by the Development Services Director or designee. Total time to process permits for new single-family dwellings is typically 30 to 60 days. This assumes that the project is proposed in a zone that allows the

use by-right and that the project meets the minimum development and site standards in the municipal code. No specific findings or public hearing is required.

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

Although the current AUP and CUP requirements for multi-family development do not appear to have been an unreasonable constraint to development in the past, Program 7 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments, thereby minimizing permit processing time and improving development certainty.

Table H-16 ~~Table H-18~~ Permit Process and Time Frame for Housing Projects

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

Source: City of Upland, 2021

Environmental Review

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

Public Review

Projects that are permitted by-right or through an AUP are not required to be noticed to the public or subject to a public hearing. Projects over 15 du/ac currently require a CUP due to the possibility for unintended impacts on surrounding homes and neighborhoods require a public hearing before a decision can 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 approximately 3.5 months.

Once prior stages are complete, the application for residential development moves forward to the building permit stage. The time from entitlement approval to submittal of a building permit application can vary widely depending on the type and size of the project and other issues beyond the City's control, such as project financing or real estate market factors. The process is relatively straightforward and requires filing an application, paying required fees, and commencing work. Overall, the time frame for obtaining permission to build residential projects in Upland is relatively short and therefore not considered an undue constraint for the vast majority of developers proposing projects in Upland. However, in order to minimize permit processing time and improve development certainty Program 7 is included in the Housing Plan to eliminate use permit requirements for multi-family development. **Table H-18** summarizes current time frames for project review in Upland.

Residential Design Standards and Guidelines

Section 17.04.050 of the Zoning Ordinance establishes residential design standards and guidelines for single- and multi-family developments, which provide an added level of definition for the intended character within single and multi-family developments and establish minimum criteria for achieving a high-quality design expression in site and building design while allowing reasonable flexibility in the implementation of developments in the residential zones.

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 separate review by a Design Review Board. The director or designee will review the project as part of the overall development review process and solicits technical advice from other departments as appropriate before making recommendations to the Planning Commission. No separate fees are charged for design review as well. Coupled with user-friendly design guidelines, projects can be approved in a timely manner. Therefore, design review is not considered a potential constraint to residential development. However, in order to minimize potential constraints, Program 7 includes a commitment to establish objective development and design standards for qualifying residential projects.

Development Plan Review

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

Required findings for approval are as follows:

1. The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.
2. The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.
3. The proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.
4. The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.

Use Permit/Administrative Use Permit

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

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

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

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

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

The administrative use permit is not considered to be a constraint. Indeed, prior to the update, the City conditionally permitted six apartment and condominium projects, providing nearly a thousand affordable housing units. The AUP is intended to streamline the development review process and avoid unnecessary and additional reviews of projects that meet all the applicable standards in the City's general plan and municipal codes. However, to further reduce potential constraints and improve development certainty, Program 7 is included in the Housing Plan to eliminate use permit requirements for conforming multi-family developments.

E.D. 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~~ A small portions of the city ~~are~~ is located within the Very High Fire Hazard Severity Zone as designated by Cal Fire (**Figure H-21**). These areas are along the City's western edge and northeast area and do not contain a substantial portion of the City's potential sites for future housing. Housing developments that may be located within fire hazard zones must comply with certain regulations designed to mitigate risk from wildland fires, which could increase development costs, although these requirements would not prevent the City from accommodating its share of regional housing needs.

- **Flood Hazard Zones.** Upland is located on the southerly side of the San Gabriel Mountains and small areas of the city are within washes that include designated flood hazard zones. None of the sites identified to accommodate the City’s housing needs for the planning period are with these flood hazard areas.
- **Geological Conditions.** A mapped Alquist-Priolo fault zone crosses the northern portion of the city. In such areas, housing developments must comply with certain regulations designed to mitigate risk from earthquakes and other geological hazards, which could increase development costs, although these requirements would not prevent the City from accommodating its share of regional housing needs.

Water Availability

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

Sewer Availability

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

Dry Utilities

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

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~~ A detailed analysis of how the RHNA allocation for the 2021-2029 planning period can be accommodated is provided in , as summarized in Table H-17. Appendix B, including a parcel-specific analysis-inventory of potential housing sites.

Table H-17— Sites Inventory Summary

	Lower	Moderate	Above Moderate	Total
Table B2 Approved Projects	2	352	567	921
Table B3 Vacant Sites	394	77	10	482
Table B4 Underutilized Sites	711	863	5	1,579
Table B5 Candidate Sites (upzoning)	4	615	41	661
Table B6 Candidate Sites (rezoning)	-	285	26	311
ADUs	145	87	20	252
Total Potential Capacity	1,256	2,279	669	4,206
RHNA (2021-2029)	2,543	1,013	2,130	5,686
Adequate Sites? (shortfall)	(1,287)	1,266	(1,461)	(1,480)
Candidate Sites (upzoning not increase)	829			
Candidate Sites (rezoning not increase)	1,317			
Candidate Sites (total)	2,146			

~~**Approved Projects.** New housing units approved but not yet completed (Appendix B, Table B2) 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 unless affordability requirements have been established.~~

~~**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 only 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 California⁴ 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 2018-2021 period in Upland as follows:~~

- ~~• 2018: none~~
- ~~• 2019: 14 units~~
- ~~• 2020: 41 units~~
- ~~• 2021: 71 units~~

~~This 4-year trend shows that interest in ADU construction has increased significantly as homeowners have become familiar with the new regulations and the options provided for ADUs. Based on this trend and SCAG’s analysis, it is assumed that an average of 31.5 ADUs per year (total of 252 during the 8-year planning period) will be produced in the income categories shown in **Table H-17**.~~

~~**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,~~

~~⁴https://scag.ca.gov/sites/main/files/file_attachments/adu_affordability_analysis_120120v2.pdf;1606868527~~

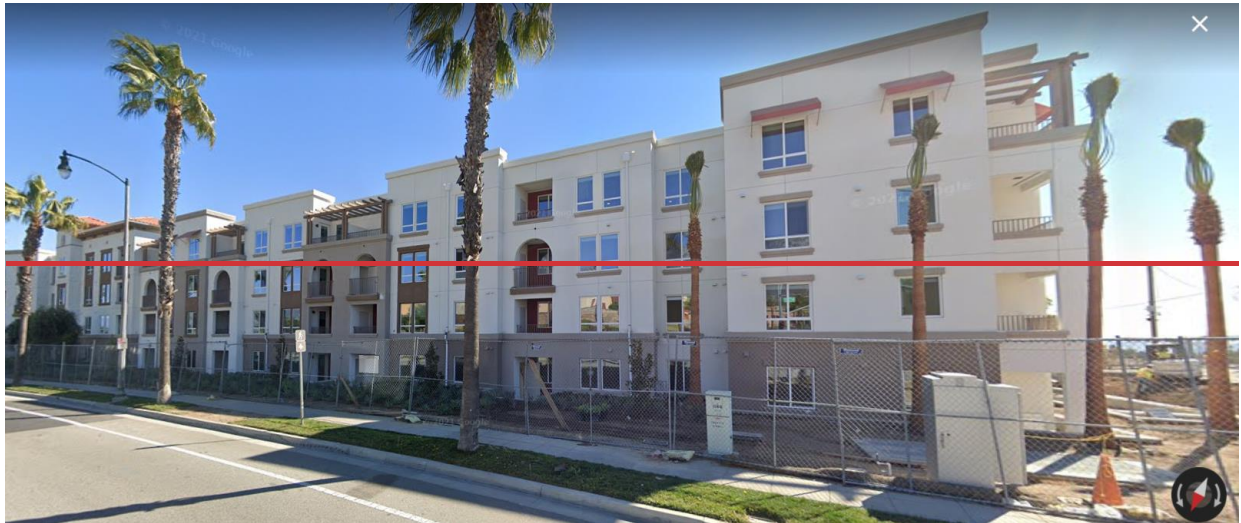
~~buildings more than 30 years old, signs of deferred maintenance or deterioration, or low site utilization (i.e., current building floor area compared to market potential)~~

- ~~• Proximity to public transportation, employment and educational opportunities, and urban services such as shopping, medical facilities and parks~~
- ~~• No incompatible uses or adverse development conditions such as high noise levels, heavy truck traffic, sensitive biological habitat, flood hazards or wildland fire hazards~~

Market Trends

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

- ~~• This 4-story condominium development was approved at a density of 45 units/acre in The Colonies Planning Area 4. The zoning for this site is Specific Plan/Mixed Use.~~



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



- ~~• A 4-story 111-unit apartment project was approved at a density of 48 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site was created through the consolidation of 9 separate parcels totaling 2.3 acres. The project density is 88% of the maximum 55 units/acre allowed in this district.~~
- ~~• Preliminary discussions regarding affordable and permanent supportive housing developments at a density of approximately 70 units/acre in the Historic Downtown Upland Specific Plan.~~
- ~~• Preliminary discussions regarding a 4-story 141-unit apartment project at a density of 55 units/acre (100% of maximum) in the Historic Downtown Upland Specific Plan. The property is currently occupied with older commercial buildings.~~
- ~~• Preliminary discussions regarding a 199-unit expansion of a senior apartment project at a density of 32 units/acre.~~

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-foot 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 throughout the planning period to ensure full compliance with City ordinances. Inspect up to 4,300 units annually.
- Develop abatement process by October 2022 for buildings where the property owner does not remedy substandard housing conditions; utilize the Administrative Citations Ordinance to obtain code compliance.
- Refer property owners to assistance programs (e.g., Program 2)

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

Program 2: HOME Improvement

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

Objective(s):

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

Responsible Agency: City Housing Division
Funding Source(s): CalHome; HOME; Housing Rent Revenues
Time Frame: Ongoing; annual promotion in the City newsletter

Program 3: Emergency Repairs for Homeowners

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

Objective(s):

- Provide grants to up to 25 (VL) qualified homeowners annually to address emergency repairs; disseminate information to property owners; and seek additional funding for the program to ensure its long-term viability.
- Annual outreach to developers

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. The City will reach out to existing RARP participants annually to extend loans and affordability provisions to the extent funding is available.

Objective(s):

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

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 totaling at least 42.9 acres with appropriate allowable densities of 30 units/acre 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).

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

To address AFFH goals (see Appendix C) and improve access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are allowed. (see also Program 19)

The adequate sites rezoning program will include a provision that on~~For~~ any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Sec. 65583.2(c),

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code Sec. 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Section 65915(c)(3).

To facilitate housing development, zoning regulations, development standards and fees will continue to be posted on the City website and updated annually, and the City will establish written procedures for streamlined review consistent with Government Code Section 65913.4 (SB 35) by December 2022.

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.
- Seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed-use and flexible residential uses are currently allowed.
- Post zoning, development standards and fees on the City website annually throughout the planning period
- Establish procedures for streamlined permit review by October 2022
- 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 October 2022; annual progress reports and website updates

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, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance. The intent is to design complete neighborhoods that are coherent, visually attractive, and integrated. Specific plans with remaining development capacity include the Enclave, Villa Serena and Sycamore Hills.

The Historic Downtown Upland Specific Plan was adopted in 2012. This specific plan covers the City's historic core and contains a transit station, civic center, parks, schools, housing, and commercial uses. The specific plan denotes nine districts, each with a defined purpose and mix of land uses. To facilitate the production of multiple-family housing, especially affordable housing, the Plan allows for more than 1,000 new housing units, with multiple-family and mixed uses allowed by-right at densities of up to 55 units per acre. The City is working with developers to build affordable senior housing, townhomes, and mixed-use projects. The City will continue to manage the implementation of this plan, which includes strategies and priorities to increase housing opportunities within the district.

Objective(s):

- Continue to implement specific plans throughout the planning period to facilitate the development of high-quality infill residential development in Upland.
- Process amendments needed to encourage the production of housing for all income levels, in particular for lower- and moderate-income households concurrent with zoning amendments described in Program 5.

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

Program 7: Reduce Potential Constraints to Housing Development

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

Objective(s):

- Reduce the time and cost of development
- Process a Code amendment by December 2022 ~~to eliminate use permit requirements for multi-family development and establish objective development and design standards for projects that are eligible for ministerial review.~~

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame(s): Code amendment by ~~October-December~~ 2022

Program 8: Accessory Dwelling Units

The Upland Municipal Code allows accessory dwelling units (ADUs) in all residential zones. ADUs provide additional income for the homeowner, while also providing affordable housing opportunities for family members, students, caretakers, seniors, and other individuals seeking housing in Upland.

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

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

Objective(s):

- Encourage ADU production through preparation of an ADU assessment, workbook and website with pre-approved plans.
- Review State ADU law annually and process amendments to local regulations as necessary to ensure conformance with current law.
- Track the number of ADUs produced annually by type and residential covenants issued during the planning period. The City will review ADU production annually and if permits fall short of projections, additional incentives and strategies will be implemented to further encourage ADU construction.

Responsible Agency: City Planning Division
Funding Source(s): General Funds
Time Frame: Code amendment by December 2022 and as necessary thereafter on an 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 upon adoption of the Housing Element.

Objective(s):

- ~~Notify~~Encourage water and sewer providers ~~to of requirements for~~have a water and sewer priority system ~~in place in compliance with state housing element law~~by December 2022.

Responsible Agency: Public Works Department
Funding Source(s): General Funds
Time Frame: December 2022 and 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 review neighborhood improvement needs on an annual basis and continue to make such infrastructure and service improvements that further the vision of the City Council through the annual budget process.

Objective(s):

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

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

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

Objective(s):

- Update the Density Bonus Ordinance by October 2022
- 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: Code amendment by October 2022; 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 to preserve mobile home affordability throughout the planning period consistent with State law.

Responsible Agency: City Housing Division
Funding Sources: General funds
Time Frame: Dependent on litigation; Ongoing

Program 15: Affordable Housing at Risk of Conversion to Market Rate

The City periodically monitors its affordable housing projects to determine properties at risk of conversion. A total of 176 lower-income rental units are at risk of conversion by 2031. In 2022 and each year thereafter City staff will contact property owners to discuss options for extending affordability covenants for units at risk of conversion and will also notify qualified entities if a project is proposed for conversion. Notification will incorporate State preservation notice law (Government Code section 65863.10, 65863.11, and 65863.13) to inform the property owners of their responsibilities to tenants beginning three years before the property's potential conversion to market-rate.

Objective(s):

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

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

Program 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. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Gov. Code, § 65583(a)(5)). In 2018 AB 2162 amended State law to require that supportive housing also be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Regulations and management standards for emergency shelters must be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A). AB 139 (2019) modified the allowable parking standards for emergency shelters. AB 101 (2019) added the requirement that *low barrier navigation centers* meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones

permitting multi-family uses pursuant to Government Code §65660 et seq. The City will review current development standards for these facilities and process a Code amendment to ensure that regulations regarding emergency shelters, transitional housing, supportive housing and low barrier navigation centers are consistent with State law.

Objective(s):

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

Responsible Agency: Development Services Department,
Funding Sources: General Fund, Housing Rent Revenue Fund
Time Frame: Code amendment by ~~October~~ December 2022

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. The City will leverage available resources through annual outreach and coordination with local non-profit organizations to maximize the benefits to lower-income households and persons with special needs.

Objective(s):

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

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

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

Program 18: Housing for People with Disabilities or other Special Needs

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

Objective(s):

- Monitor changes in State law ~~annually~~ and process amendments annually to the Municipal Code as necessary to ensure that City regulations are consistent with State requirements. Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG.
- Create reasonable accommodation process and procedure by December 2022 ~~as part of the Zoning Code update~~ to allow flexibility in land use, building, and development standards to accommodate people with disabilities.
- Amend use standards and parking regulations for small residential care facilities by December 2022 to be the same as for other residential uses of the same type in the same zone consistent with State law.
- Review and amend regulations and parking standards for large (7+) residential care facilities by December 2022 to ~~ensure that they do not pose an unreasonable constraint to such facilities consistent with State law.~~ replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving 7 or more persons in all residential zones.
- Amend regulations for employee housing consistent with the Employee Housing Act by December ~~in~~ 2022.
- Amend the Zoning Code by December 2022 to either remove the definition of family or to revise the definition removing detailed descriptions that may not be needed for zoning purposes ~~Review the current definition of “family” and process a Code amendment as necessary to ensure conformance with fair housing law.~~
- Assist in the development of housing for persons with special needs, including 792 extremely-low-income households, throughout the planning period through priority processing, granting fee waivers or deferrals, modified development standards, concessions and incentives for housing developments that include units affordable to extremely-low-income households; assisting and supporting funding applications; and annual outreach and coordination with affordable housing developers.

Responsible Agency: City Housing Division; Development Services Department

Funding Sources: General fund

Time Frame: Code amendments ~~in~~ by December 2022; Annual monitoring, outreach 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.
- Monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning.
- The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes. The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories.
- To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (see also Program 5)
- Encourage continuing stakeholder involvement in local housing issues through ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

Responsible Agency: City and Inland Fair Housing and Mediation Board

Funding Sources: CDBG Funds

Time Frame: Ongoing and Annual Basis

Quantified Objectives

Subject to availability of funding, **Table H-19** summarizes the City’s quantified objectives for the 2021-2029 planning period.

Table H-18 ~~Table H-2~~ **Housing Element Quantified Objectives**

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

Source: City of Upland, 2021.

Note: Quantified objectives dependent on continued funding.

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

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

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

⁴ Rental assistance goals refers to the annual number of housing choice vouchers issued by the 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. In addition, a cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness) is described below.

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

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

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

Colony Apartments, Northwoods Apartments, Arbor Park Apartments, Alpine Woods, Mountain Springs Apartments and Ninth Street Terrace Apartments.

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

Abundant Living Family Church

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

Citylink—Food Bank Only

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

Foothill Family Shelter

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

St. Joseph’s Church—Food Bank His Hands Ministry (Upland only)

Hours: Monday-Thursday, 9 a.m.-11 a.m. Saturday 7:00 a.m. - 2 p.m.
937 N. Campus Ave. Upland, CA 91786
(909) 981-8110

Salvation Army

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

GAP—Food Bank

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

Para Los Niños

Family Services Hours: Tuesday-Friday, 9 a.m.-1 p.m.

1205 N. Baker Ave
Ontario, CA 91764
(213) 413-1466

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

Table A1. Program Accomplishments, 2013–2021 Housing Element

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Code Enforcement	Ensure compliance with municipal codes and maintain value and safety of property and structures.	Ongoing	The City has continued to provide code enforcement services. This program is successful and should be continued.
Home Improvement	Provide Home Improvement loans to qualified low and moderate income homeowners earning less than the 80% Area median Income.	Ongoing	Due to the decrease of the State after rehabilitation value limits to \$285,000 and the long-awaited approval to increase said value limits, staff has struggled to provide assistance to any potential qualified applicants. This program should be continued.
Emergency Repair Program	Provide grants to qualified homeowners to address emergency repairs.	Ongoing	This program continued to provide grants to qualified homeowners to address emergency repairs. During 2014-2020 92 households were assisted through the Emergency Repair Program. This program helps to avoid deterioration and should be continued.
Rental Acquisition and Rehabilitation	Continue to provide grants to address properties with substantial rehabilitation or maintenance needs.	Ongoing	No units were assisted during 2014-2020 due to dissolution of the Redevelopment Agency. This program helps to avoid deterioration and should be continued if funding is available.
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. This program is an important strategy for effective land use planning and should be continued.
Historic Downtown Specific Plan	Continue to implement the Historic Downtown Specific Plan to facilitate the development of high quality infill residential development in Upland.	Ongoing	The City continued to implement the Downtown specific plan. This program is an important strategy for effective land use planning and should be continued.
Secondary Units	The City will continue to support the production of second units and guest quarters that meet the requirements in the municipal code.	Ongoing	The City continued to support the production of accessory units and in 2021 the ADU Ordinance was updated consistent with State law. This program is an important component of the City's overall housing strategy and should be continued.
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. This program supports energy conservation and should be continued.

