



CITY OF UPLAND

2021-2029 HOUSING ELEMENT RE-ADOPTION

Development Services Department

City Council Meeting

September 23, 2024

Robert D. Dalquest, Development Services Director

Joshua Winter, Senior Planner

TEAM

UPLAND CITY HALL

City of Upland, Development Services Department

- Robert Dalquest – Development Services Director
- Josh Winter – Senior Planner
- Loralee Farris – Planning Manager

Michael Baker International

- Dan Wery – Project Manager
- Shannon Liska – Housing Specialist

Timeline of Events

September 24, 2021

- Submitted an initial draft Housing Element to HCD

November 22, 2021

- HCD letter #1 issued
- City revised and resubmitted the Housing Element

May 23, 2022

- HCD letter #2 issued
- City revised and resubmitted the Housing Element

October 24, 2022

- **Housing Element Adoption**

December 22, 2022

- HCD letter #3 issued

February 13, 2024

- City revised and resubmitted the Housing Element

April 12, 2024

- HCD letter #4 issued

May 1, 2024

- City completed revisions and met with HCD to review

May 20, 2024

- Housing Element is resubmitted to HCD

June 17, 2024

- **HCD provides a letter of conditional compliance**

August 21, 2024

- Planning Commission recommends re-adoption

TONIGHTS AGENDA

- Receive staff's presentation and public testimony
- City Council discussion
- Adopt Resolution approving General Plan amendment No. 24-0002 for the 2021-2029 Housing Element

No actions on zone changes at this time.



HOUSING ELEMENT CONTENTS

Review of Accomplishments:
Evaluation of previous housing element

Needs Analysis: Analysis of existing and projected housing needs

Sites and Resources:
Inventory of available land for housing

Constraints:
Analysis of potential constraints on housing (e.g., permit processing procedures, fees)

Affirmatively Furthering Fair Housing (AFFH):
Assessment of fair housing conditions, commitment to “meaningful actions” that improve fair housing

Implementation Plan:
Goals, policies, and implementation programs to meet unmet housing needs

CONSEQUENCES OF NON-COMPLIANCE

- Disqualification from State Funding
- Carryover of RHNA Unit Allocation to next cycle (GC 65584.09)
- Fines, Penalties, Litigation
- Court Receivership/Loss of Local Control
- Inability to Deny New Projects inconsistent with General Plan or zoning (“Builder’s Remedy”)

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- The City's obligation is to provide sufficient land, zoned appropriately, to accommodate the RHNA.
- The City is not obligated to construct housing.
- The City must demonstrate how will meet the RHNA within the 8-year period.
- RHNA site designations add value and options
- No change to existing owner rights or requirements

