



City of Upland

Draft Permanent Local Housing Allocation Plan

July 2020

Upland Permanent Local Housing Allocation (PLHA)

302(c)(4) Plan

Eligible Applicant Type:	Entitlement
Local Government Recipient of PLHA Formula Allocation:	Upland
Year 1 PLHA Formula Allocation Amount:	\$277,837
Estimated Five-Year PLHA Amount:	\$1,667,022
Allowable Administration (Year 1):	\$13,891
Allowable Administration (Five-Year Estimate)	\$83,351

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

In establishing the City's strategic objectives for the PLHA allocation, the City reviewed the priorities and objectives within the City's current Housing Element and HUD Consolidated Plan. Additionally, the City gathered stakeholder input via a web-based survey to seek input on housing priority needs. Finally, the City Development Services Department consulted with other city departments and leadership to ensure PLHA activities aligned with and leveraged other funding priorities and objectives within the City.

Based on this feedback, the City of Upland has established two primary uses of the PLHA resources: 1) Homeless services: Funding will be allocated to the Upland Homeless Outreach, Prevention and Education (U-HOPE) program to conduct homeless outreach, homeless prevention, and short-term rental assistance. 2) The City will assist with the acquisition and rehabilitation of an existing four-plex structure within the City to be converted to affordable rental housing to households with incomes at or below 80% AMI.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

During this five-year period, 100% of the funding will be targeted to households with incomes at or below 80% AMI. The rental rehabilitation program will create additional rental housing stock within the City of Upland and ensure it remains affordable for a period of 55 years.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The activities proposed in this plan are consistent with multiple programs and policies within the City of Upland's Housing Element. The corresponding policies and programs for each activity are summarized below:

Affordable Rental Housing Program

- Policy HE - 1.1 - Housing Quality (promote the repair, improvement and rehabilitation of housing)
- Policy HE - 2.2 - Housing Diversity (provide high quality housing in a range of types, densities, and unit sizes at different income levels)
- Policy HE - 3.5 - Affordable Housing Preservation (support the long-term preservation of affordable housing)
- Program 4: Rental Acquisition and Rehabilitation

U-HOPE Program

- Policy HE - 3.1 - Rental Assistance (provide rental assistance to low-income residents)
- Policy HE - 3.4 - Collaborative Partners (work with local organizations to address housing and supportive service needs of residents)
- Program 19 - Homeless Services

Regional Housing Needs Allocation (HNA) – Background and Local Requirements

The table below summarizes the current RHNA requirements for the City of Upland for Extremely Low-, Very Low-, Low-, Moderate-, and Above Moderate-income levels that will be targeted by the City of Upland during the 2013-2021 Housing Cycle. The PLHA activities will be targeted, in part, to achieve these allocations.

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

§301(a)(1) Activity: The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

PLHA funds for the rental housing activity will be used to support the acquisition of an existing four-plex structure within the City of Upland and complete significant rehabilitation on the property. The units will be maintained as affordable rental housing for a period of 55 years.

Funding Allocation Year	2019	2020	2021	2022	2023
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity			90%	90%	90%
§302(c)(4)(E)(ii) Area Median Income Level Served			80%	80%	80%
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level			260	260	260
§302(c)(4)(E)(ii) Projected Number of Households Served					4
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)			55 Years	55 Years	55 Years

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Year 3; Month 1: The City will solicit existing multi-family property owners regarding interest to sell. Interested multi-family property owners will submit offer letters and City will select site for acquisition.

Year 3; Month 6: Complete site acquisition

Year 3; Month 7: Initiate rehabilitation

Year 4; Month 4: Initiate unit marketing

Year 4; Month 7: Complete final inspection

Year 4; Month 8: Initiate lease up

Ongoing: Affordability Period Monitoring

§301(a)(6) Activity: Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

PLHA funds will be used to expand the operation of the City's U-HOPE program. Specifically, PLHA funds will be used to provide comprehensive case management and outreach services to homeless individuals and households who are experiencing or at risk of homelessness. Additional activities will include homeless prevention and short-term rental assistance to those households experiencing or at-risk of homelessness.

Funding Allocation Year	2019	2020	2021	2022	2023
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers				
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	95%	95%	10%	10%	10%
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	191	191	191	191	191
§302(c)(4)(E)(ii) Projected Number of Households Served	27	27	27	5	5

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The PLHA funds will be used expand the services and outreach of the City's U-HOPE Program. During Years 1 and 2, the City will use PLHA funds to expand the number of individuals and households who can benefit from homeless prevention and short-term rental assistance programs. Starting in Year 3, the City anticipates transitioning to other local and federal streams to continue the operation of the U-HOPE program.