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. This program supports infrastructure for new housing and should be continued.
Neighborhood Improvements	Continue monitoring, planning, and programming for public improvements that serve the community.	Ongoing	The City continued to make such infrastructure and service improvements to further the vision of the City Council. This program supports infrastructure for new housing and should be continued.
Homeownership Assistance	Continue to provide up to 2 FTHB loans annually to qualified low income homeowners and advertise program availability. Annually evaluate the City's funding capacity and as needed pursue additional HOME / CAL HOME funds.	Ongoing	During 2014-2020 there were 2 FTHB loans granted. This program supports home ownership for low-income households and should be continued.
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. This program supports rental housing affordability and should be continued.
Housing Incentives	Continue to permit and encourage density bonuses, lot consolidations, and other means to build market rate and affordable housing. Amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1-bedroom units in projects outside the downtown and mixed use corridors provided the project qualifies for a density bonus or is deed restricted as affordable. Advertise the availability of incentives at the planning public counter and through the development review process.	Ongoing	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities (7 or fewer) by right in all residential zones. New provisions were also provided for Supportive and Transitional Housing, Emergency Shelters, Child Care/Day Care, SROs, and efficiency units. This program supports production of new housing, including affordable units, and should be continued.
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 keep	Ongoing	The City continued to monitor affordable housing projects to determine properties at risk for conversion. This program is an important strategy for preserving existing affordable housing and should be continued.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	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	This program is duplicative and should be combined with other programs that have similar purposes.
Homeless Services	Define shelters, transitional housing, and permanent supportive housing consistent with state law, permit shelters with a ministerial permit in the Industrial zone; and establish objective standards as allowed by state law. In all zones allowing residential uses, permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Ongoing	The City continued to provide funding support to agencies that serve the homeless and at- risk homeless through the CDBG Program process and the City's Housing Fund. In 2013, a Homeless Shelter Stakeholders Group was formed to assist the implementation of this goal. The Development Code Update was adopted in the summer of 2015. In December 2019, the City hired a Homeless Coordinator to conduct and assist with homeless prevention activities. During CY2020, the City applied for and received a new affordable housing grant from the State that will provide funding to the Homeless Prevention Program for the next 3 years. Also, during CY2020, the City applied and received CARES CV1 and CV3 to provide additional funds to assist homeless prevention activity. This program is an important strategy for addressing the special needs of the homeless and should be continued.
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. This program is an important strategy for leveraging housing resources and should be continued.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing for People with Disabilities	<p>- Chronic Homelessness -Enforcement</p> <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	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities by right in all residential zones (for those serving 6 or fewer residents), Supportive and Transitional Housing, Second Dwelling Units, Emergency Housing and Single Room Occupancy (SRO) in Mixed Use Zones and Efficiency Units. This program is an important strategy for addressing the special housing of persons with disabilities and should be continued.
Fair Housing	Promote fair housing practices through contract with IFHMB. Comply with all state and federal fair housing requirements when implementing housing programs or delivering housing- related services. Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to improve 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.	Ongoing	The City continues to promote fair housing practices and provide educational information to the public. This program is an important strategy for affirmatively furthering fair housing and should be continued.

Appendix B Sites Inventory

This appendix contains a parcel-specific inventory of potential sites that are suitable for housing development during the 2021-2029 planning period. Table B2 lists approved projects expected to be built during the planning period while Table B3 lists vacant sites zoned for residential development. Table B4 includes non-vacant “underutilized” sites with potential for additional residential development. Tables B5 and B6 list candidate sites to be considered for “upzoning” (increasing the allowable residential density from the current maximum to 30 units/acre) or “rezoning” (changing the allowable use from non-residential to multi-family residential/30 units/acre) to accommodate the current shortfall of potential housing capacity compared to 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
Table B.2 Approved Projects	2	352	567	921
Table B.3 Vacant Sites	394	77	10	482
Table B.4 Underutilized Sites	711	863	5	1,579
Table B.5 Candidate Sites (upzoning)	4	615	844	627664
Table B.6 Candidate Sites (rezoning)	-	285	26	311
ADUs	145	87	20	252
Total Potential Capacity	1,256	2,279	63669	4,171206
RHNA (2021-2029)	2,543	1,013	2,130	5,686
Adequate Sites? (shortfall)				(1,5151,480)
	(1,287)	1,266	(1,49464)	
Candidate Sites (upzoning net increase)	8289	:	:	828
Candidate Sites (rezoning net increase)	1,3167	:	:	1,316
Candidate Sites (total net increase)	2,1446	:	:	2,144

To facilitate new housing production and address the community’s housing needs, cities must ensure that sufficient land with appropriate zoning is available to accommodate the amount of additional housing need as determined through the Regional Housing Needs Assessment (RHNA). The City’s land use plans and development regulations are discussed in Section 3 – Constraints. This section describes how the RHNA allocation for the 2021-2029 planning period will be accommodated, as summarized in Table B1. Provided below is a parcel-specific analysis of potential housing sites.

Approved Projects

New housing units approved and expected to be completed during the RHNA period are credited toward the City’s new housing need based on the estimated income category of these units as shown in Table B3. Rental units were assigned to the moderate-income category while for-sale units were assigned to the above-moderate category unless affordability requirements have been established.

Potential Development on Vacant Sites

Upland is a mature community with only a small amount of vacant land suitable for housing development. Potential sites for housing development include sites zoned exclusively for residential use as well as sites where

zoning allows either residential or non-residential development. The realistic potential for housing on residentially-zoned sites has been estimated based on densities of recently approved multi-family and condo projects (Table B3). Project densities on sites allowing only residential use have ranged from 61% to 108% of the allowable maximum.

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

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

A recent 6-unit apartment development on San Antonio Avenue is located within the Business Residential Mixed-Use Zone (B/R-MU). This zoning district is intended for areas in which business and/or light industrial uses are compatible with residential or live/work units. The B/R-MU Zone provides an environment where residents can enjoy the convenience of living and working in close proximity. The intended development pattern consists of horizontal mixed uses that provide adequate buffering and transitions between residential and non-residential land uses. This zone supports residential units adjacent to non-residential uses such as: light manufacturing, assembly and offices. The maximum permitted non-residential FAR is 0.5 with a maximum permitted residential density of 20 dwelling units per acre. This zone provides opportunities for preservation of small- to medium-scale development and an authentic mix of building typologies and uses. The site was developed with 6 units (15 units/acre) with the retention of an existing single-family home.

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

Table B2 summarizes densities of recent residential developments in zones allowing commercial or mixed-use. For housing developments on sites where non-residential and mixed uses are allowed, densities of approved projects have ranged from 67% to 93% of the allowable maximum.

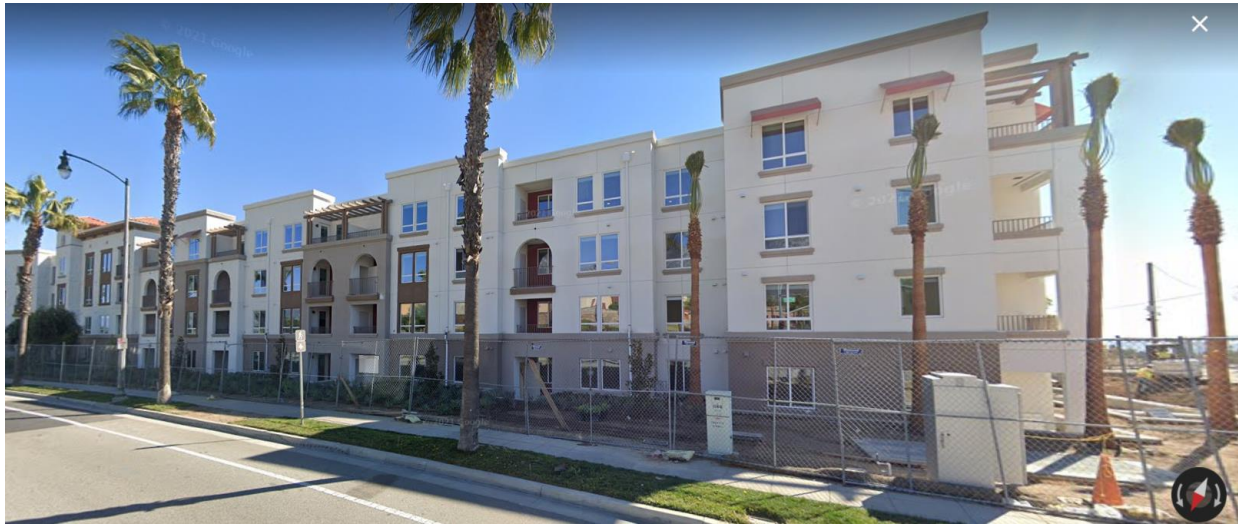
Table B2. Residential Developments in Mixed Use and Non-Residential Zones

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

Source: City of Upland, 9/2022

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

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



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



- A 4-story 111-unit apartment project was approved at a density of 48 units/acre in the Historic Downtown Upland Specific Plan near the Metrolink Station. The site was created through the consolidation of 9 separate parcels totaling 2.3 acres. The project density is 88% of the maximum 55 units/acre allowed in this district. Zoning allowed commercial use on this site.
- Preliminary discussions regarding affordable and permanent supportive housing developments at a density of approximately 70 units/acre in the Historic Downtown Upland Specific Plan.
- Preliminary discussions regarding a 4-story 141-unit apartment project at a density of 55 units/acre (100% of maximum) in the Historic Downtown Upland Specific Plan. The property is currently occupied with older commercial buildings.
- Preliminary discussions regarding a 199-unit expansion of a senior apartment project at a density of 32 units/acre.

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

A parcel-specific list of vacant sites with potential for housing development is provided in Table B5. Potential new housing units on vacant sites are assigned to income categories based on allowable density and parcel size. Sites allowing a density of less than 15 units/acre are assigned to the above-moderate income category, while sites allowing a density of 15 to 29 units/acre are assigned to either the moderate or above-moderate income category. Sites that are at least ½ acre in size and where a density of 30+ units/acre is allowed may be assigned to any income category based on the “default density” specified in State law. Small sites less than ½ acre are assigned to either the moderate or above-moderate category.

Potential Development on Underutilized Sites

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

1. Foster developments that provide a mix of related land uses close to one another, either within a single building, on the same parcel, or on adjacent parcels, in order to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live;
2. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;
3. Establish design standards that improve the visual quality of development and create unified, distinctive, and attractive mixed-use corridors and centers;
4. Provide appropriate buffers and transition standards between commercial, industrial and residential uses to preserve non-residential and mixed-use feasibility and residential quality; and
5. Provide incentives for mixed-use (horizontal and vertical) development along main corridors and nodes to promote varied uses within a pedestrian-oriented environment.

To estimate the realistic capacity of development on non-vacant sites the City evaluated recent development trends including project applications and interest from local developers (Table B4). Although the zoning on several of these sites also allows non-residential uses, all of these projects are 100% residential at densities ranging up to 55 units/acre.

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

These examples show that existing uses on nonvacant properties do not constitute an impediment to redevelopment. The City is not aware of any leases on underutilized sites that would prevent housing development during the planning period.

Underutilized sites designated for residential or mixed-use development are listed in Table B6. The City's assumptions regarding the income categories and realistic capacity for underutilized sites are the same as for vacant sites described above. Most of these underutilized properties are in the Downtown or the Focus Areas identified in the General Plan Land Use Element and discussed previously in Section 3 - Constraints. As land and housing values have increased and the supply of buildable vacant land has been nearly exhausted, redevelopment of these areas has become financially feasible.

Sites Smaller than 0.5 acre or larger than 10 acres. Pursuant to Government Code 65583.2(c) sites smaller than 0.5 acre are assigned to the moderate- or above-moderate categories. No sites larger than 10 acres are included in the inventory of lower-income sites.

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 California⁵ 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:

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
<u>23%</u>	<u>35%</u>	<u>35%</u>	<u>8%</u>

Source: SCAG 2020

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

- 2018: none
- 2019: 14 units
- 2020: 41 units
- 2021: 71 units

This 4-year trend shows that interest in ADU construction has increased significantly as homeowners have become familiar with the new regulations and the options provided for ADUs. Based on this trend and SCAG’s analysis, it is assumed that an average of 31.5 ADUs per year (total of 252 during the 8-year planning period) will be produced in the income categories shown in **Table B1** above.

Candidate Sites for Upzoning or Rezoning

As seen in **Table B1**, the current capacity for additional housing based on current zoning is insufficient to accommodate the RHNA allocation in all income categories. As required by Government Code Sec. 65583(c)(1) candidate sites have been identified for either “upzoning” (i.e., increasing the allowable density of residential uses) or “rezoning” (i.e., changing the zoning designation from a non-residential designation to a residential or mixed-use designation). **Table B7** and **Table B8** show 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)

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

- Proximity to public transportation, employment and educational opportunities, and urban services such as shopping, medical facilities and parks
- No incompatible uses or adverse development conditions such as high noise levels, heavy truck traffic, sensitive biological habitat, flood hazards or wildland fire hazards

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

Environmental Hazards and Availability of Infrastructure

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

Environmental Hazards

None of the potential housing sites identified for the Regional Housing Needs Allocation are known to have environmental constraints that would preclude the development of housing. As reflected in each of the individual specific plan EIRs, none of the sites is on a fault, in an Alquist-Priolo zone, or in a 100-year flood plain. None of the sites is located on prime farmland or currently used for agricultural purposes. Several sites may be located on ground suitable for mining, but the sites are no longer used for active mining. Seismic and fire hazards require various mitigation features in residential construction to protect public safety, and are incorporated into the building code. These code requirements add to the cost of housing but are necessary to protect public safety.

Water Availability

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

Sewer Availability

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

Dry Utilities

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

Table B2-Table B3. Approved Projects

Project	Product Type	Zoning District	Non-residential allowed?	Vacant or Non-vacant Site?	Allowable Density (du/ac)	Project Density (% of max)	Lower	Moderate	Above Moderate	Total Units
ATI Packing House Apts	Apartments	Historic Downtown Upland SP (Citrus Trans. District)	Yes	Vacant	55	51.4 (93%)		111		111
Sage At 9th Phase 2	Townhomes	RM-20	No	Vacant	20	16.4 (82%)			26	26
Sage At 9th Phase 1	Townhomes	RM-20	No	Vacant	20	15.2 (76%)			28	28
Enclave SP	76 Townhomes 116 SFR	Enclave Specific Plan	No	Vacant	20	12.2 (61%)			192	192
Mesa Court Apts	Apartments	RM-30	No	Vacant	30	21.6 (72%)		54		54
7th Street Apts (KIVA)	Apartments	RM-20	No	Vacant	20	20.1 (108%)		64		64
San Antonio Apts (Mario Sosa)	Apartments	B-R/MU	Yes	Non-Vacant	20	13.3 (67%)		6		6
Sycamore Hills PA3	83 Townhomes 93 SFR	Park View Specific Plan (Planning Area 3)	No	Vacant (Under Construction)	13.4	10.6 (79%)			176	176
Crestwood Homes	SFD	RS-20	No	Vacant	0-4	N/A			4	4
Individual SFD	SFR+ADU+JADU	Various	No			N/A	1	1	1	3
Individual SFD	SFR+ADU	Various	No			N/A	1		1	2
Villa Serena	SFR	Villa Serena SP	No	Vacant		10.6			65	65
Colonies PA4	Condo	Colonies SP (PA 4- Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)			60	60
Alta Apts	Apartments	Colonies SP (PA 4- Mixed Use Zone)	Yes	Vacant	62	46.9 (76%)		106		106
A Street Apts	Apartments	RM-20	No	Vacant	20	20.0 (100%)		4		4
Colonies - Watt	Townhome	Colonies SP	No	Vacant	24	15.7 (65%)			12	12
Individual SFD	SFD	Various	Yes	Vacant	0-4	N/A			2	2
11th Ave Apts	Apartments	RM-20	No	Vacant	20	14.6 (73%)		6		6
Totals							2	352	567	921

Source: City of Upland, 9/2022

Notes:

- Income categories based on expected sales prices or rents
- All projects have approval entitlements and are expected to be built within the planning period.

Project	Product Type	Density (du/acre)	Very Low	Low	Moderate	Above Moderate	Total Units
ATI Packing House Apartments	Apartments	51.4			111		111

Project	Product Type	Density (du/acre)	Very Low	Low	Moderate	Above Moderate	Total Units
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 Serona	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	924

Table B4. Development Trends on Underutilized Sites

Project/Address (APN)	Project Type	No. of Units	Density	Zoning	Previous Use			Current Status	
					Year Built	FAR	I/L Ratio		
<u>401 A Street (0146-582-13 to 20)</u>	<u>Apartments</u>	<u>111</u>	<u>48.3</u>	<u>Citrus Transportation District, Historic Downtown Upland SP</u>	<u>1960s</u>	<u>0.00</u>	<u>na</u>	<u>Parking Lot</u>	<u>Approved Entitlement</u>
<u>708 Mesa Court (1046-102-13)</u>	<u>Apartments</u>	<u>60</u>	<u>15.8</u>	<u>RM-30</u>	<u>1961-1963</u>	<u>0.23</u>	<u>1.95</u>	<u>Apartments (6 units demolished)</u>	<u>Approved Construction Plans</u>
<u>1332, 1336, and 1344 E. 9th Street (1046-501-07, 08, 09)</u>	<u>Townhomes</u>	<u>26</u>	<u>16.4</u>	<u>RM-20</u>	<u>1940 - 1978</u>	<u>0.25</u>	<u>0.63</u>	<u>Three SFRs, Boat Repair Facility</u>	<u>Under construction</u>
<u>1252 E 7th Street (1047-181-02)</u>	<u>Apartments</u>	<u>66</u>	<u>20.8</u>	<u>RM-20</u>	<u>1969</u>	<u>0.15</u>	<u>0.02</u>	<u>Industrial Building</u>	<u>Approved Entitlement</u>
<u>1400 E. Arrow Rte (1046-481-14)</u>	<u>Condominiums</u>	<u>64</u>	<u>13.1</u>	<u>Proposed Zone Change from Light Industrial to SP</u>	<u>1956</u>	<u>0.11</u>	<u>2.93</u>	<u>Lumber Yard</u>	<u>Applications under review</u>
<u>167 S. Sultana Avenue (1046-604-03 to 08)</u>	<u>Apartments</u>	<u>141</u>	<u>54.9</u>	<u>Citrus Transportation District, Historic Downtown Upland SP</u>	<u>1947-1957</u>	<u>0.32</u>	<u>0.03</u>	<u>2 Industrial Warehouses and Residential (Fourplex, Duplex, and two SFRs)</u>	<u>Preliminary Review</u>
<u>105 N. 1st Street</u>	<u>Apartments with 5 Low Income Units</u>	<u>29</u>	<u>29.3</u>	<u>Old Town District (1st Avenue Overlay), Historic Downtown Upland SP</u>	<u>1908</u>	<u>0.05</u>	<u>City-owned</u>	<u>Commercial Building</u>	<u>Developer Inquiry</u>

Source: City of Upland, 9/2022

Table B3-Table B5. Vacant Sites

Site	APN	General Plan	Zoning District	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in 2 Prior Planning Periods?
30	104658201	SP	HDU/Citrus Transportation	2.18	55	96			96	Yes
	Subtotal			2.18	55	96	0	0	96	
31	104658101	SP	HDU/Citrus Transportation	1.81						Yes
	104658108	SP	HDU/Citrus Transportation	0.11						
	Subtotal			1.92	55	84			84	
35	104659108	SP	HDU/Old Town/1st St. Overlay	0.21						Yes
	104659109	SP	HDU/Old Town/1st St. Overlay	0.18						Yes
	104659110	SP	HDU/Old Town/1st St. Overlay	0.2						Yes
	104659111	SP	HDU/Old Town/1st St. Overlay	0.15						Yes
	104659112	SP	HDU/Old Town/1st St. Overlay	0.13						Yes
	104659113	SP	HDU/Old Town/1st St. Overlay	0.13						
	Subtotal			1.00	55	44			44	
36	104660105	SP	HDU/Euclid	0.17	40	5			5	Yes
	104660112	SP	HDU/Citrus Transportation	0.17	55	7			7	
	104660113	SP	HDU/Citrus Transportation	0.17	55	7			7	
	104660114	SP	HDU/Citrus Transportation	0.33	55	15			15	
	104660101	SP	HDU/Euclid	0.03	40	1			1	
	104660102	SP	HDU/Euclid	0.11	40	4			4	
	104660103	SP	HDU/Euclid	0.05	40	2			2	
	104660104	SP	HDU/Euclid	0.11	40	4			4	
	104660106	SP	HDU/Euclid	0.15	40	5			5	
	104660107	SP	HDU/Euclid	0.17	40	5			5	
	104660115	SP	HDU/Euclid	0.17	40	5			5	
	104660108	SP	HDU/Euclid	0.33	40	11			11	
	Subtotal			1.96		71			71	
41	104660501	SP	HDU/Citrus Transportation	1.13						Yes
	Subtotal			1.13	55	50			50	
42	104660503	SP	HDU/Citrus Transportation	1.00	55				44	Yes
	104660503	SP	HDU/Euclid	0.14	40				4	Yes
	104660502	SP	HDU/Citrus Transportation	0.02	55				1	
	Subtotal			1.16		49			49	
44	104643325	SP	HDU/MF Senior Housing	0.48	25		10		10	
	Subtotal			0.48	25		10		10	
50	104325122	SFR-L	RS-20	1.00				2	2	
	Subtotal			1.00				2	2	

