



CITY OF UPLAND



WHAT IS AFFORDABLE HOUSING?

PRESENTED BY

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DEVELOPMENT SERVICES MANAGER

Upland's Existing Affordable Housing Programs

- ▶ **First Time Home Buyer Program**
 - ▶ 1-2 per year
- ▶ **Home Improvement Loan Program**
 - ▶ 2-5 per year
- ▶ **Emergency Repair Program**
 - ▶ 20-25 per year
- ▶ **Multi-Family - Acquisition Rehab**
 - ▶ Magnolia Colony Apartments (incl. Sycamore Ct.)
 - ▶ Sunset Ridge Apartments
 - ▶ The Village Apartments
- ▶ **Multi-Family - New Construction**
 - ▶ Coy D. Estes Senior Apartments
 - ▶ Coy D. Estes Senior Apartments Expansion



Low and Moderate Income Housing Asset Fund Requirements



- ▶ Pursuant to Health and Safety Code Section 34176.1, the Housing Successor shall expend all funds in the Low and Moderate Income Housing Asset Fund (LMIHAF) for the purpose of monitoring and preserving existing units and can be spent up to \$250K for homeless activities/projects. The remaining funds can be distributed as shown on the following slide:

Low and Moderate Income Housing Asset Fund Requirements cont.

- ▶ \$100,000 (Hypothetical) – Housing Funds should be expended in the following manner:

\$20K (20%)	Affordable housing programs/projects assisting households earning 60% - 80% Area Median Income
\$30K (30%)	Rental housing development assisting households earning 30% or below the Area Median Income
\$50K (50%)	Housing projects/programs assisting households earning 60% or below the Area Median Income

Existing Multi-Family Affordable Housing Units

- ▶ Existing Multi-Family Affordable Housing Units
 - ▶ There are approximately 12,000 rental units within the City with 11% at affordable rental rate.



Existing Multi-Family Affordable Housing Projects

Project Name	Target Group	Total Units	Affordable Units	Unit Size	Project Funding	Expiration Date of Covenants
Richland Apts.	Family	33	8 Low	2BR	HOME	2022
Sycamore Terrace	Senior	100	100 VL	1BR	HUD202	2046
Northwoods	Family	324	64 Low	2BR	MRB	2024
Arbor Park	Family	260	104 Low	2BR	MRB	2028
Sunset Ridge	Family	108	16 VL	1 & 2BR	MRB/RDA	2037
Village Apts.	Family	72	20 VL	1 & 2BR	MRB/RDA	2037
Alpine Woods	Family	137	137 VL	1 & 2BR	LIHTC	2029
Magnolia Colony	Family	72	18 VL/18L/36M	2 & 3BR	HOME/RDA	2058
Coy D. Estes	Senior	130	110 L/20 Mod	1 & 2BR	LIHTC	2051
Coy D. Estes	Senior	72	72	1BR	MRB/HF	Pending
Los Olivos/UHA	Family	97	97 VL	2BR	Public Hsg.	Perpetual
9 th St. Terrace	Family	24	24 VL	1 & 2BR	Section 8	Perpetual
FFS	Family	20	13VL/7Low	2BR	RDA	2058
Total Units:		1449	864			
Section 8 Voucher (County/ UHA 484). Total Vouchers 484					Total: 1,348 Units	

2013-2021

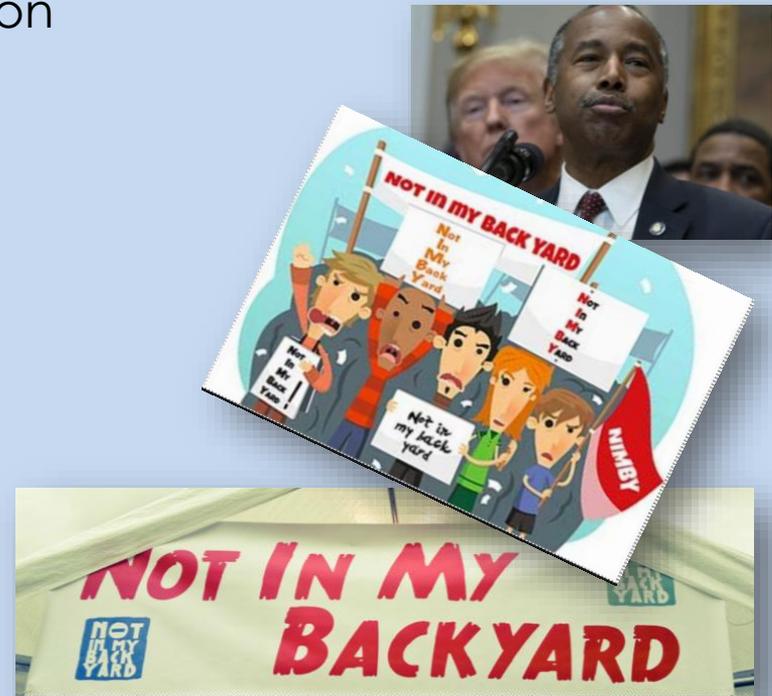
Upland's Regional Housing Needs Allocation (RHNA)

Income Category	Definition	RHNA Allocation		Units to Date
		Number of Units	Percentage	
Extremely Low	30% or Less of MFI	191	12%	0
Very Low	31-50% of MFI	191	12%	0
Low	51-80% of MFI	260	16%	0
Moderate	81-120% of MFI	294	19%	0
Above Moderate	Above 120% of MFI	653	41%	504
Total		1,589	100%	504

The **City** has created/assisted with **11%** affordable housing units of the existing 12,000 rental units in prior periods. However, not **1 affordable housing unit** has been developed during this needs allocation period.