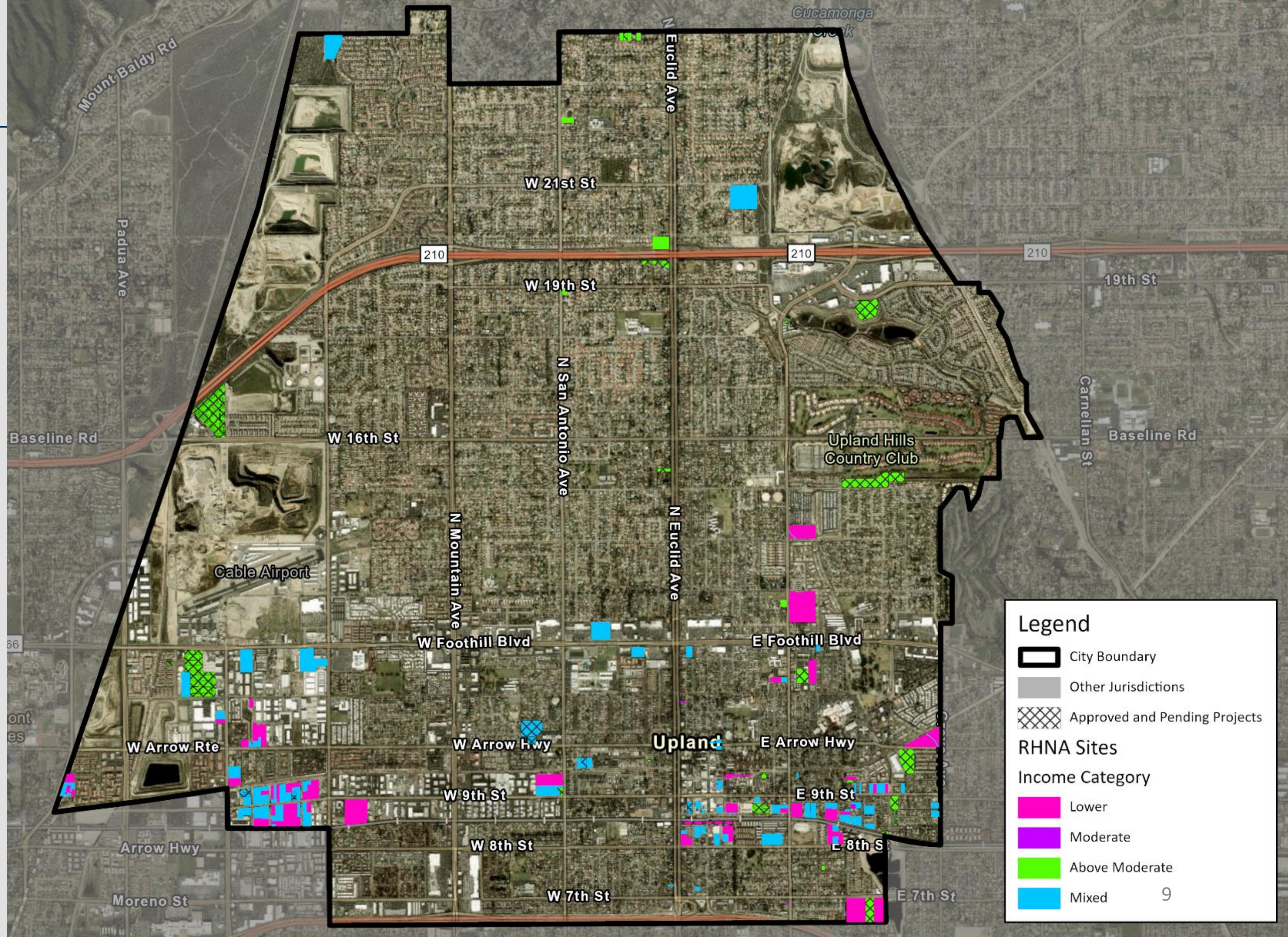
RHNA

Income Category		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).

Sites Inventory



NOTABLE REVISIONS: AFFIRMATIVELY FURTHERING FAIR HOUSING

- Expanded local and regional analysis
- Added maps of RHNA sites and AFFH conditions
- Targeted stakeholder engagement focused on local housing service providers for low-moderate income and special needs households



NOTABLE REVISIONS: SITES ANALYSIS

- No new RHNA sites have been added to the inventory
- Added evaluation of all non-vacant sites against five criteria:
 1. Land Improvement Ratio
 2. Building Age
 3. Existing Use
 4. Access to Services
 5. Access to High Quality Transit
- Substantiated viability of small sites (< 0.5 acre)

NOTABLE REVISIONS: REFINED EXISTING PROGRAMS

Added geographic targets, specific timelines, and/or quantifiable goals and metrics

- Program 2: HOME Improvements
- Program 3: Emergency Repairs for Homeowners
- Program 4: Rental Acquisition and Rehabilitation
- Program 7: Specific Plans
- Program 9: Accessory Dwelling Units
- Program 15: Housing Incentives

These programs did not have major revisions to their content



NOTABLE REVISIONS: FIVE NEW PROGRAMS

- **Program 5: Multi-Family Rental Rehabilitation Program**
 - Provide landlords of multi-family apartments (<8-units) with grants up to \$25,000 to make energy efficiency improvements to units occupied by LMI tenants
- **Program 14: Acquisition of Existing Units for Affordable Housing**
 - Acquire eleven fourplexes to add to the City's affordable housing portfolio.
- **Program 22: Housing Education and Outreach**
 - Provide information about housing resources through a wide variety of outreach methods

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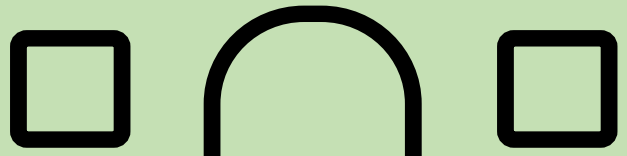
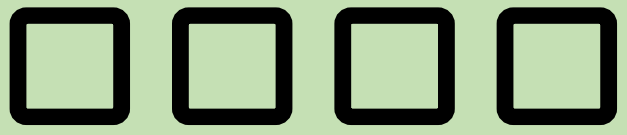
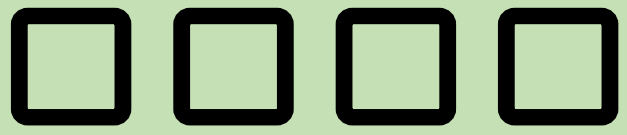
- **Program 23: Housing Mobility**

- Allow one additional ADU, beyond state law, on lots in the RS-10, RS-15, and RS-20 zones with a single-family home lots greater than 15,000 square feet.
- Allow one additional ADU on eligible single-family lots given that the bonus ADUs are deed restricted as affordable to lower-income households for a certain period of time

- **Program 24: Place-Based Improvements in South Upland**

- Business Attraction Assistance Program
- Historic Downtown Revitalization Program
- Capital Improvement Projects

NEXT STEPS



1. Notify HCD of the adoption

2. Adopt zoning amendments described in the housing element

3. HCD Letter of Substantial Compliance (Certification)

RECOMMENDATIONS

That the City Council:

- 1. Find that GPA 24-0002 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), Section 15162(a) and Section 15283 of the CEQA Guidelines; and**
- 2. Adopt a Resolution approving General Plan Amendment No. GPA-24-0002, approving the 2021-2029 Housing Element Update**