Site	APN	General Plan	Zoning District	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in 2 Prior Planning Periods?
52	100704107	SP	Enclave Specific Plan	3.39	20		54		54	
	Subtotal			3.39			54		54	
54	104707206	SFR-M	RS-7.5	0.16	10			1	1	
	Subtotal			0.16				1	1	
55	104627105	SFR-M	RS-7.5	0.14	10			1	1	
	Subtotal			0.14				1	1	
56	104606184	C/R-MU	C/R-MU	0.21	20		2		2	
	104606188	C/R-MU	C/R-MU	0.2	20		2		2	
	104606183	C/R-MU	C/R-MU	0.41	20		4		4	
	104606187	C/R-MU	C/R-MU	0.15	20		2		2	
	Subtotal			0.97			10		10	
57	104611101	C/O-MU	C/O-MU	0.38	20		4		4	
	Subtotal			0.38			4		4	
58	104303234	SFR-L	RS-20	0.55	4			1	1	
	Subtotal			0.55				1	1	
59	104303230	SFR-L	RS-20	0.51	4			1	1	
	Subtotal			0.51				1	1	
60	104303232	SFR-L	RS-20	0.51	4			1	1	
	Subtotal			0.51				1	1	
61	104403219	SFR-L	RS-15	0.35	4			1	1	
	Subtotal			0.35				1	1	
63	104722125	SFR-M	RS-7.5	0.07	4			1	1	
	Subtotal			0.07				1	1	
65	104704107	SFR-M	RS-7.5	0.17	4			1	1	
	Subtotal			0.17				1	1	
TOTALS						394	77	10	482	

Notes:
 Capacity for residential zones based on 80% of allowable density
 Capacity for mixed-use zones based on 50% of allowable density

Table B4-Table B6. Underutilized Sites

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
21	104638309	SP	HDU/Arrow Hwy	public parking lot	0	0.13						<u>Yes</u>
	104638310	SP	HDU/Arrow Hwy	public parking lot	0	0.21						<u>Yes</u>
	Subtotal					0.34	15		4		4	
22	104625301	SP	HDU/Arrow Hwy	Auto Repair	2.3	0.17						<u>Yes</u>
	104625315	SP	HDU/Arrow Hwy	Auto Repair	0.9	0.34						<u>Yes</u>
	Subtotal					0.51	15		6		6	
23	104639203	SP	HDU/Old Town	public parking lot	0	0.19						<u>Yes</u>
	104639202	SP	HDU/Old Town	public parking lot	0	0.16						<u>Yes</u>
	104639201	SP	HDU/Old Town	public parking lot	0	0.18						<u>Yes</u>
	Subtotal					0.53	35	15			15	
24	104641154	SP	HDU/MF Senior Housing	Landscaping	0.0	1.03	25				21	
	Subtotal					1.03	25		21		21	
25	104640208	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14	55				6	<u>Yes</u>
	104640207	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.16	55				7	<u>Yes</u>
	104640206	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.13	55				6	<u>Yes</u>
	104640205	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.13	55				6	<u>Yes</u>
	104640204	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.13	55				6	<u>Yes</u>
	104640203	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14	55				6	<u>Yes</u>
	104640202	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14	55				6	<u>Yes</u>
	Subtotal					0.97	55	43			43	
26	104640312	SP	HDU/Old Town	public parking lot	0	0.05						<u>Yes</u>
	104640313	SP	HDU/Old Town	public parking lot	0	0.17						<u>Yes</u>
	104640314	SP	HDU/Old Town	public parking lot	0	0.03						<u>Yes</u>
	104640315	SP	HDU/Old Town	public parking lot	0	0.12						<u>Yes</u>
	104640316	SP	HDU/Old Town	public parking lot	0	0.12						<u>Yes</u>
	104640317	SP	HDU/Old Town	public parking lot	0	0.12						<u>Yes</u>
	104640318	SP	HDU/Old Town	public parking lot	0	0.14						<u>Yes</u>

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	Subtotal					0.75	35	21			21	
27	104656201	SP	HDU/Citrus Transportation	Industrial	0.0	0.23	55				10	Yes
	104656203	SP	HDU/Citrus Transportation	Industrial	0.0	0.23	55				10	Yes
	104656202	SP	HDU/Citrus Transportation	Industrial	0.0	0.23	55				10	Yes
	104656204	SP	HDU/Citrus Transportation	Industrial	1.0	0.28	55				12	Yes
	104656212	SP	HDU/Citrus Transportation	Industrial	2.7	0.46	55				20	
	104656213	SP	HDU/Citrus Transportation	Industrial	2.0	0.51	55				22	
	Subtotal					1.94	55	85			85	
28	104657101	SP	HDU/Residential Transit	Structures on site are partially burned down; currently being used for auto and RV storage	0.0	0.71						Yes
	104657115	SP	HDU/Residential Transit	Storage	1.2	3.75						Yes
	104657116	SP	HDU/Residential Transit	Storage	2.5	0.71						Yes
	Subtotal					5.17	55	227			227	
29	104658212	SP	HDU/Citrus Transportation	City Water Facility	na	0.2	55				9	Yes
	Subtotal					0.2	55		9		9	
32	104659324	SP	HDU/Old Town	public parking lot	0	0.16						Yes
	104659318	SP	HDU/Old Town	public parking lot	0	0.36						Yes
	Subtotal					0.52	35	15			15	
33	104659224	SP	HDU/Old Town/ Historic Core	public parking lot	0	0.17						Yes
	Subtotal					0.17	25		3		3	
34	104659204	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.14						Yes
	104659205	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.21						Yes
	104659206	SP	HDU/Old Town/1st St. Overlay	public parking lot	0	0.21						Yes
	Subtotal					0.56	55	25			25	
37	104660207	SP	HDU/Citrus Transportation	Vacant lumber yard and parking with single owner	0.0	0.32						Yes
	104660208	SP	HDU/Citrus Transportation	Vacant lumber yard and parking with single owner	0.1	0.32						Yes
	104660206	SP	HDU/Citrus Transportation	Vacant	0.0	0.16						
	104660205	SP	HDU/Citrus Transportation	Vacant	1.1	0.16						

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	Subtotal					0.96	55	42			42	
38	104660209	SP	HDU/Citrus Transportation	public parking lot	0	0.11						Yes
	104660210	SP	HDU/Citrus Transportation	public parking lot	0	0.12						Yes
	104660211	SP	HDU/Citrus Transportation	public parking lot	0	0.37						Yes
	Subtotal					0.6	55	26			26	
39	104660308	SP	HDU/Citrus Transportation	SFR	0.7	0.11	55				5	Yes
	104660307	SP	HDU/Citrus Transportation	single-family residential	0.0	0.16	55				7	
	104660310	SP	HDU/Citrus Transportation	single-family residential	0.6	0.16	55				7	Yes
	104660311	SP	HDU/Citrus Transportation	Commercial Building	2.8	0.49	55				22	
	104660309	SP	HDU/Citrus Transportation	single-family residential	2.7	0.05	55				2	
	Subtotal					0.97	55	43			43	
40	104660408	SP	HDU/Citrus Transportation	vacant industrial	0.4	1.29						Yes
	104660403	SP	HDU/Citrus Transportation	single-family residential	1.0	0.16						
	104660404	SP	HDU/Citrus Transportation	single-family residential	1.0	0.16						
	104660405	SP	HDU/Citrus Transportation	Multi-family	1.3	0.16						
	104660406	SP	HDU/Citrus Transportation	vacant industrial	1.0	0.16						
	104660407	SP	HDU/Citrus Transportation	Industrial	1.1	0.64						
	Subtotal					2.57	55	113			113	
43	104657106	SP	HDU/Olivedale	1 SFR/Storage Yard	1.0	0.81	20				13	
	104657107	SP	HDU/Olivedale	SFR	2.8	0.21					3	
	104657108	SP	HDU/Olivedale	4 units	1.9	0.65					10	
	104657109	SP	HDU/Olivedale	4 units	5.0	0.51					8	
	104657110	SP	HDU/Olivedale	4 units	3.3	0.51					8	
	104657111	SP	HDU/Olivedale	SFR	3.0	0.51					8	
	104657113	SP	HDU/Olivedale	SFR	1.8	0.17					3	
	104657112	SP	HDU/Olivedale	SFR	0.5	0.41					7	
	Subtotal					3.78	20		60		60	
45	104718103	MFR-L	RM-20	National Guard Center	0	3.6	20				58	
	Subtotal					3.6	25		72		72	
46	104718107	MFR-L	RM-20	Industrial Building	1.8	4.48	20				72	
	104718108	MFR-L	RM-20	Vacant	0.1	2.57	20				41	
	Subtotal					7.05	20		113		113	
47	104610214	MFR-L	RM-30	Vacant		1.5	30				36	
	Subtotal					1.5	30	36			36	
48	104650160	C/R-MU	C/R-MU	Contractor Yard	0.9	0.37	20				4	

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	104650159	C/R-MU	C/R-MU	Commercial	1.4	0.37	20				4	
	104650128	C/R-MU	C/R-MU	1 SFR	0.0	0.7	20				7	
	Subtotal					1.44	20		14		14	
49	104405104	SFR-L	RS-20	SFR	3.0	3.22	0-4 du				3	
	Subtotal					3.22				3	3	
51	100706108	C/I-MU	C/I-MU	Restaurant/Vacant (Buffalo Inn)	5.5	3.74	20				37	
	100706123	C/I-MU	C/I-MU	Restaurant/Vacant (Buffalo Inn)	0.0	0.83	20				8	
	Subtotal					4.57	20		46		46	
53	100709108	C/I-MU	C/I-MU	Car Rental/Vacant	0.1	1.82	20				18	
	100709109	C/I-MU	C/I-MU	Commercial Building/Abandoned SFR/vacant	0.0	0.92	20				9	
	100709110	C/I-MU	C/I-MU	vacant	0.5	0.95	20				10	
	100709116	C/I-MU	C/I-MU	Industrial Building/yard	1.3	1.76	20				18	
	100709107	C/I-MU	C/I-MU	Industrial Building/yard	1.1	1.35	20				14	
	Subtotal					6.8	20		68		68	
62	100728123	MFR-M	RM-30	1SFR	0.7	0.85	30				20	
	Subtotal					0.85		20			20	
64	104601101	C/R-MU	C/R-MU	Commercial/Office Building	0.0	0.97	20				10	
	104601102	C/R-MU	C/R-MU	Commercial/Office Building	0.6	1.47	20				15	
	Subtotal					2.44			24		24	
66	104558137	C/R-MU	C/R-MU	Auto Dealership	1.0	5.21	20				52	
	Subtotal					5.21			52		52	
67	104555123	C/R-MU	C/R-MU	Commercial/Office Building	1.3	0.94	20				9	
	104555124	C/R-MU	C/R-MU	Commercial/Office Building	1.1	0.96	20				10	
	104555125	C/R-MU	C/R-MU	Commercial/Office Building	0.2	0.59	20				6	
	Subtotal					2.49			25		25	
68	104608144	C/R-MU	C/R-MU	Auto Sales	1.4	0.73	20				7	
	104608103	C/R-MU	C/R-MU	Vacant Commercial	0.7	0.19	20				2	
	104608104	C/R-MU	C/R-MU	Vacant Commercial	1.5	0.35	20				4	
	Subtotal					1.27			13		13	
69	100756104	B/R-MU	B/R-MU	Commercial/Industrial Building	0.4	1.04	20				1	
	100755112	B/R-MU	B/R-MU	Commercial/Industrial Building	4.5	1.04	20				10	
	100755107	B/R-MU	B/R-MU	Commercial/Industrial Building	4.7	1.05	20				11	
	100755106	B/R-MU	B/R-MU	Commercial/Industrial Building	3.2	1.05	20				11	
	100755105	B/R-MU	B/R-MU	Commercial/Industrial Building	4.2	1.05	20				11	

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	100755104	B/R-MU	B/R-MU	Commercial/Industrial Building	3.0	1.04	20				10	
	100756121	B/R-MU	B/R-MU	Commercial/Industrial Building	2.0	0.15	20				2	
	100755103	B/R-MU	B/R-MU	Commercial/Industrial Building	3.8	1.05	20				11	
	100755102	B/R-MU	B/R-MU	Commercial/Industrial Building	3.6	1.04	20				10	
	100755101	B/R-MU	B/R-MU	Commercial/Industrial Building	3.8	1.12	20				11	
	100756112	B/R-MU	B/R-MU	Commercial/Industrial Building	3.7	1.08	20				11	
	100756120	B/R-MU	B/R-MU	Commercial/Industrial Building	5.2	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	3.4	0.28	20				3	
	100756118	B/R-MU	B/R-MU	Commercial/Industrial Building	4.4	0.27	20				3	
	100756115	B/R-MU	B/R-MU	Commercial/Industrial Building	2.1	0.51	20				5	
	100756110	B/R-MU	B/R-MU	Commercial/Industrial Building	3.7	2.08	20				21	
	100756122	B/R-MU	B/R-MU	Commercial/Industrial Building	3.9	0.46	20				5	
	100756109	B/R-MU	B/R-MU	Commercial/Industrial Building	5.0	2.08	20				21	
	100756108	B/R-MU	B/R-MU	Commercial/Industrial Building	5.5	1.1	20				11	
	100756107	B/R-MU	B/R-MU	Commercial/Industrial Building	2.6	1.04	20				10	
	100756106	B/R-MU	B/R-MU	Commercial/Industrial Building	2.2	1.04	20				10	
	100756105	B/R-MU	B/R-MU	Commercial/Industrial Building	2.2	1.04	20				10	
	104665152	B/R-MU	B/R-MU	Commercial/Industrial Building	6.4	0.16	20				2	
	100755117	B/R-MU	B/R-MU	Commercial/Industrial Building	3.2	0.17	20				2	
	104665126	B/R-MU	B/R-MU	Commercial/Industrial Building	6.7	1.05	20				11	
	104665151	B/R-MU	B/R-MU	Commercial/Industrial Building	1.6	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	3.5	0.18	20				2	
	100755115	B/R-MU	B/R-MU	Commercial/Industrial Building	4.0	0.21	20				2	
	104665150	B/R-MU	B/R-MU	Commercial/Industrial Building	4.5	0.46	20				5	
	100755114	B/R-MU	B/R-MU	Commercial/Industrial Building	5.1	0.3	20				3	
	Subtotal					24.16			232		232	
70	104553214	SFR-M	RS-4	1 SFR	1.2	0.64	1					
	Subtotal					0.64				2	2	
71	104605117	C/R-MU	C/R-MU	Office	3.2	1.94	20				19	
	Subtotal					1.94			19		19	
72	104646206	RM-20	RM-20	SFR	1.9	0.31	20				5	
	Subtotal					0.31			5		5	
73	104634103	MFR-L	RM-20	SFR	1.9	0.66	20				11	

Site	APN	General Plan	Zoning District	Existing Use	I/L Ratio	Acres	Max Density	Lower	Mod	Above Mod	Total	Identified in a Prior Planning Period?
	104634102	MFR-L	RM-20	SFR	1.9	0.85	20				14	
	104634101	MFR-L	RM-20	SFR	1.8	0.85	20				14	
	Subtotal					2.36	20		38		38	
74	104649310	MFR-L	RM-20	SFR	2.2	0.29	20				5	
	104649311	MFR-L	RM-20	Vacant	0.0	0.29	20				5	
	Subtotal					0.58			9		9	
75	104548222	C/O-MU	C/O-MU	Hotel	2.0	2.85	20				29	
	Subtotal					2.85			29		29	
	TOTALS							711	863	5	1,579	

Notes:

Capacity for residential zones based on 80% of allowable density
 Capacity for mixed-use zones based on 50% of allowable density

Table B5-Table B7. Candidate Sites (Upzoning)

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
76	104646112	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	1.9	0.56	20					9	13	
	104646113	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard		0.14	20					2	3	
	104646104	MFR-L	RM-20	MFR-M	RM-30	Auto Trim	1.2	0.29	20					5	7	
	104646105	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	0.4	0.33	20					5	8	
	104646107	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	0.4	0.29	20					5	7	
	104645108	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	0.3	0.28	20					4	7	
	104646109	MFR-L	RM-20	MFR-M	RM-30	Contractors Yard	4.0	0.55	20					9	13	
	104646110	MFR-L	RM-20	MFR-M	RM-30	Termite Company		0.29	20					5	7	
	104646111	MFR-L	RM-20	MFR-M	RM-30	Termite Company	1.2	0.29	20					5	7	
	Subtotal							0.56	20			48		48	72	
77	104646217	MFR-L	RM-20	MFR-M	RM-30	2-units	1.0	0.6	20					10	14	
	Subtotal							0.6				10		10	14	
78	104646220	MFR-L	RM-20	MFR-M	RM-30	Contractor office/yard	1.0	0.34	20					5	8	
	104646209	MFR-L	RM-20	MFR-M	RM-30	Contractor office/yard	1.9	0.35	20					6	8	
	Subtotal							0.69	20			11		11	45	
79	104617101	MFR-L	RM-20	MFR-M	RM-30	Vacant		1.88	20					30	45	
	104617107	MFR-L	RM-20	MFR-M	RM-30	Vacant		0.21	20					3	5	
	104617102	MFR-L	RM-20	MFR-M	RM-30	Vacant	0.1	1.2	20					19	29	
	104617103	MFR-L	RM-20	MFR-M	RM-30	Commercial Fueling	3.4	2.57	20					41	62	
	Subtotal							5.86	20			94		94	141	
80	104609124	MFR-L	RM-20	MFR-M	RM-30	1 SFR	1.9	0.21	20					3	5	
	104609123	MFR-L	RM-20	MFR-M	RM-30	1 SFR	2.0	0.22	20					4	5	
	104609122	MFR-L	RM-20	MFR-M	RM-30	Vacant		0.85	20					14	20	
	Subtotal							1.28	20			20		20	31	
81	104551123	MFR-L	RM-1	MFR-M	RM-30	Housing Authority		2.38	10		19			19	57	
	104550101	MFR-L	RM-1	MFR-M	RM-30	Housing Authority		10.21	10		82			82	245	
								12.59			97	4		4	302	
															205	
82	100736215	SFR-M	RS-7.5	MFR-L	RM-20	SFR	2.7	0.1	4-10 DU					1	2	
	100736214	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.11	4-10 DU					1	3	
	100736208	SFR-M	RS-7.5	MFR-L	RM-20	Vacant	0.0	0.06	4-10 DU					0	1	
	100736205	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	7.1	0.23	4-10 DU					0	6	
	100736207	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	0.9	0.69	4-10 DU					4	17	
	100736203	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	1.9	0.14	4-10 DU					1	3	
	100736202	SFR-M	RS-7.5	MFR-L	RM-20	Vacant	0.0	0.37	4-10 DU					2	9	
	100736201	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	3.7	1.09	4-10 DU					7	26	
	100736213	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.08	4-10 DU					0	2	
	100736210	SFR-M	RS-7.5	MFR-L	RM-20	SFR		0.03	4-10 DU					0	1	
	100736212	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.8	0.17	4-10 DU					1	4	
	100736211	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.17	4-10 DU					1	4	
	100736209	SFR-M	RS-7.5	MFR-L	RM-20	SFR	2.9	0.05	4-10 DU					0	1	
	100736206	SFR-M	RS-7.5	MFR-L	RM-20	SFR	5.4	0.13	4-10 DU					1	3	
	100736204	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.9	0.22	4-10 DU					1	5	
	Subtotal							3.64		13			8	8	87	