Barriers to Develop New Affordable Housing Units

- ▶ **Cost of Creating Additional Affordable Housing**
 - ▶ Redevelopment Agency Dissolution
- ▶ **Land Availability**
 - ▶ Infill Housing
- ▶ **Federal Grant Fund Reduction**
 - ▶ Trump Administration
- ▶ **NIMBYism (Not In My Back Yard)**
 - ▶ Protestors of affordable housing



2019- Annual Household Income/Rent Limits

Household Size	Extremely Low Income 30% Of AMI	Very Low Income 31%-50% AMI	Low Income 51-80%AMI	Moderate Income 81-120%AMI
1	\$15,100	\$25,150	\$40,250	\$58,550
2	\$17,250	\$28,750	\$46,000	\$66,900
3	\$21,330	\$32,350	\$51,750	\$75,300
4	\$25,750	\$35,900	\$57,450	\$83,650
5	\$30,170	\$38,800	\$62,050	\$90,350
6	\$34,590	\$41,650	\$66,650	\$97,050
7	\$39,010	\$44,550	\$71,250	\$103,750
8	\$43,430	\$47,400	\$75,850	\$110,400

Rent Schedule per Bedroom Size	0-BDRM	1-BDRM	2-BDRM	3-BDRM	4-BDRM
30% of 30 AMI	\$366	\$533	\$ 754	\$ 975	\$1,200
Low HOME Rent	\$628	\$673	\$ 808	\$ 933	\$ 1041
High HOME Rent	\$800	\$859	\$ 1,033	\$1,184	\$1,031
Fair Market Rent -Upland	\$1,200	\$1,450	\$1,700+	\$2,100+	\$2,500+
Fair Market Rent - HUD	\$826	\$986	\$1,232	\$1,717	\$2,132

Subsidy Required to Create Affordable Housing Units

Subsidy Cost per Unit		
1- 1 Bedroom Unit at 30% of AMI x 55 years	= \$605,220	(1450-533=917*12*55)
1- 1 Bedroom Unit at 50% of AMI x 55 years	= \$512,820	(1450-673=777*12*55)
1- 1 Bedroom Unit at 80% of AMI x 55 years	= \$390,060	(1450-859=591*12*55)
1- 2 Bedroom Unit at 30% of AMI x 55 years	= \$624,360	(1700-754=946*12*55)
1- 2 Bedroom Unit at 50% of AMI x 55 years	= \$588,720	(1700-808=892*12*55)
1- 2 Bedroom Unit at 80% of AMI x 55 years	= \$440,220	(1700-1033=667*12*55)
Construction cost per unit est. (\$225 per sq. ft)	\$225,000	Estimate to build a 1000 sq. ft. unit

New 2018 Housing Assembly/Senate Bills

Housing Accountability Laws*

- ▶ SB 167
- ▶ AB 678
- ▶ AB 1515
- ▶ AB 72



*Reference supplemental handout

New 2018 Housing Assembly/Senate Bills

New State Funding Resources*

- ▶ SB 2
- ▶ SB 3



CALIFORNIA



*Reference supplemental handout

New 2018 Housing Assembly/Senate Bills

Affordable Housing Incentives*

- ▶ SB 35
- ▶ AB 1505
- ▶ AB 1521
- ▶ AB 571
- ▶ SB 540
- ▶ AB 73



*Reference supplemental handout

Cont. -2018 Housing Bills

Housing Element Bills*

- ▶ AB1397
- ▶ SB166
- ▶ AB879 (New Housing Report)



*Reference supplemental handout

New 2019 Housing Assembly/Senate Bills

New Tools to Incentivize Housing Production and Remove Key Local Barriers*

- ▶ SB 330
- ▶ AB 1763
- ▶ AB 116
- ▶ AB 1485
- ▶ AB 1255
- ▶ AB 1486
- ▶ SB 6
- ▶ SB 751
- ▶ AB 1483
- ▶ AB 1010
- ▶ AB 1743
- ▶ SB 196



*Reference supplemental handout

Cont.

New 2019 Housing Assembly/Senate Bills

2019 Laws to Eliminate Barriers to Building ADUs*

- ▶ AB 68
- ▶ AB 881
- ▶ AB 587
- ▶ SB 13
- ▶ AB 671



2019 Housing Rental Tenant Protections*

- ▶ AB 1482
- ▶ AB 1188



*Reference supplemental handout.

QUESTIONS?

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