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
83	100743106	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor office/yard	1.9	0.47	20					5		7
	100746130	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor Yard (Tree Service)	1.9	0.15	20					2		2
	100746119	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor Yard (Tree Service)	0.0	0.21	20					2		3
	100746102	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor Yard (Tree Service)	0.0	0.38	20					4		6
	100746131	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.8	0.17	20					2		3
	100765401	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor office/yard	0.5	0.2	20					2		3
	100765402	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.29	20					3		4
	100765403	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.3	20					3		5
	100765404	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	6.9	0.37	20					4		6
	100765405	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.34	20					3		5
	100765201	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	0.5	0.32	20					3		5
	100765202	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor office/yard	1.2	0.38	20					4		6
	100743211	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor storage yard	0.4	0.07	20					1		1
	100746101	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor Yard (Tree Service)	0.0	0.58	20					6		9
	100743214	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.19	20					2		3
	100743210	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Garage	0.0	0.15	20					2		2
	100743209	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	3.4	0.26	20					3		4
	100743206	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	3.2	0.51	20					5		8
	100743208	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.18	20					2		3
	100743213	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.8	0.15	20					2		2
	100743212	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	2.3	0.15	20					2		2
	100743207	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.18	20					2		3
	100743201	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.0	0.17	20					2		3
	100743202	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.0	0.23	20					2		3
	100743203	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	0.8	0.24	20					2		4
	100743204	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.6	0.48	20					5		7
	100743112	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage	0.2	0.2	20					2		3
	100743110	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor storage yard	0.0	0.23	20					2		3
	100743109	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor storage yard	0.0	0.23	20					2		3
	100743111	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor storage yard	0.0	0.16	20					2		2
	100743108	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor storage yard	0.0	0.44	20					4		7
	100746220	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Office/Landscaper storage	0.8	0.93	20					9		14
	100746126	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	3.5	0.08	20					1		1
	100746127	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	3.6	0.09	20					1		1
	100746128	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	7.6	0.09	20					1		1
	100746214	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.9	0.56	20					6		8
	100746215	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.19	20					2		3
	100746216	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	3.1	0.17	20					2		3
	100746217	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	2.5	0.17	20					2		3
	100746120	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.09	20					1		1
	100746121	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.05	20					1		1
	100746111	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR - Mixed Use	1.8	0.41	20					4		6

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
	100746122	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.09	20					1		1
	100746112	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	2.8	0.5	20					5		8
	100746110	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.9	0.27	20					3		4
	100746109	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.6	0.32	20					3		5
	100746108	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.9	0.59	20					6		9
	100746201	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.17	20					2		3
	100746123	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	12.7	0.4	20					4		6
	100746133	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	2.1	0.46	20					5		7
	100746113	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.1	0.2	20					2		3
	100746115	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.0	0.2	20					2		3
	100746107	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	0.2	0.89	20					9		13
	100746106	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.0	0.42	20					4		6
	100746116	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.0	0.2	20					2		3
	100746117	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.2	20					2		3
	100746132	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	3.8	0.76	20					8		11
	100746105	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.4	20					4		6
	100746204	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Tow Yard	1.1	1.2	20					12		18
	100746203	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor office/yard	1.1	1.1	20					11		17
	100746218	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.8	0.22	20					2		3
	100765305	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Office	0.2	0.46	20					5		7
	100765304	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.45	20					5		7
	100764202	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	0.4	0.81	20					8		12
	100764203	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.0	0.19	20					2		3
	100764201	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.19	20					2		3
	100765509	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Contractor office/yard	10.6	0.29	20					3		4
	100765510	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.1	1.24	20					12		19
	100764204	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.2	0.6	20					6		9
	100765508	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	8.3	0.29	20					3		4
	100765507	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.18	20					2		3
	100765506	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.9	0.45	20					5		7
	100765505	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.9	0.43	20					4		6
	100765501	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Tow Yard	0.4	0.64	20					6		10
	100765502	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	1.8	0.39	20					4		6
	100765504	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Auto Repair	0.7	0.36	20					4		5
	100765503	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Auto Body/Paint	2.8	0.49	20					5		7
	100765308	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	3 Residential Units	8.3	0.31	20					3		5
	100765307	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.31	20					3		5
	100765306	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Office	1.9	0.31	20					3		5
	100764310	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	0.8	0.69	20					7		10
	100764301	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.6	0.31	20					3		5
	100764302	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Storage Yard	0.4	0.3	20					3		5
	100764303	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Industrial Building	1.7	0.3	20					3		5
	100764304	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Industrial building	0.4	0.3	20					3		5
	100764219	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Industrial Park	11.6	2.74	20					27		41
	100764305	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Industrial Building	1.2	0.3	20					3		5
	100764325	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR/Contractor Yard	0.7	0.44	20					4		7

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
	100764309	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.21	20					2		3
	100764308	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Industrial building	0.4	0.31	20					3		5
	100764215	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Auto Storage	1.1	0.2	20					2		3
	100764214	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.0	0.18	20					2		3
	100764212	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/Storage	1.9	0.63	20					6		9
	100764211	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor office/Storage	0.2	0.57	20					6		9
	100764213	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.24	20					2		4
	100764209	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Storage Yard	0.5	0.59	20					6		9
	100764218	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Auto Storage	0.5	0.75	20					8		11
	100764207	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.9	0.4	20					4		6
	100764206	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	0.6	0.49	20					5		7
	100764205	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.8	0.47	20					5		7
	Subtotal							38.61	20	55		331		331		579
84	104656318	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	0.0	0.6	20					6		9
	104656401	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body Shop	6.6	0.18	20					2		3
	104656403	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body Shop	0.0	0.14	20					1		2
	104656402	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Auto Body Shop	0.0	0.14	20					1		2
	104656425	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	2.1	0.25	20					3		4
	104656424	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial Building	11.3	0.29	20					3		4
	104656419	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	2.6	0.14	20					1		2
	104656404	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656405	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656418	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656429	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.0	0.01	20					0		0
	104656417	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.9	0.14	20					1		2
	104656406	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	0.0	0.14	20					1		2
	104656407	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.6	0.14	20					1		2
	104656430	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	6.5	0.14	20					1		2
	104656415	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.8	0.14	20					1		2
	104656408	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.5	0.14	20					1		2
	104656319	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Industrial	4.1	1.75	20					18		26
	Subtotal							4.76	20	11		37		37		71
85	104654122	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	0.5	1.05	20					11		16
	104654121	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	1.4	1.07	20					11		16
	104654120	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	1.4	0.36	20					4		5
	104654119	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	8.4	0.36	20					4		5
	104654118	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Contractor Storage	1.0	0.36	20					4		5
	Subtotal							3.2	20			32		32		48
86	104654201	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard/building	2.0	0.34	20					3		5
	104654202	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	3.8	0.2	20					2		3
	104654204	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	0.1	0.38	20					4		6
	104654246	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Storage Yard	1.2	0.3	20					3		5
	104654208	B/R-MU	B/R-MU	B/R-MU	B/R-MU	Vacant	0.1	0.15	20					2		2
	104654206	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR/Storage Yard	1.0	0.5	20					5		8
	104654243	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	1.2	0.26	20					3		4
	104654242	B/R-MU	B/R-MU	B/R-MU	B/R-MU	SFR	5.7	0.14	20					1		2

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Existing Units	Lower	Mod	Above Mod	Current Realistic Capacity	Potential Capacity RM-30	Potential Capacity MU-30
	104654244	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.15	20					2		2
	104654245	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.8	0.13	20					1		2
	104654241	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard/building	2.6	0.15	20					2		2
	104654238	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	2.3	0.21	20					2		3
	104654240	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.9	0.16	20					2		2
	104654239	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard/building	1.9	0.18	20					2		3
	104654229	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.8	0.38	20					4		6
	104654226	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	SFR	1.7	0.17	20					2		3
	104654227	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Vacant	0.0	0.01	20					0		0
	104654228	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard/building	1.8	0.13	20					1		2
	104654230	B/R-MU	B/R-MU	<u>B/R-MU</u>	<u>B/R-MU</u>	Storage Yard	0.0	0.31	20					3		5
	Subtotal							4.25		10			33	33		64
	TOTALS									186	4	615	8	627	693	762

Notes:

Current capacity for residential zones based on 80% of allowable density

Current capacity for mixed-use zones based on 50% of allowable density

Potential capacity for residential zones based on 24 du/ac (80% of 30 du/ac)

Potential capacity for mixed-use zones based on 15 du/ac (50% of 30 du/ac)

B/R-MU designation proposed to be amended to increase the maximum density from 20 du/ac to 30 du/ac

Table B6-Table B8. Candidate Sites (Rezoning)

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Lower	Mod	Above Mod	Current Capacity	Potential Capacity
89	104518103	P-OS	PB-L	MFR-M	RM-30	Nursery	0.3	5.4	NA				0	130
	104518102	P-OS	PB-L	MFR-M	RM-30	Nursery/ Easement	0	0.23	NA				0	6
	Subtotal							5.63					0	135
90	104553213	PB-L	PB	MRF-L	RM-20	Well Site	0	1.39	NA			0	0	33
	104553209	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
	104553210	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
	104553211	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
	104553212	SFR-M	RS-7.5	MRF-L	RM-20	Well Site	0	0.19	10			1	1	5
								2.15				4	4	52
91	100744104	C/R-MU	C/R-MU	MRF-L	RM-20	Vacant	0.0	0.45	20		5		5	11
	100744116	C/R-MU	C/R-MU	MRF-L	RM-20	Vacant	0.0	0.27	20		3		3	6
	100744115	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	1.9	0.27	20		3		3	6
	100744114	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	2.1	0.22	20		2		2	5
	100744117	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	5.0	0.36	20		4		4	9
	100744101	C/R-MU	C/R-MU	MRF-L	RM-20	Vacant	0.0	1.2	20		12		12	29
	100744102	C/R-MU	C/R-MU	MRF-L	RM-20	Storage	0.6	0.27	20		3		3	6
	100744103	C/R-MU	C/R-MU	MRF-L	RM-20	Storage	0.7	0.27	20		3		3	6
	100744112	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	5.9	0.25	20		3		3	6
	100744111	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	6.7	0.25	20		3		3	6
	100744110	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	1.8	0.34	20		3		3	8
	100744109	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	7.5	0.18	20		2		2	4
	100744108	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	0.9	0.2	20		2		2	5
	100744107	C/R-MU	C/R-MU	MRF-L	RM-20	SFR	0.8	0.15	20		2		2	4
	Subtotal							4.68			47		47	112
92	100718101	I	PB	MFR-M	RM-30	Vacant	0.0	3.51	NA				0	84
	104632143	I	PB	MFR-M	RM-30	Vacant	0.0	1.18	NA				0	28
	100718102	I	PB	MFR-M	RM-30	Vacant	0.0	0.55	NA				0	13
	100718103	I	PB	MFR-M	RM-30	Vacant	1.8	0.46	NA				0	11
	100718104	I	PB	MFR-M	RM-30	Vacant	1.3	0.34	NA				0	8
	Subtotal							6.04					0	145
93	104633322	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.6	0.19	20		2		2	5
	104633323	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	4.8	0.2	20		2		2	5
	104633319	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.9	0.19	20		2		2	5
	104633324	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.9	0.2	20		2		2	5
	104633325	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.8	0.2	20		2		2	5
	104633326	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.9	0.2	20		2		2	5
	104633318	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.2	0.41	20		4		4	10
	104633317	B/R-MU	B/R-MU	MFR-L	RM-20	SFR/Contractor Yard	2.5	0.41	20		4		4	10
	104633313	B/R-MU	B/R-MU	MFR-L	RM-20	Driveway	0.0	0.64	20		6		6	15
	104633308	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	2.1	0.2	20		2		2	5
	104633307	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	3.1	0.2	20		2		2	5
	104633306	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.8	0.4	20		4		4	10
	104633309	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	1.9	0.41	20		4		4	10
	104633305	B/R-MU	B/R-MU	MFR-L	RM-20	Vacant	0.0	0.4	20		4		4	10

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Lower	Mod	Above Mod	Current Capacity	Potential Capacity
	104633310	B/R-MU	B/R-MU	MFR-L	RM-20	Vacant	1.5	0.41	20		4		4	10
	104633304	B/R-MU	B/R-MU	MFR-L	RM-20	Storage Yard	0.0	0.41	20		4		4	10
	104633301	B/R-MU	B/R-MU	MFR-L	RM-20	Vacant/Storage Yard	0.0	0.64	20		6		6	15
	104633327	B/R-MU	B/R-MU	MFR-L	RM-20	Contractor office/Storage yard	1.4	0.41	20		4		4	10
	104633329	B/R-MU	B/R-MU	MFR-L	RM-20	Office	2.3	0.2	20		2		2	5
	104633316	B/R-MU	B/R-MU	MFR-L	RM-20	Storage Yard	0.0	0.41	20		4		4	10
	104633331	B/R-MU	B/R-MU	MFR-L	RM-20	SFR/Business Use	1.5	0.61	20		6		6	15
	104633311	B/R-MU	B/R-MU	MFR-L	RM-20	SFR	2.1	0.41	20		4		4	10
	104633303	B/R-MU	B/R-MU	MFR-L	RM-20	Contractor storage yard	0.9	0.41	20		4		4	10
	104633312	B/R-MU	B/R-MU	MFR-L	RM-20	Contractor storage yard	0.0	0.41	20		4		4	10
	104633302	B/R-MU	B/R-MU	MFR-L	RM-20	Contractor storage yard	0.3	0.41	20		4		4	10
	Subtotal							8.98			90		90	216
94	104653101	SFR-M	RS-7.5	MFR-L	RM-20	SFR	1.8	0.21	10			1	1	5
	104653102	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	1.9	0.55	10			3	3	13
	Subtotal							0.76				4	4	18
95	104653107	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	1.9	0.5	10			1	1	12
	104653108	SFR-M	RS-7.5	MFR-L	RM-20	2 SFR	1.9	0.5	10			1	1	12
	104653109	SFR-M	RS-7.5	MFR-L	RM-20	SFR/Vacant	1.1	0.41	10			1	1	10
	Subtotal							1.41				3	3	34
96	104648114	LI-BP	LI	MFR-L	RM-20	Truss Yard	2.9	4.9	NA				0	118
	Subtotal							4.9					0	
97	104707205	OP	OP	SFR-M	RS-7.5	Vacant	0	0.16	NA				0	1
	Subtotal							0.16					0	1
98	104652101	LI-BP	LI	MFR-L	RS-20	Vacant	0	3	NA				0	72
	104651101	LI-BP	LI	MFR-L	RS-20	Vacant	0	0.14	NA				0	3
	Subtotal							3.14					0	75
99	104661116	SFR-M	RS-7.5	MFR-L	RS-20	Vacant	0	1.77	10			10	10	42
	104661126	SFR-M	RS-7.5	MFR-L	RS-20	1 - SFR	2.9	0.47	10			2	2	11
	104664102	I	PB	MFR-L	RS-20	Well Site	0	4.11	10			1	1	99
	Subtotal							6.35				13	13	152
100	100730107	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	1.5	0.92	20		9		9	22
	100730108	C/I-MU	C/I-MU	MFR-L	RM-20	Vacant	0.0	0.4	20		4		4	10
	100730109	C/I-MU	C/I-MU	MFR-L	RM-20	2 SFR	0.4	0.42	20		4		4	10
	100730110	C/I-MU	C/I-MU	MFR-L	RM-20	Office	1.0	0.42	20		4		4	10
	100730111	C/I-MU	C/I-MU	MFR-L	RM-20	Plant Retail	0.9	0.56	20		6		6	13
	Subtotal							2.72			27		27	65
101	104634110	I	PB	MFR-L	RM-20	SFR	1.1	0.85	NA				0	20
	Subtotal							0.85					0	20
102	100762105	LI-BP	LI	MFR-L	RM-20	Contractor Yard	0.0	1.94	NA				0	47
	100762106	LI-BP	LI	MFR-L	RM-20	Contractor Yard	0.0	1.9	NA				0	46
	100760101	LI-BP	LI	MFR-L	RM-20	Contractor Yard	0.0	4.65	NA				0	112
	Subtotal							8.49					0	204
103	100729108	C/I-MU	C/I-MU	MFR-L	RM-20	Auto Sales	1.8	0.55	20		6		6	13
	100729106	C/I-MU	C/I-MU	MFR-L	RM-20	Flood Control	0.0	3.92	20		39		39	94
	100728121	C/I-MU	C/I-MU	MFR-L	RM-20	Flood Control	0.0	2	20		20		20	48
	100728122	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	2.1	0.17	20		2		2	4

Site	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Existing Use	I/L Ratio	Acres	Current Density	Lower	Mod	Above Mod	Current Capacity	Potential Capacity
	100728146	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	3.3	0.11	20		1		1	3
	100728144	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	0.7	0.02	20		0		0	0
	100728145	C/I-MU	C/I-MU	MFR-L	RM-20	Industrial	0.0	0.03	20		0		0	1
	100728118	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.2	1.56	20		16		16	37
	100728115	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.0	0.56	20		6		6	13
	100728119	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	1.7	0.2	20		2		2	5
	100728117	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.8	0.2	20		2		2	5
	100728132	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.0	0.41	20		4		4	10
	100728134	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.7	1.06	20		11		11	25
	100728133	C/I-MU	C/I-MU	MFR-L	RM-20	Storage	0.4	0.8	20		8		8	19
								11.59			116		116	278
104	104658207	SP	HDU/Pleasant View	HDU/Citrus Trans.	SP	Auto Repair	1.6	0.48	10		5		5	12
	Subtotal							0.48	55		5		5	12
105	104655108	LI-BP	LI	MFR-L	RM-20	Tow Yard	1.1	1.62	NA				0	39
	104655102	LI-BP	LI	MFR-L	RM-20	Storage	1.1	0.26	NA				0	6
	104655101	LI-BP	LI	MFR-L	RM-20	Storage	1.5	0.3	NA				0	7
	104655107	SFR-M	RS-7.5	MFR-L	RM-20	SFR	4.4	0.15	10			1	1	4
	104655106	SFR-M	RS-7.5	MFR-L	RM-20	SFR	0.5	0.26	10			1	1	6
	104655141	LI-BP	LI	MFR-L	RM-20	Storage	1.9	0.34	NA				0	8
	104655103	LI-BP	LI	MFR-L	RM-20	Office	0.0	0.67	NA				0	16
	104652104	LI-BP	LI	MFR-L	RM-20	Light Industrial	0.5	0.9	NA				0	22
	Subtotal							4.5				2	2	108
	TOTALS									0	285	26	311	1,627

Notes:
 Current capacity for residential zones based on 80% of allowable density
 Current capacity for mixed-use zones based on 50% of allowable density
 Potential capacity based on 24 du/ac (80% of 30 du/ac)

Figure B1. Site Map – Northern Area

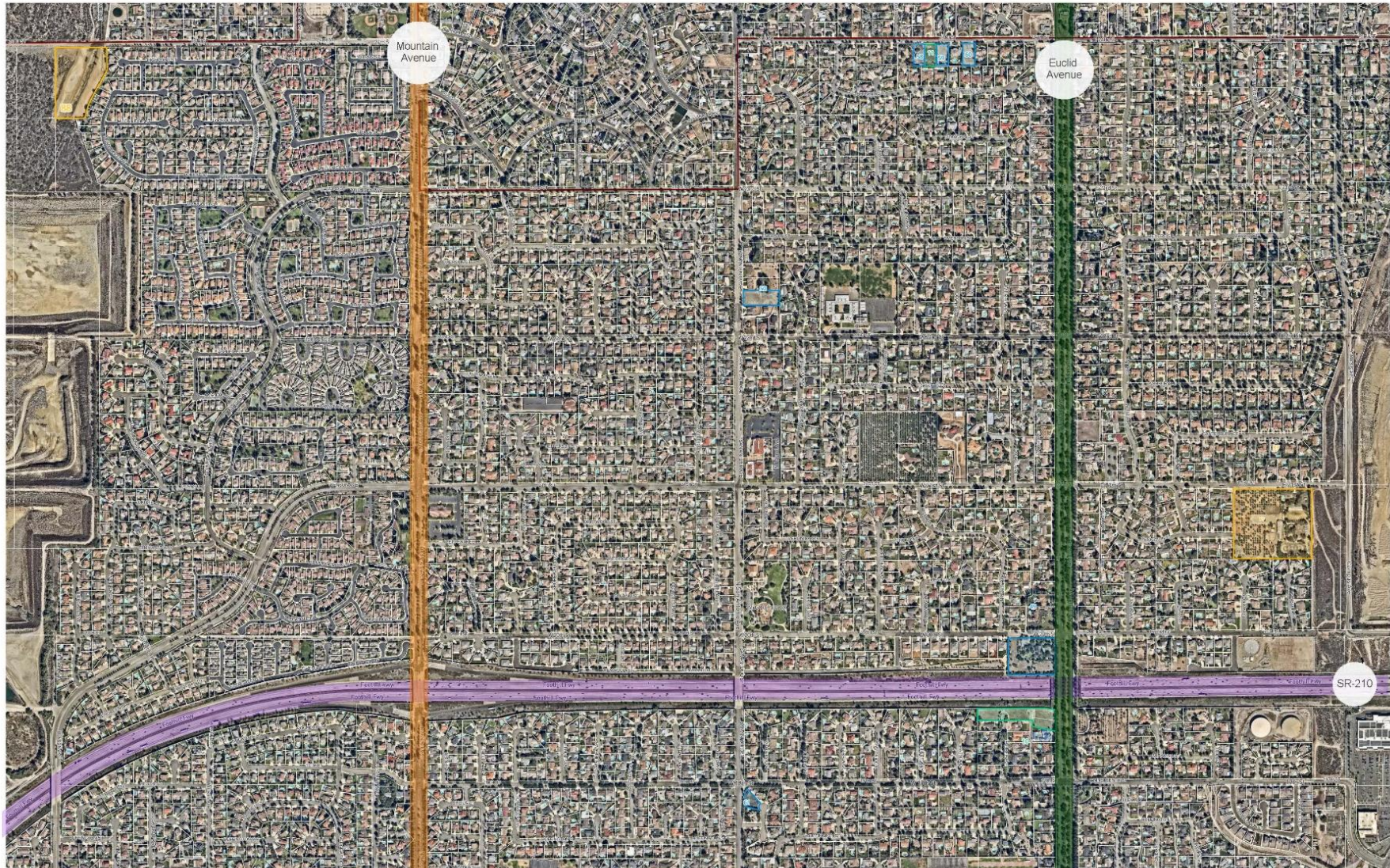


Figure B2. Site Map – Southeast Area

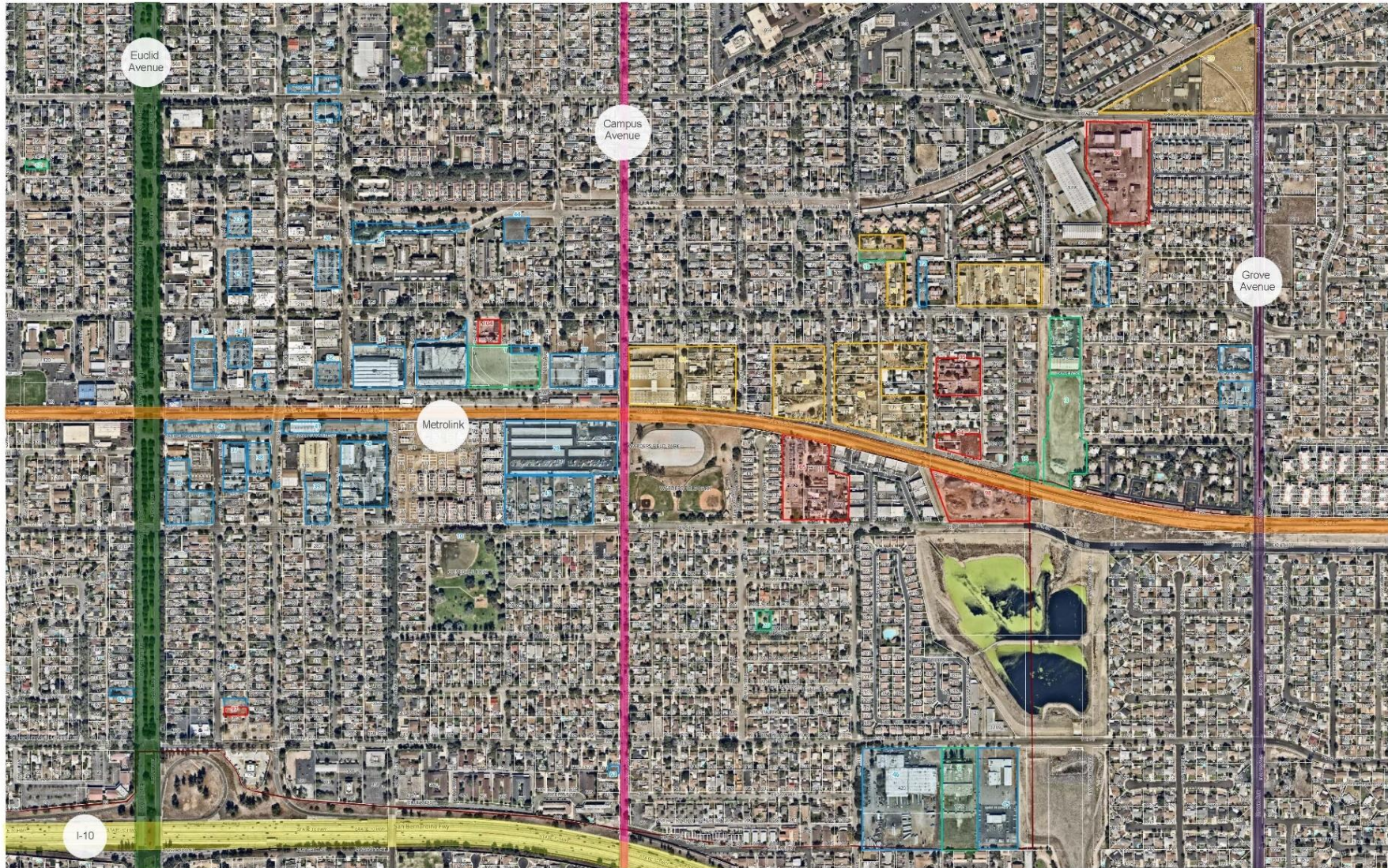


Figure B3. Site Map – Southwest Area

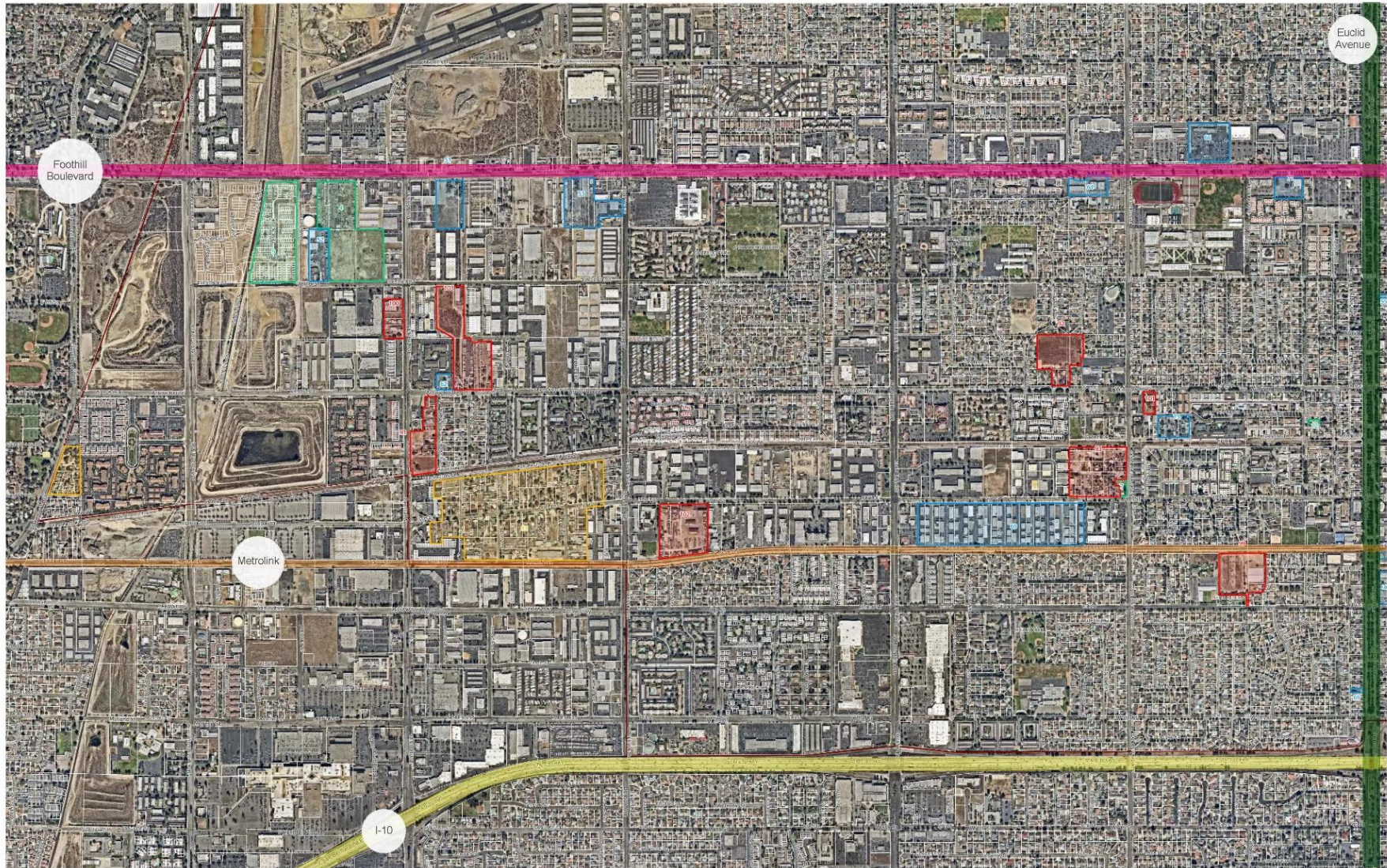
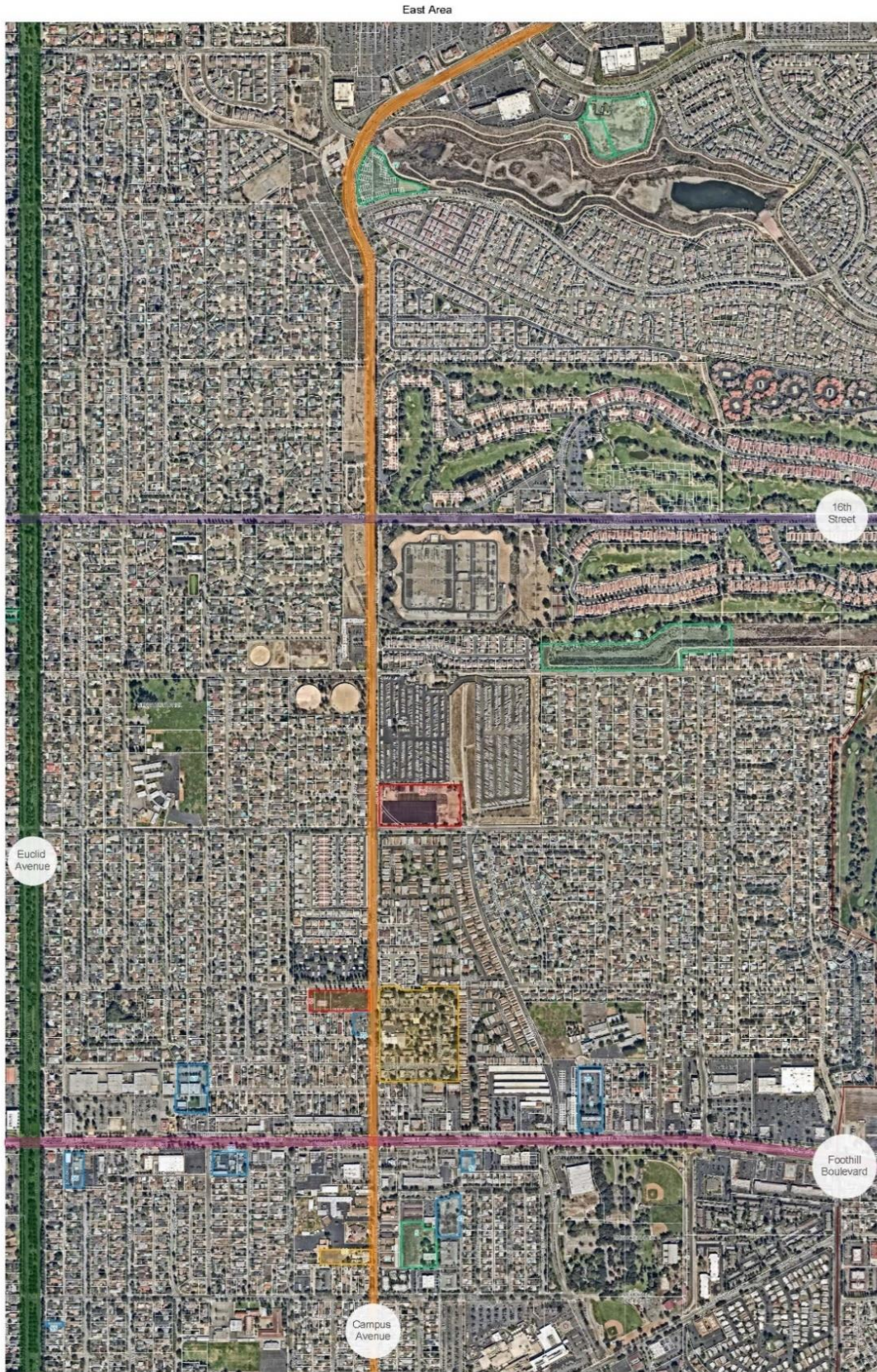


Figure B4. Site Map – East Area



Appendix C Fair Housing Assessment

Assembly Bill (AB) 686 requires housing elements to contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH 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.”

To comply with AB 686, the City has completed the following outreach and analysis.

1. Outreach

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

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

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

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 19 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

2. Fair Housing Assessment

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

A. Fair Housing Enforcement and Outreach Capacity

The City of Upland has contracted with Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing and related services to residents. Established in 1980, IFHMB is a nonprofit, public benefit corporation that provides information about fair housing rights under the law, comprehensive housing counseling services,

mediation services for the resolution of disputes, and information concerning shared housing opportunities and needs among senior citizens. IFHMB serves as an intermediary to resolve issues related to housing discrimination, homeownership and housing sustainability, rental complaints, and disputes in court, with the goal of empowering individuals and enriching the communities they serve. IFHMB provides services to over 40,000 individuals annually throughout County of San Bernardino representing a multiplicity of racial, ethnic, age, and income groups.

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

- **Community-Based Mediation:** IFHMB provides trained mediators to provide education and information regarding rights and responsibilities under the California Landlord-Tenant laws and help to resolve conflicts between landlords and tenants (including mobile homes). IFHMB contracts with San Bernardino County to provide mediation in small claims and unlawful detainer lawsuits in County courts.
- **Education/Outreach:** IFHMB provides education and outreach services to landlords and tenants, Realtors, newspapers, service organizations, schools, persons with Limited English Proficiency, and others interested in learning about fair housing laws. IFHMB also provides HUD-certified counseling to homeowners who are delinquent on FHA loans or seniors interested in reverse equity mortgage loan programs. Fair housing workshops and newsletters are also provided on a quarterly basis.
- **Senior Services:** IFHMB actively and successfully mediates conflicts between seniors and Social Security, Medi-Cal, utility companies, collection agencies, neighbors, and others. IFHMB also provides a Care Referral Service, offers help in filing for HEAP and Homeowner/Renter Assistance, and maintains a list of senior housing and care homes.
- **Alternative Dispute Resolution:** The California Dispute Resolution Programs Act of 1986 provides the authority for mediation in the court system. Inland Fair Housing and Mediation Board has a contract with the County of San Bernardino to provide mediation in civil, family, probate, small claims, and unlawful detainer lawsuits in all of the courts in San Bernardino County.
- **Mobile Home Mediation:** IFHMBs mediators are trained to handle the specialized problems based on the Mobile Home Residency Law (MRL) that reflects the dual ownership and unique life style of mobile home communities. They provide education and information to residents and parks about the MRL, as well as provide information to both sides when fair housing issues are presented, and when requested serve as neutral third parties to facilitate resolution of conflicts.

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

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

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

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

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

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

Review of the data shows that disability is, far and away, the most common category for allegations of discrimination. No other protected category accounts for 10 percent of the total number of discrimination complaints, while disability represents a full two-thirds of all discrimination complaints. Race (9 percent) is the second most common basis for alleged discrimination, with sex and familial status tied for third with 6 percent of all discrimination complaints coming from the City of Upland over the last five years.

This data becomes more enlightening when compared to the data reported in 2013 in the City of Upland’s prior Analysis of Impediments to Fair Housing Choice. For Fiscal Years 2007-2008 through 2011-2012, there were 141 fair housing discrimination complaints during that period. While the total number of discrimination complaints has stayed relatively the same, the nature of those complaints is what is worthy of consideration.

Over that time frame, discrimination based on disability went from 48 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 67 percent of all complaints made to IFHMB in the five-year period ending FY 2017-18. Conversely, allegations of discrimination based on race dropped from 21 percent of all complaints made to IFHMB in the five-year period ending FY 2011-12 to 9 percent of all claims made to IFHMB in the five-year period ending FY 2017-18. No other protected categories saw large shifts in their percentage of the total number of complaints IFHMB has received in the most recent five-year period versus the prior period.

One possible reason for this shift in the nature of discrimination complaints that IFHMB is receiving could be an aging population in the City of Upland. As one member of the community pointed out at one of the community meetings, the neighborhood in which she lived is predominately made up of longer-term residents, many of whom are the first and only owner of the home they live in. As more and more residents of the City of Upland “age in place,” the needs of persons with disabilities will become more pressing.

The Office of Fair Housing and Employment (OFHE) is the federal agency responsible for investigating housing discrimination complaints filed with HUD. HUD annually compiles data on housing discrimination complaints from OFHE and Federal Housing Assistance Programs (FHAP) which are state and local government agencies that enforce fair housing laws. The annual report identifies the types of complaints, any fair housing impediments, OFHE’s progress in addressing the complaints, and HUD’s efforts to promote equal housing choice.

The most recent OFHE report, FHEO Annual Report FY 2017 found a similar percentage of complaints were made based on disability across the nation as was reported in the City of Upland. 59.4 percent of all discrimination complaints made to HUD during the last fiscal year were based on the protected category of disability. Race was second nationally, just as it was in the City of Upland, but the percentage of total complaints was higher nationally than in the City of Upland, 26 percent versus 9 percent respectively.

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. As noted in Program 19 of the Housing Plan, the City intends to continue to contract with the IFHMB to implement fair housing goals.

B. Patterns of Integration and Segregation

1) Race and Ethnicity

As seen in Figure C1, the percentage of non-white population in Upland is highest in the southern portion of the city and is similar to the adjacent areas in Montclair and Ontario, while the northern portion of the city has a lower non-white proportion similar to the adjacent areas of Claremont and Rancho Cucamonga.

2) Persons with Disabilities

As shown on Figure C2, the proportion of Upland residents with a disability is similar to adjacent cities and is less than 20% of the population in all areas. There appears to be no significant geographic difference in disability rates.

Additional data regarding the number of people with disabilities by disability type in Upland is provided in Figure H-16 in Chapter 2: Housing Needs. Some individuals may experience more than one type of disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are approximately 1,547 persons with developmental disabilities within the City of Upland.

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Upland facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

3) Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 13.9% of Upland households are female-headed, 6.3% are female-headed and with children, and 0.6% are female-headed and with children under 6. 0 shows the percentage of children living in married couple households in Upland.

4) Income

Income is an important aspect in understanding patterns of segregation. Figure C4 shows that median incomes in Upland are lowest in the southern portions of the city. Lower incomes also appear to correlate with housing problems such as overcrowding and overpayment.

To address the housing challenges faced by Upland's lower-income residents, the Housing Plan includes several programs that provide financial assistance, encourage construction of new affordable housing, and address issues of discrimination.

Figure C1. Racial Demographics - Upland

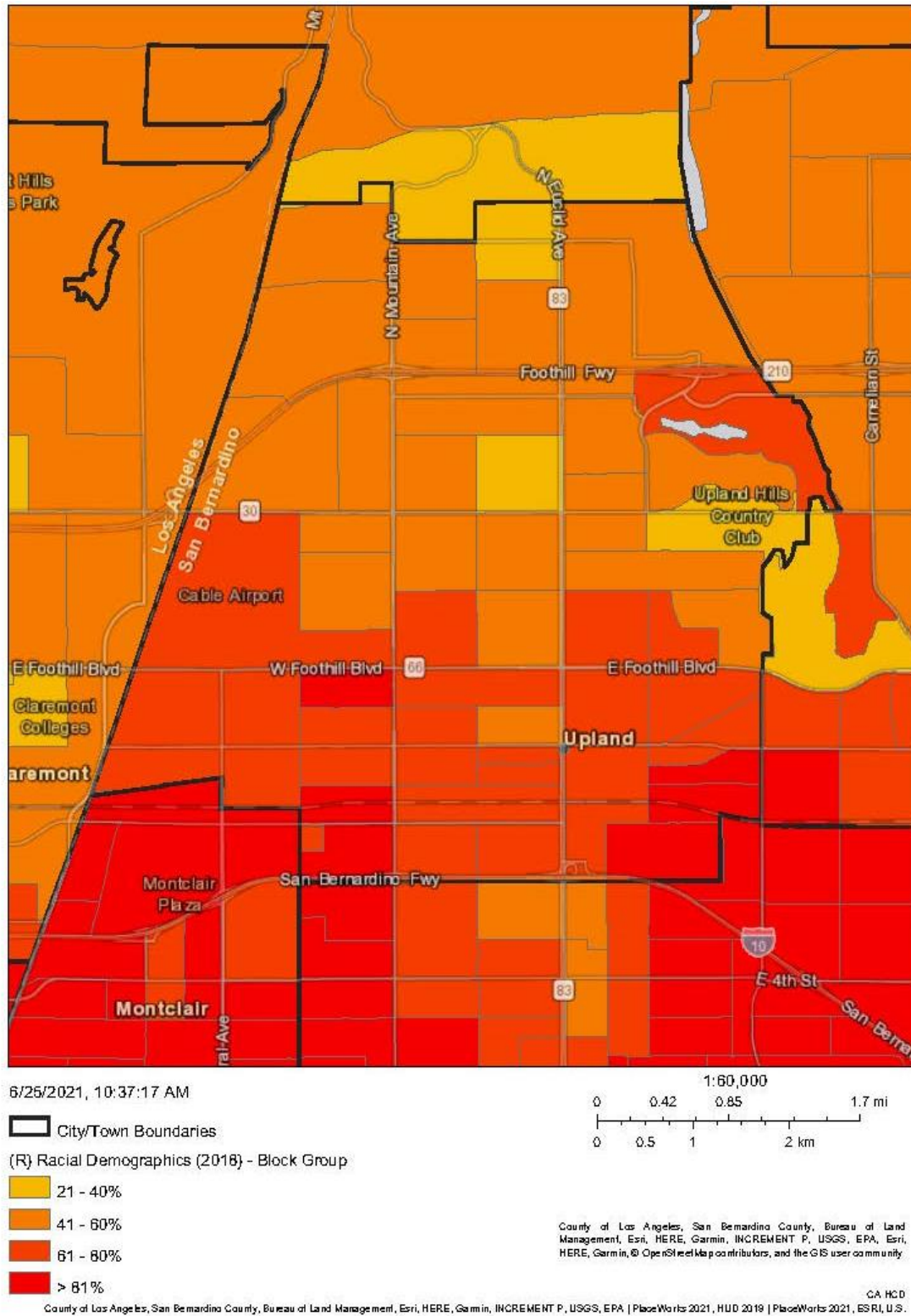
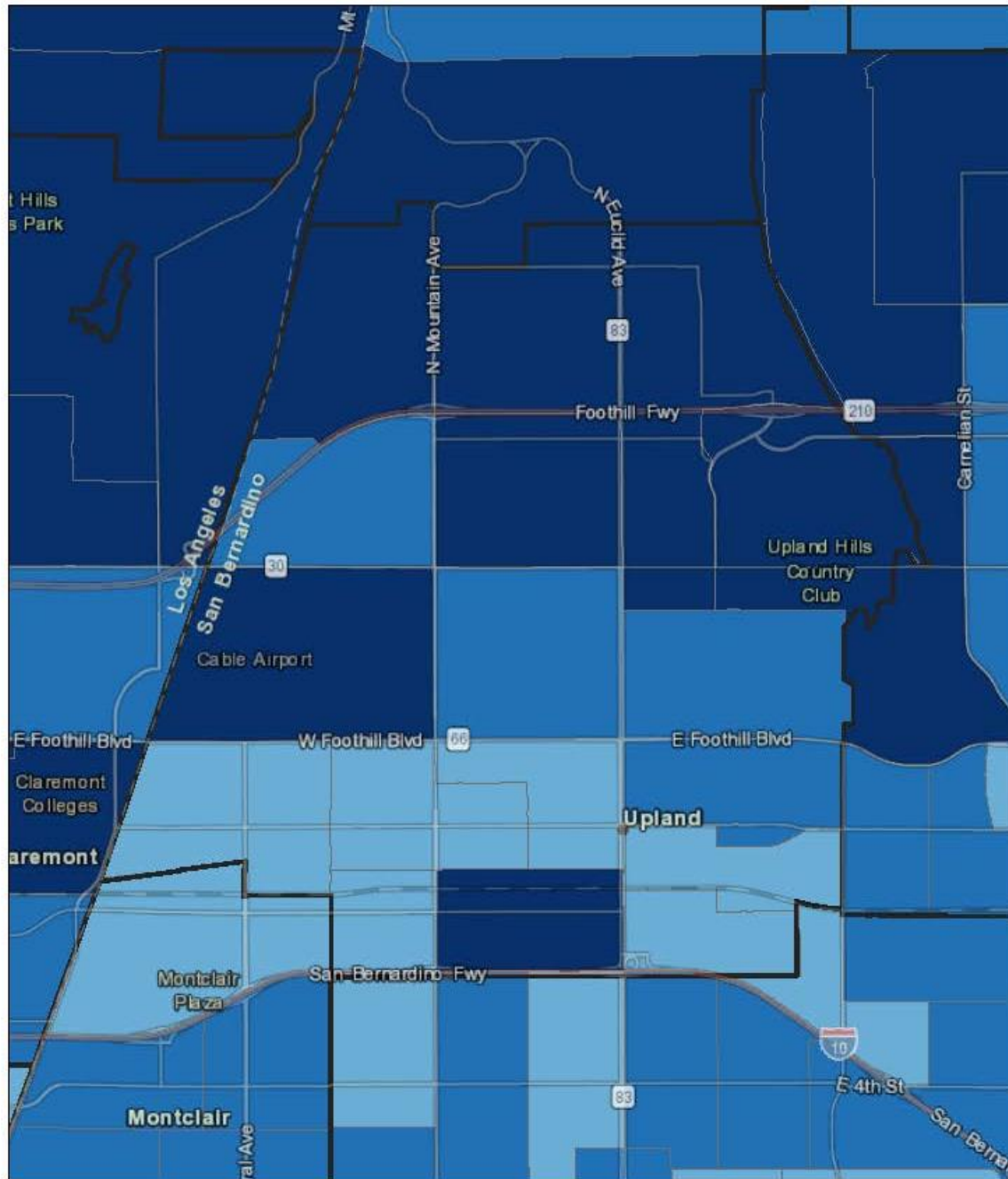


Figure C3. Percentage of Children in Married Couple Households – Upland



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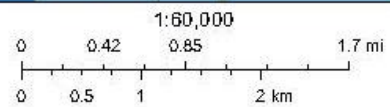
City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

40% - 60%

60% - 80%

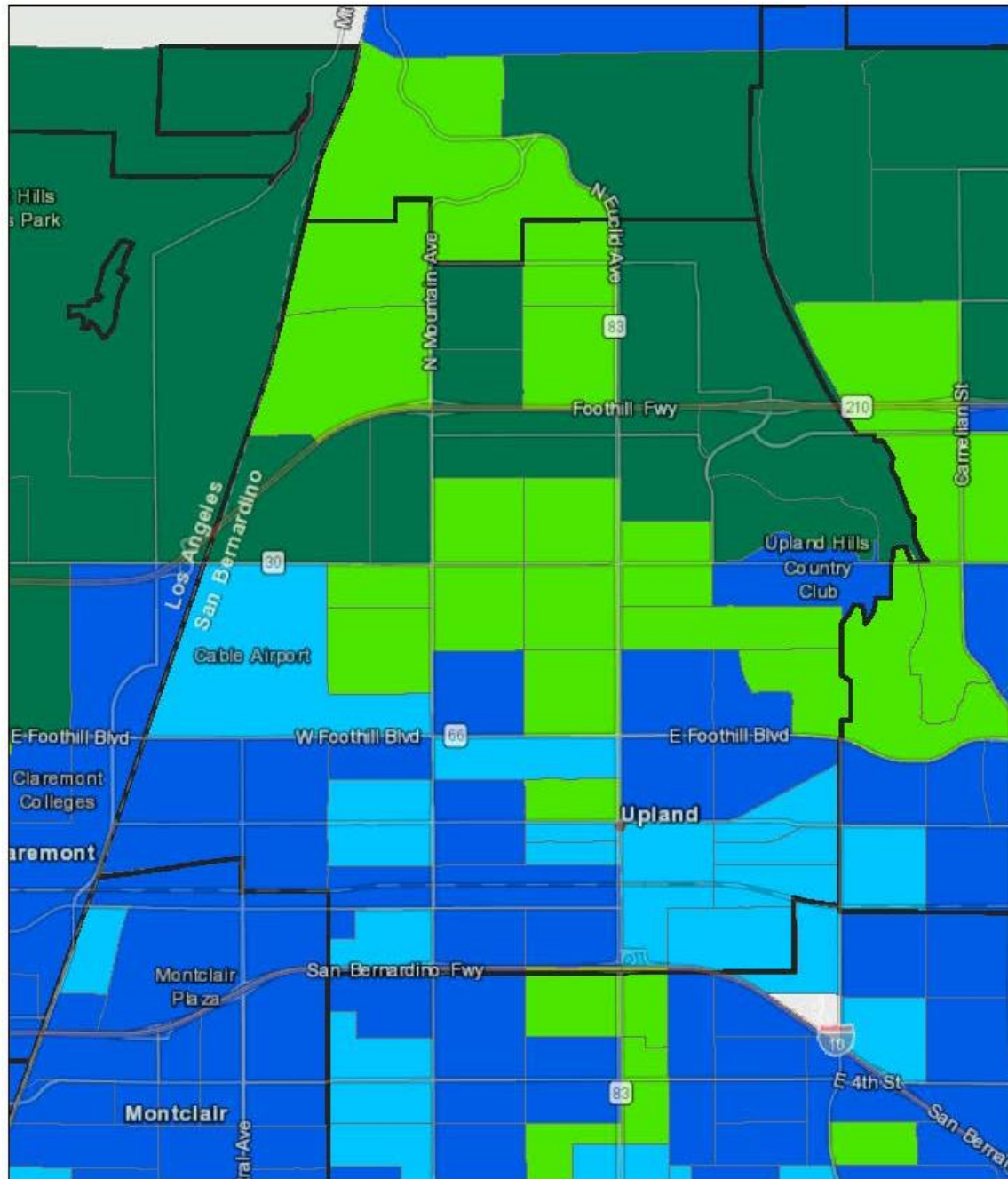
> 80%



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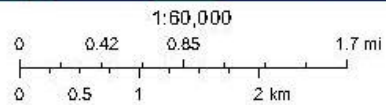
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Figure C4. Median Income – Upland



6/25/2021, 11:14:21 AM

- City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$55,000
- < \$87,100 (HCD 2020 State Median Income)
- < \$125,000
- Greater than \$125,000



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C. Racially/Ethnically Concentrated Areas

1) Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure C5, there are no designated R/ECAP areas in Upland. The nearest R/ECAP areas are in the City of Ontario approximately 1 mile to the south of Upland.

Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not provide a standard definition for RCAAs and the HCD Data Viewer does not currently provide RCAA maps, available data regarding the percentage White population and median household income can provide insight into racially concentrated areas of affluence.

Table C2 compares the median household incomes of White/non-Hispanic residents in Upland and San Bernardino County as a whole to the median incomes for the total population of the city and county. This table shows that in Upland, the median income for non-Hispanic White households is about 29% higher than for the city’s population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is more racial concentration of affluence in Upland than in San Bernardino County as a whole.

Table C2. : Median Household Income by Race – Upland and San Bernardino County

Median Household Income	Upland	San Bernardino County
White Alone (not Hispanic)	\$93,808	\$71,910
All Households	\$72,782	\$63,362

Source: U.S. Census ACS 2015-2019
 B19013 (all)
 B19013H (white alone, not Hispanic)

D. Disparities in Access to Opportunity

1) Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators.

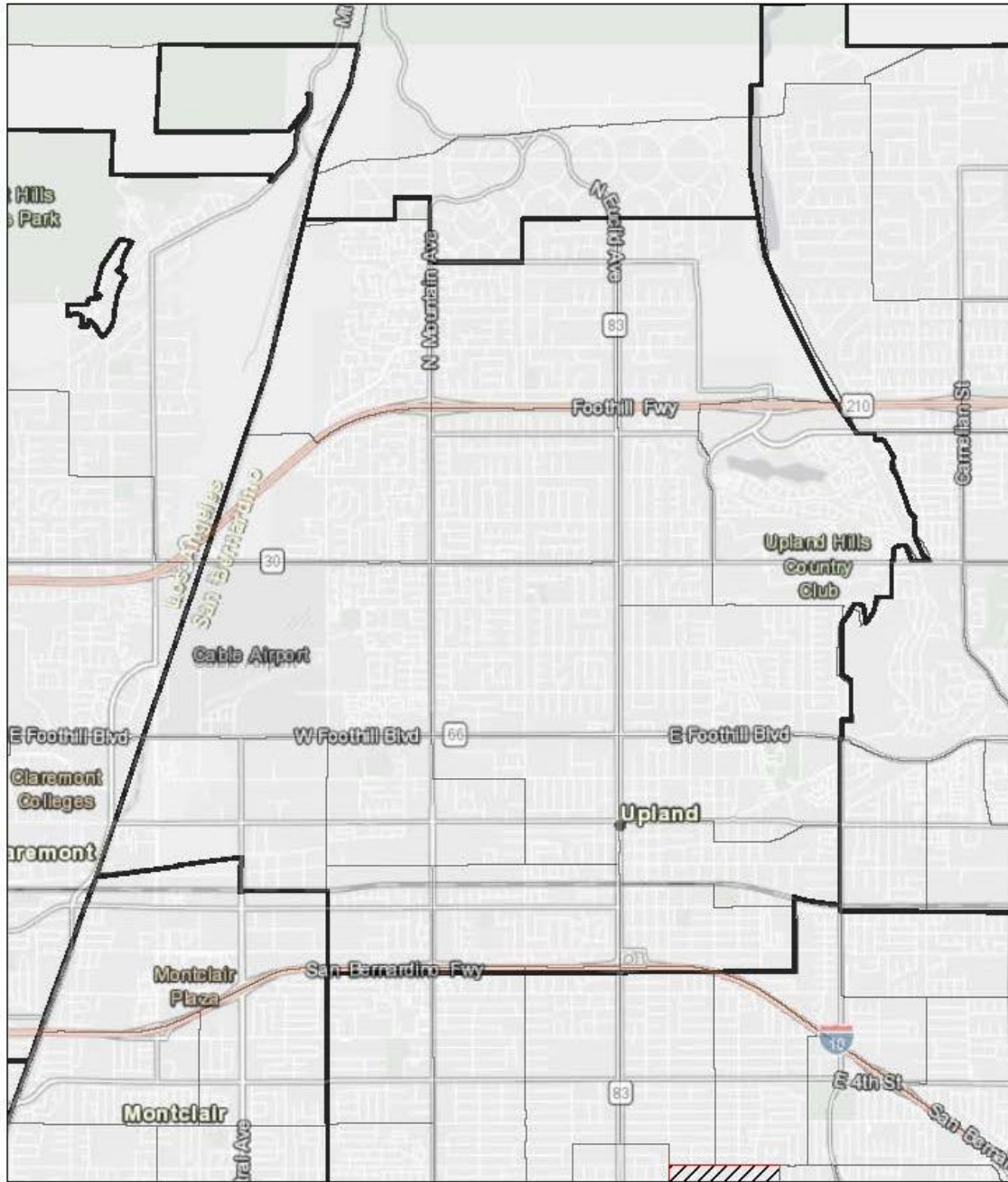
2) Educational Opportunity

Educational opportunity scores for Upland are shown in Figure C6. As shown in this map, TCAC educational opportunity scores are highest in the northern areas of the city and lowest in the south-central portion of the city.

3) Economic Opportunity

Figure C7 shows economic opportunity areas in Upland as determined by TCAC. As seen in this map, the majority of the city is identified as having high economic opportunity scores.

Figure C5. Racially/Ethnically Concentrated Areas of Poverty – Upland



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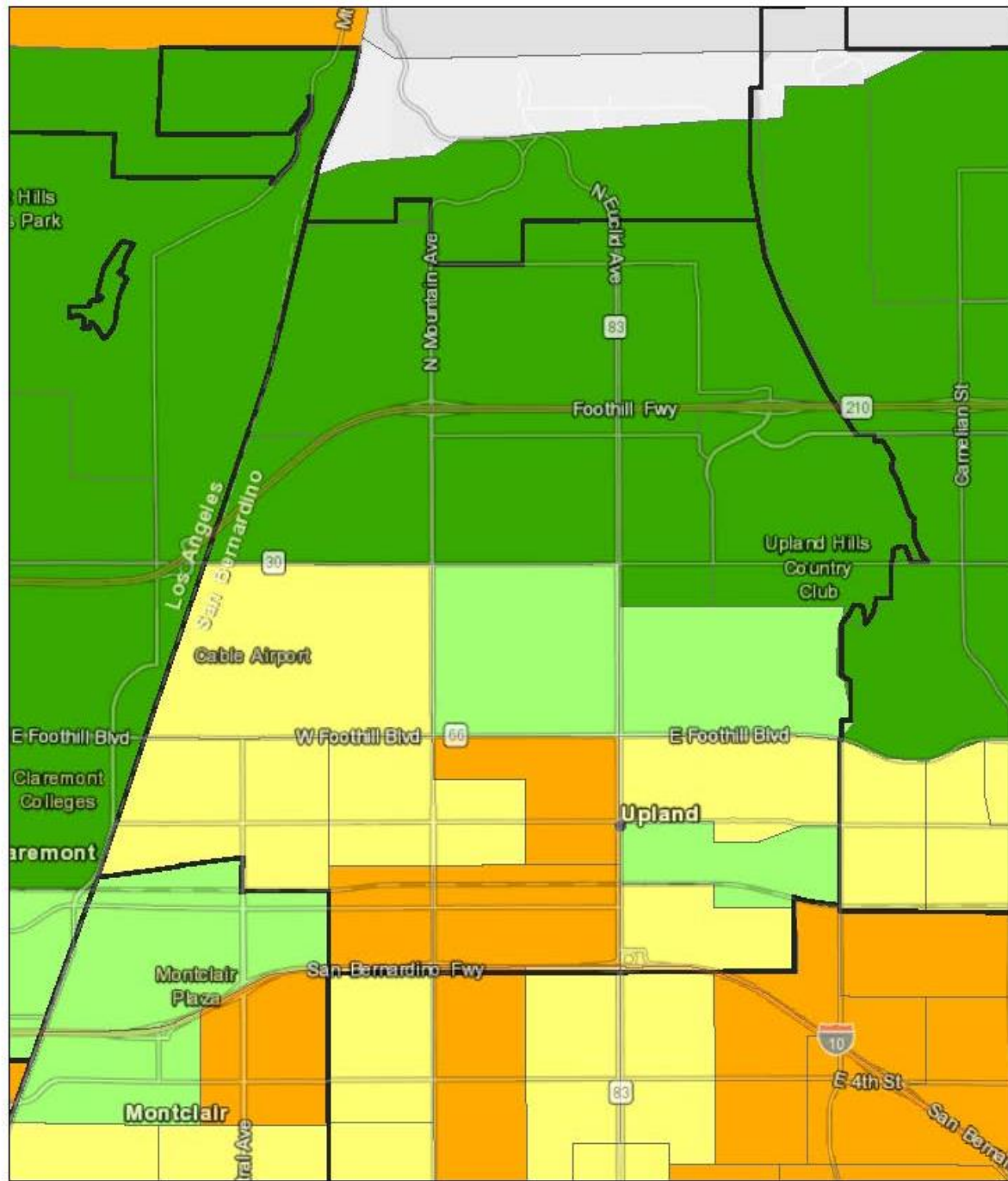
City/Town Boundaries

1:60,000
0 0.42 0.85 1.7 mi
0 0.5 1 2 km

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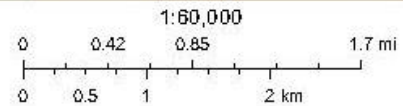
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Figure C6. TCAC Educational Opportunity Areas – Upland



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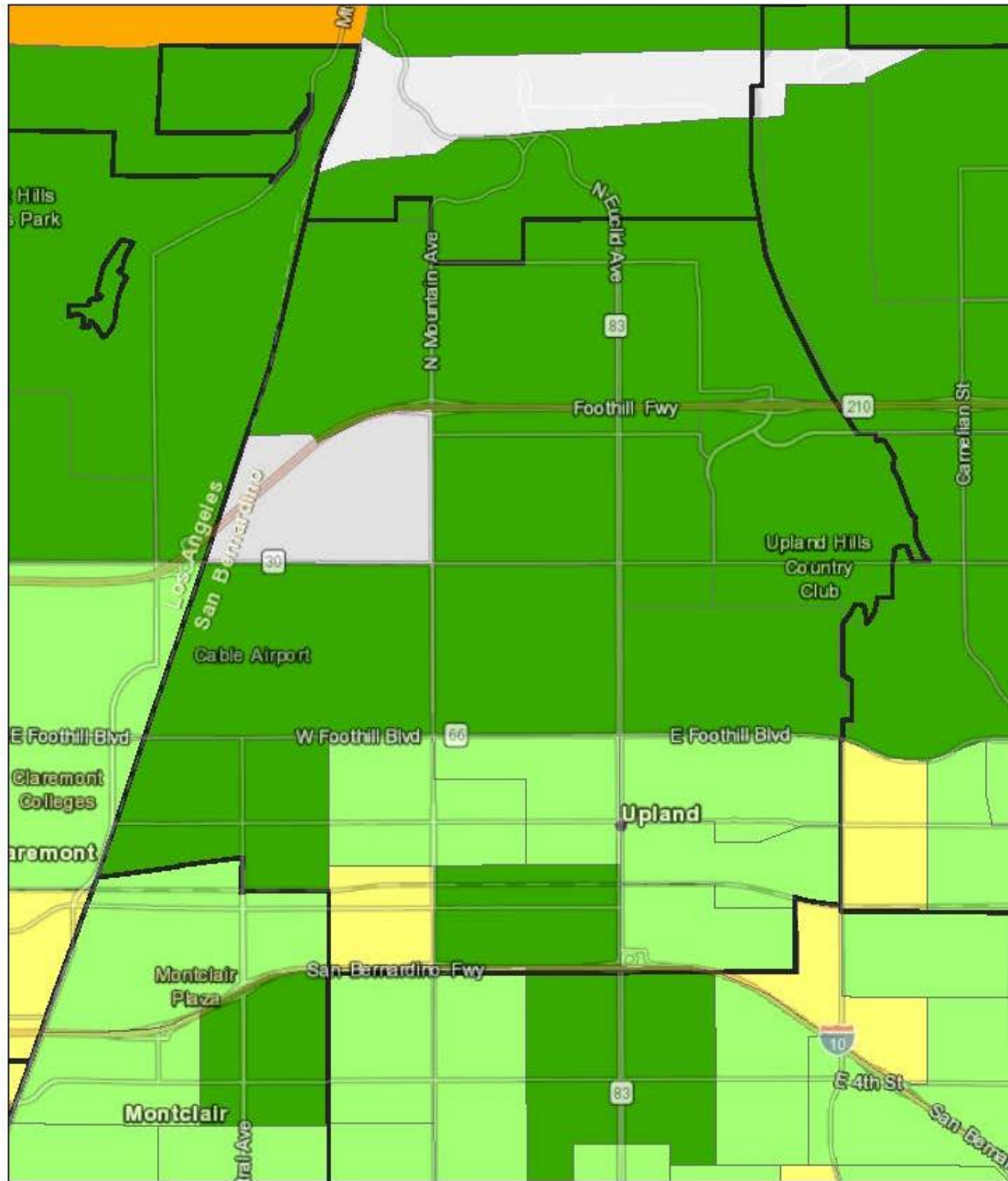
- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score - Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



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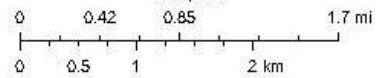
CA HCD
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Figure C7. TCAC Economic Opportunity – Upland



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1:60,000



- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
 - < 0.25 (Less Positive Economic Outcome)
 - 0.25 - 0.50
 - 0.50 - 0.75
 - > 0.75 (More Positive Economic Outcome)
 - No Data

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4) Transportation Opportunities

According to the City’s AI, Upland residents enjoy superior access to transportation infrastructure, which includes the Burlington Northern/Santa Fe Railroad and the Upland Metrolink Station; the location of both a local airport (Cable Airport) and an International airport (Ontario Airport); and the traversing of the two major freeways through its boundaries (Interstates 10 and 210).

5) Environmental Opportunity

According to HUD, “The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level.” The Index combines standardized EPA estimates of air quality carcinogenic, respiratory and neurological hazards with indexing census tracts.

Values are inverted and then percentile ranked nationally. Values range from 0 to 100: the higher the index value, the less exposure to toxins harmful to human health; or, put differently, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census tract.

The EPA standardizes its estimates of air quality hazards using the National Air Toxics Assessment (NATA), which is EPA's ongoing review of air toxics in the United States. EPA developed NATA as a screening tool for state, local and tribal air agencies. NATA’s results help these local agencies identify which pollutants, emission sources and places they may wish to study further to better understand any possible risks to public health from air toxics. EPA suggests that local communities use NATA to “prioritize pollutants and emission source types; identify places of interest for further study; get a starting point for local assessments; focus community efforts; inform monitoring programs.” According to EPA, communities have found that using NATA helps “inform and empower citizens to make local decisions about their community’s health. Local projects often improve air quality faster than federal regulations alone.”

Although EPA characterizes NATA results as “a snapshot of outdoor air quality with respect to emissions of air toxics,” it nonetheless suggests long-term risks to human health if air toxics emissions are steady over time, including estimates of the cancer risks from breathing air toxics over many years. It also estimates non-cancer health effects for some pollutants, including diesel particulate matter (PM). It is important to note that NATA only includes outdoor sources of pollutants, and its estimates of risk “assume a person breathes these emissions each year over a lifetime (or approximately 70 years). NATA only considers health effects from breathing these air toxics. It ignores indoor hazards, contacting or ingesting toxics, and any other ways people might be exposed.” (<http://www.epa.gov/national-airtoxics-assessment/nata-overviewepa.gov>)

The Upland AI⁶ analyzed Environmental Health Index values for various groups within Upland and within the region at large. Across every category, including those results reported for communities below the federal poverty level, Upland scores are significantly lower than those for the region. These lower scores are an indication of significantly greater exposure to cancer risks for City residents and of the potential for elevated non-cancer health effects from pollutants such as diesel particulate matter.

While Whites in Upland score the highest on the Index, at 35.55, their score is 35.92 percent lower than the score for Whites in the region, at 55.48. For Blacks the differential is -37.68 percent (27.56 vs. 44.22); For Hispanics, -33.15 percent (28.33 vs. 42.38). For Asians, the score within the jurisdiction is 17.07 percent lower than that for the region (35.07 vs. 42.29), and Native Americans within the City score 45.70 percent lower (30.54 vs. 56.24). For communities living under the federal poverty level, the jurisdiction compares similarly

⁶ City of Upland, *Analysis of Impediments to Fair Housing Choice 2019-2023*, p. II-37

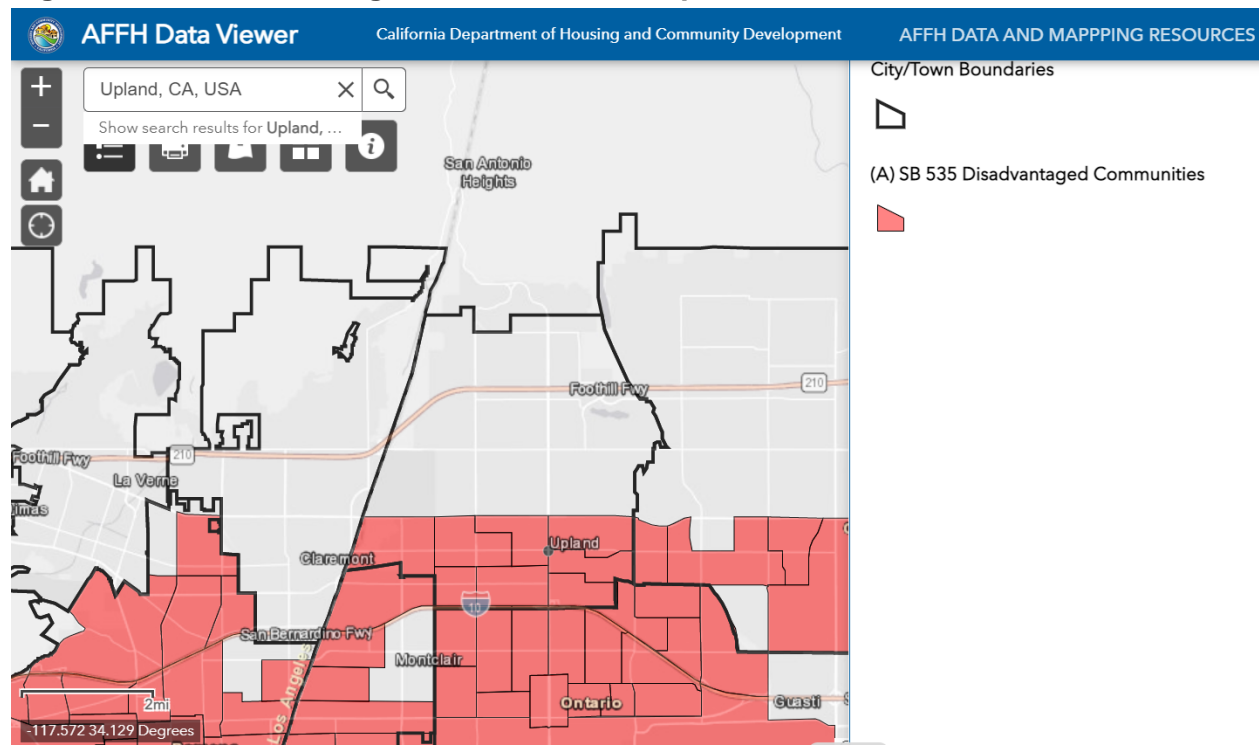
unfavorably to the region: 32.37 vs. 56.84 for Whites; 20.44 vs. 44.86 for Blacks; 24.12 vs. 42.23 for Hispanics; 31.99 vs. 39.74 for Asians; and 25.67 vs. 50.63 for Native Americans.

The lowest scoring census tracts in Upland are located south of Foothill Boulevard and nearer in proximity to Interstate 10, the rail line, industrial uses and Ontario International Airport.

6) Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure C8 below, the southern portion of the city is classified as a disadvantaged community.

Figure C8. Disadvantaged Communities – Upland



E. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

1) Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for many Upland residents, particularly for lower-income households. According to recent HUD estimates (Table C3) approximately 6,265 renter households (52% of all renters) and 4,325 owner households (29% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

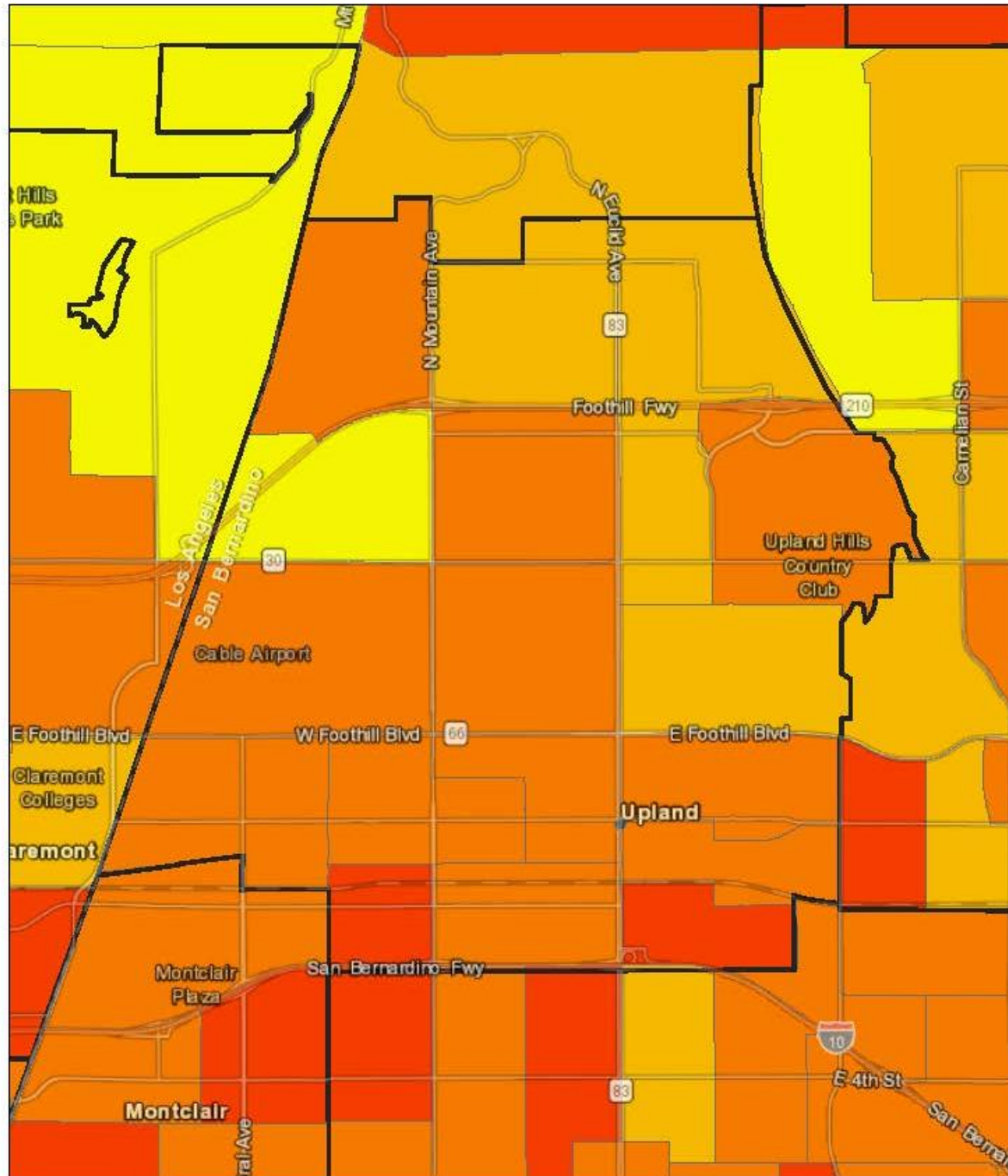
Table C3. Cost Burden by Tenure and Income Category - Upland

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

As shown in Figure C9, overpayment among renters is most prevalent in the southern portions of the city. Overpayment among Upland homeowners is highest in the central and southern portions of the city (Figure C10).

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing.

Figure C9. Renters Overpaying for Housing - Upland

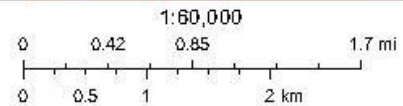


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City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

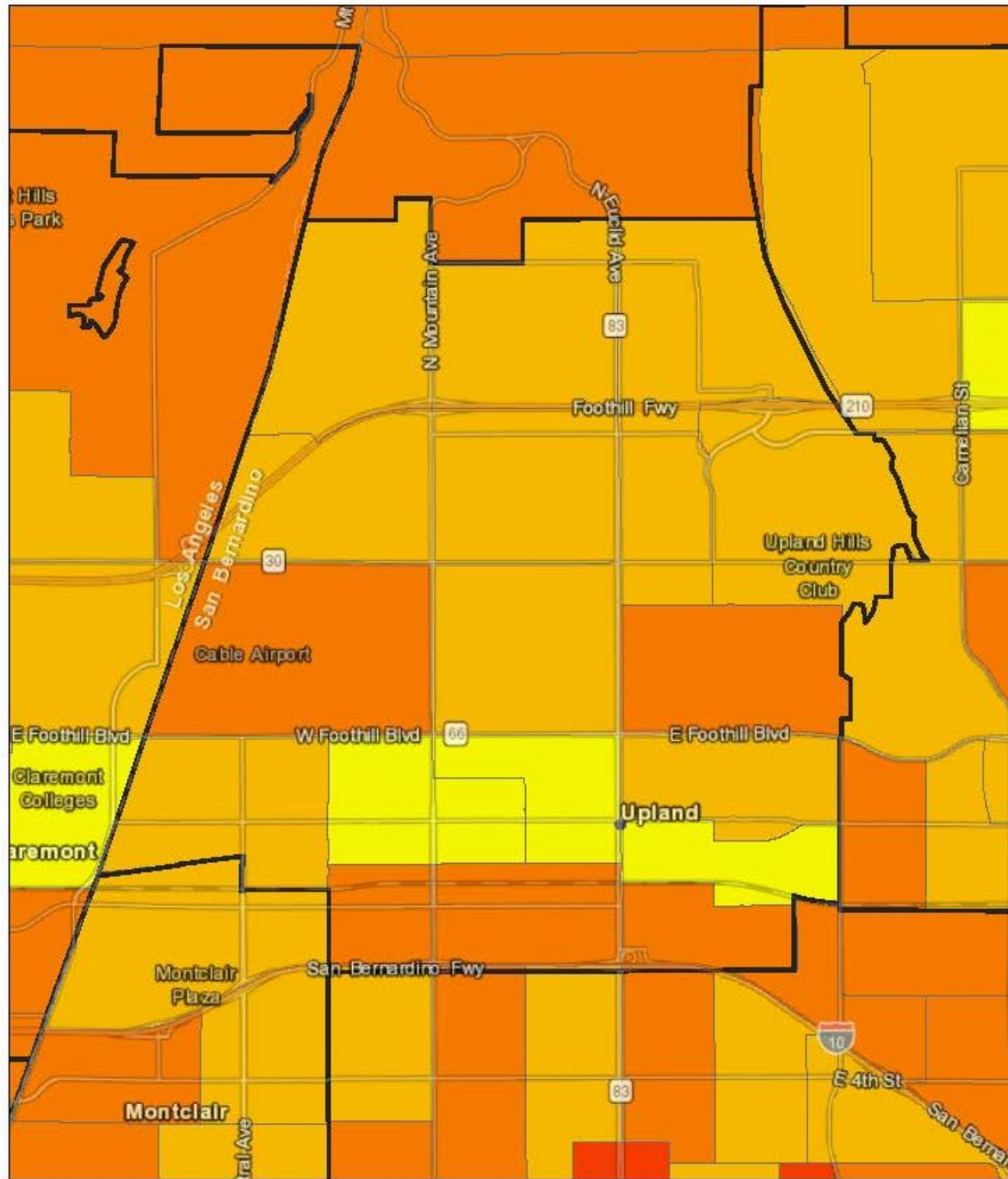


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Figure C10. Homeowners Overpaying for Housing – Upland

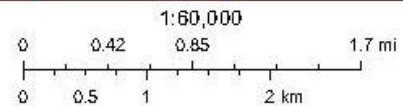


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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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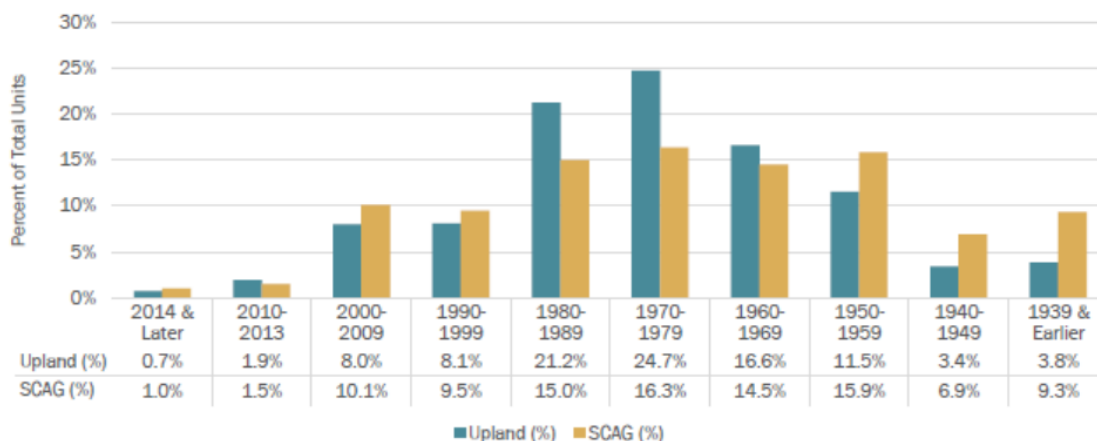
2) Substandard Housing

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Upland compared to the SCAG region as a whole is shown in Figure C11. Approximately 60% of Upland’s housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there may be 9,000 housing units currently in the City that are in need of substantial rehabilitation. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.

Figure C11. : Age of Housing Units – Upland vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

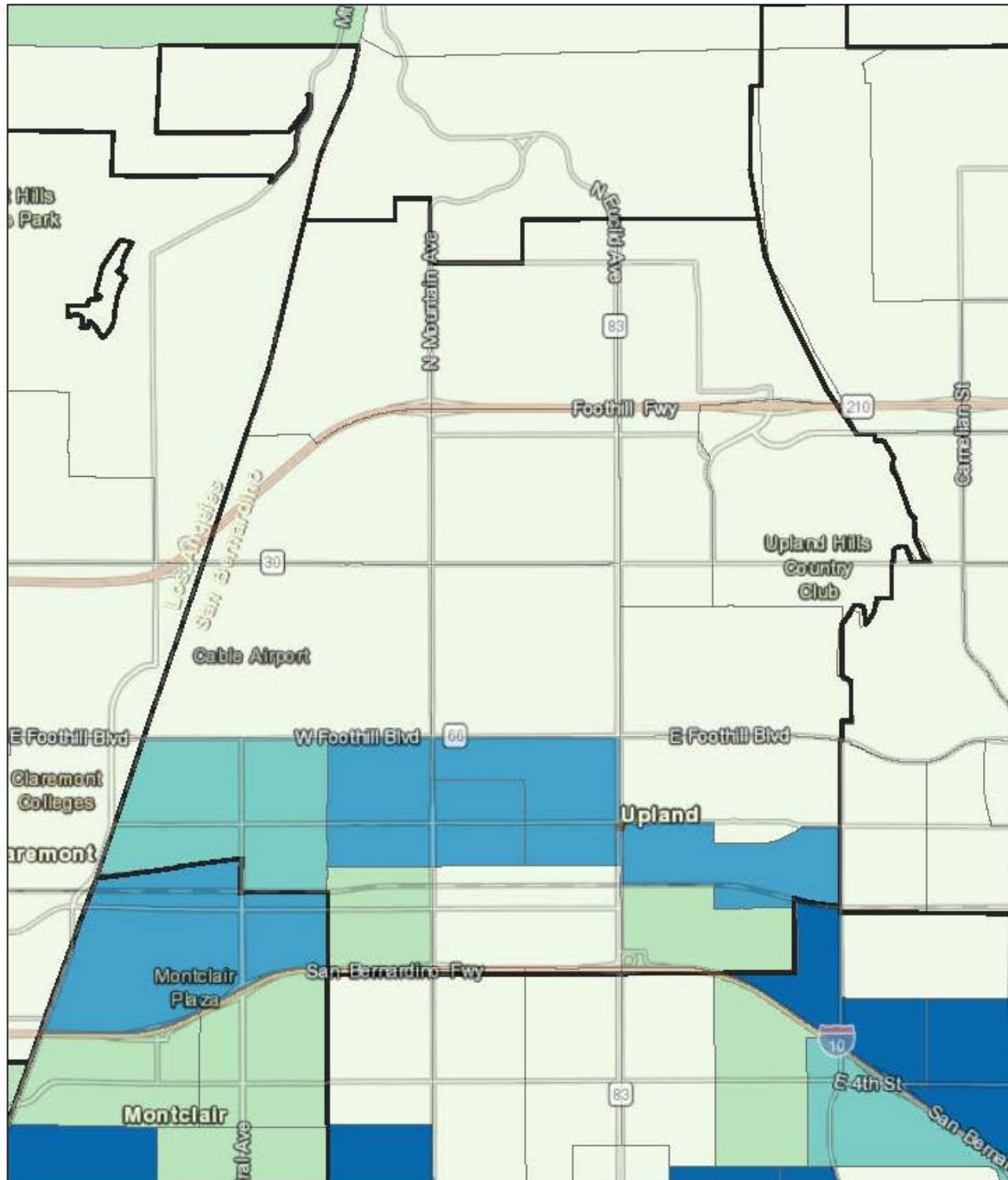
3) Overcrowding

“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

In Upland, the highest rates of overcrowding occur in the southern portion of the city (Figure C12), which are also the areas with higher percentages of minority residents.

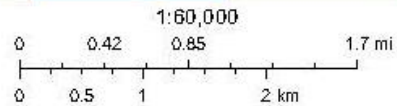
The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing and also through financial assistance such as Section 8 vouchers.

Figure C12. Overcrowded Households – Upland



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- City/Town Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%



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CA HCD

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4) Homelessness

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent. Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and other problems.

Counting the homeless population is problematic due to its transient nature. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report⁷ 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 described in Chapter 2: Housing Needs.

5) Displacement Risk

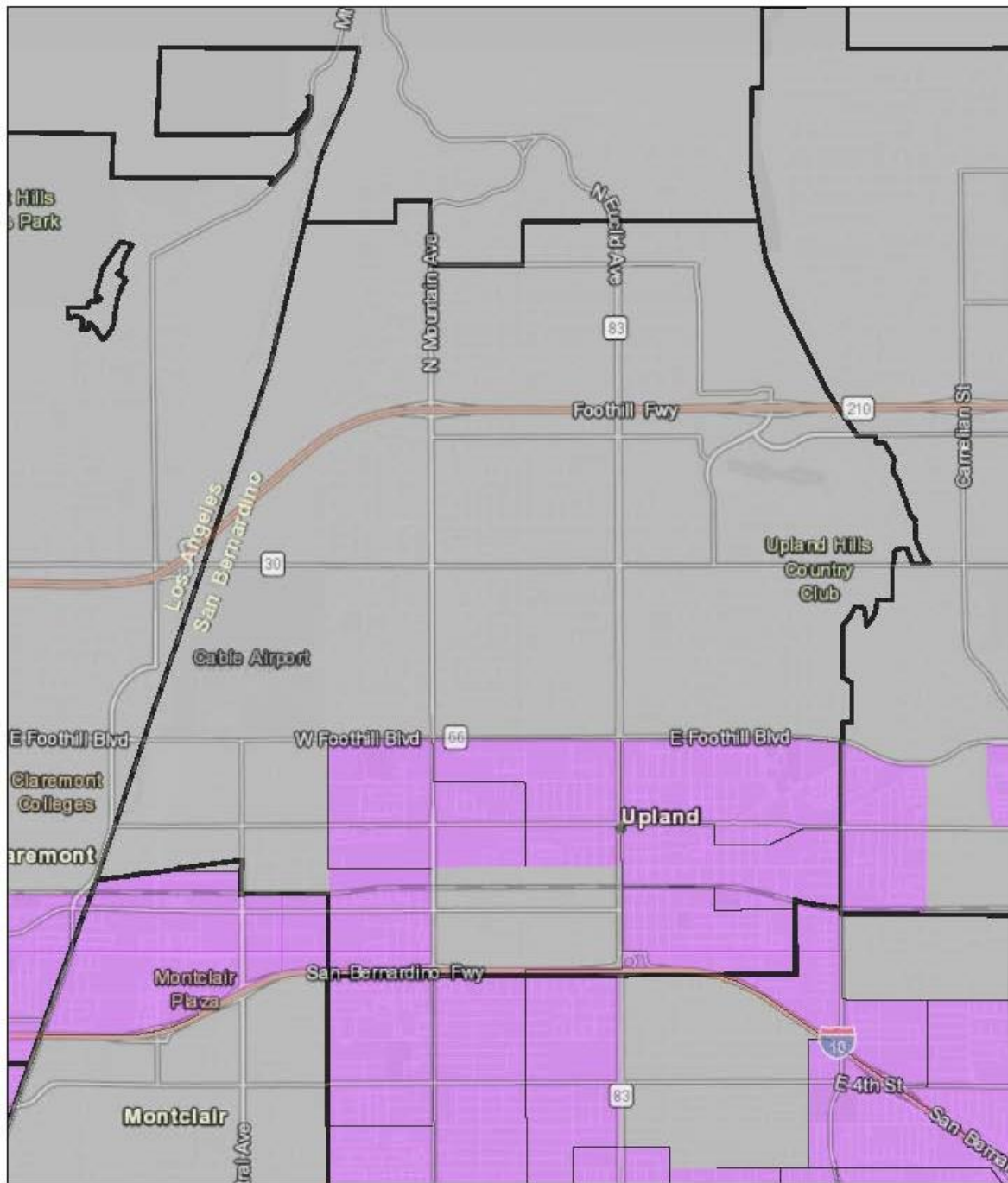
Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

The Urban Displacement Project at UC Berkeley identifies that are areas vulnerable to displacement. As shown in Figure C13, portions of Upland south of Foothill Boulevard are considered vulnerable to displacement.




Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan (Chapter 5) includes programs to implement all of these strategies.

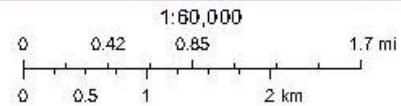
⁷ <https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

Figure C13. Vulnerability to Displacement - Upland



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-  City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
-  Vulnerable
-  Other



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3. Sites Inventory Analysis

The City’s inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites and future ADUs. The sites analysis shows that as with most cities in the urbanized areas of Southern California, vacant developable land is very rare and underutilized sites provide the majority of future housing capacity.

As illustrated in Figures B-1 through B-4 in Appendix B, the majority of potential sites for housing development are on redevelopment of underutilized sites in the southern portions of the city and the Historic Downtown near the Metrolink rail station. Most of these sites are within areas designated by the TCAC/HCD opportunity maps as Moderate or High Resource (see Figure C14 below).

Because the northern portions of the city are almost completely built-out and are stable neighborhoods, future residential development in those areas during the 2021-2029 planning period is expected to focus on ADUs.

4. Contributing Factors

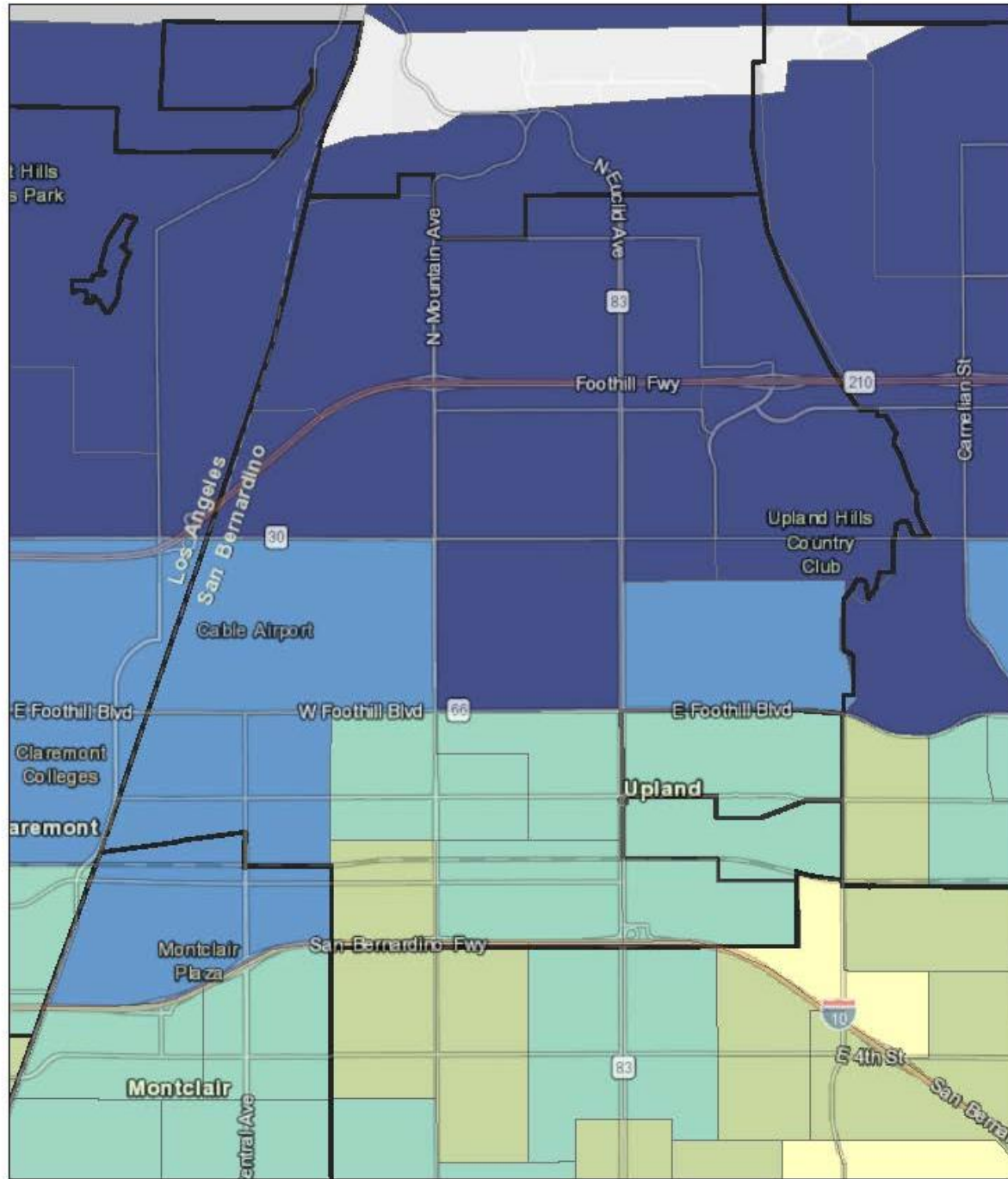
The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in Table C4: Fair Housing Issues, Contributing Factors and Meaningful Actions.

5. Goals, Policies and Actions

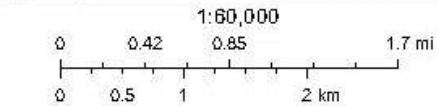
Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. These actions are consistent with the Upland 2019-2023 Analysis of Impediments to Fair Housing Choice.

Figure C14. TCAC Opportunity Areas Composite Score - Upland



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- 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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CA HCD

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Table C4. Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
1. Transit Access	<p>Transit provides elderly residents, low-income residents, youth, and others access to jobs, medical facilities, parks, housing, and public services. Omnitrans, the City’s transit provider, has adopted service standards to ensure an equitable distribution of services. For instance, all areas having a minimum residential density of 3.5 dwelling units per acre or employment density of 10 jobs per acre, as measured over an area of 25 acres, should be provided with a transit service that places 90 percent of residences and jobs within one-half mile of a bus stop. The Omnitrans Short-Range Transit Plan indicated that all neighborhoods and employment nodes in Upland are well-served. Closer analysis of Upland’s development patterns in the 2013-2018 A.I. revealed a then-underserved area. At that time, Omnitrans did not have any bus routes connecting the new Colonies Crossroads commercial development within the Colonies San Antonio Specific Plan area, more specifically the commercial area that includes the Home Depot, LA Fitness, Nordstrom Rack, etc. Omnitrans Route 83 was subsequently modified and now connects with the commercial area. However, there is no fixed route service in the City of Upland north of the 210 Freeway.</p>	High	<p>The City will monitor residential and commercial developments that may impact ridership potential for expanded fixed route service north of the 210 Freeway and if any new developments in this area have the potential to generate ridership, the City will share this information with Omnitrans for consideration in future transit planning. (Housing Element Program 19)</p>
2. Discrimination against Persons with Disabilities	<p>Approximately two-thirds of discrimination complaints in Upland over the last five years were on the basis of physical or mental disability. The high proportion of disability complaints to IFHMB in Upland is consistent with other communities in the area and is also consistent with data at the state and federal level.</p> <p>Fair housing discrimination on the basis of disability demonstrates a lack of understanding in the housing industry of the housing rights of persons with disabilities. Disabled persons are particularly experiencing difficulties when requesting reasonable accommodations or modifications from their housing providers. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations.</p> <p>This impediment was addressed in the past through fair housing outreach and education; however, given that two-thirds of all fair housing complaints received locally are on the basis of disability, this impediment remains a priority.</p>	High	<p>The Upland Development Services Department and IFHMB will continue providing educational opportunities for property owners, property managers, and residents in Upland concerning the law as it pertains to reasonable accommodations and reasonable modifications. The City will contract with IFHMB to provide two workshops per year in the City, with one workshop per year serving as a general introduction to fair housing laws and possible discrimination, and one workshop each year being specifically focused on housing issues faced by persons with disabilities and the reasonable accommodation and modification processes. The City will also contract with IFHMB at least once during the planning period to fund matched pair testing in Upland to address issues of possible discrimination based on disability as well as race, familial status, national origin, disability and other protected categories. (Housing Element Program 19)</p>

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
<p>3. Lack of Rental Housing Opportunities in Northern Upland</p>	<p>Examination of the General Plan Land Use Map and Zoning Map and comparison to Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) maps illustrating the tenure of occupied housing units geographically reveals that tenure is consistent with land use and zoning in Upland. In the Census Tracts north of Foothill Boulevard, between 68.4 and 81.43 percent of housing units are owner-occupied. In the Census Tracts north of Baseline Avenue, between 81.43 and 100 percent of housing units are owner occupied. South of Foothill Boulevard, only 33.51 percent of the housing units are owner-occupied in most Census Tracts.</p> <p>HUD AFFH data suggests that northern Upland is characterized by higher performing schools and relatively less exposure to poverty. Therefore, the limited rental housing opportunities in the northern portion of the city is a contributing factor and an impediment to fair housing.</p>	<p>High</p>	<p>To foster development of a balanced community that provides access to a diverse array of housing opportunities for all Upland residents including members of protected classes, the City will seek to expand affordable rental housing opportunities north of Foothill Boulevard by encouraging multi-family affordable rental housing developments as part of infill projects or as part of Specific Plans where mixed use and flexible residential uses are currently allowable. (Housing Element Programs 5 and 19)</p>

Appendix D Public Comments

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February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

- 1. Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

2. Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents.

Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

3. Support homeownership opportunities for historically excluded groups.

Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

4. Adequately plan for density. Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

5. Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

- 6. Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

- 7. Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.
- 8. Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

- 9. Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.
- 10. Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be “sprinkled throughout” the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

- 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.
- 12. Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.
- 13. Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.
- 14. Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

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