



# Staff Report

**CITY OF UPLAND**  
"The City of Gracious Living"

DATE: March 23, 2026  
TO: MAYOR AND CITY COUNCIL  
FROM: MICHAEL BLAY, CITY MANAGER  
PREPARED BY: ROBERT D. DALQUEST, DIRECTOR OF DEVELOPMENT SERVICES  
DIANE COTTO, HOUSING MANAGER  
SUBJECT: CONSIDER ADOPTING A RESOLUTION APPROVING THE CITY OF UPLAND  
PARTICIPATION IN REGIONAL HOUSING TRUST FUND

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## **RECOMMENDED ACTION:**

It is recommended that the City Council adopt a Resolution approving the City's participation in the Joint Powers Authority establishing the San Bernardino Regional Housing Trust Fund (SBRHT); and authorize the City Manager, subject to City Attorney review, to approve non-substantive modifications to the Joint Powers Agreement that further its purpose without increasing the City's financial obligations or liability.

## **GOAL STATEMENT**

The proposed action supports the City's HUD Consolidated Plan goal of creating affordable housing.

## **BACKGROUND**

California faces a significant housing supply and affordability crisis spurred by high land costs, rising construction costs, limited financing options, among other factors. These issues and challenges have become localized with compounding, interrelated impacts on housing supply, homelessness, and economies at the local and regional scale. A series of actions are needed at the local, regional, and statewide level to address these growing housing challenges. One such regional action is a San Bernardino Regional Housing Trust (Trust) fund, which can raise funds for affordable housing production, preservation and rehabilitation, and other affordable housing-related activities.

In response to increasing concern around the housing challenges faced in the San Bernardino region, in 2021, the City/County Managers Technical Advisory Committee (CCMTAC) of the San Bernardino Council of Governments (SBCOG) formed an ad hoc subcommittee (Subcommittee) to explore the feasibility of implementing a housing trust fund for the San Bernardino region. At the direction of the Subcommittee, in January 2022, SBCOG released the San Bernardino Regional Housing Trust White Paper that details the potential benefits, structures, and an assortment of relevant case studies regarding the formation of a San Bernardino Regional Housing Trust (SBRHT).

Following the release of the White Paper, SBCOG released the SBRHT Strategic Plan, assessing housing needs in the San Bernardino region, and detailing funding source opportunities, financing options, activities that could be supported by the SBRHT. Throughout 2022 and 2023, SBCOG conducted outreach across the region, engaging local decision-making bodies, city/county managers, planning staff, elected officials, developers, and housing administrators on the SBRHT. Based on research and outreach conducted, it is recommended that a housing trust serving the San Bernardino region be structured as a Joint Powers Authority (JPA) consisting of local jurisdictions within the region.

On April 5, 2023, the SBCOG Board of Directors authorized staff to begin the process to establish the SBRHT, including the formation of a new JPA.

## **ISSUES AND ANALYSIS**

San Bernardino County continues to experience significant housing affordability challenges. As noted in the Regional Housing Trust Fund presentation:

- Upland's median home sale price exceeds \$800,000, among the highest in the County.
- Rental costs remain unaffordable for many households earning below moderate-income levels.
- Income limits and housing costs demonstrate a widening gap between household incomes and attainable housing options, particularly for first-time homebuyers and workforce households.

These conditions directly impact Upland residents, employees, and the City's ability to meet RHNA and Housing Element obligations.

### Benefits of Participation

The SBRHT aims to provide a regional and programmatic approach to addressing housing needs throughout the San Bernardino Region, raising and leveraging funds to support housing creation, with a focus on affordable housing. Participation in the JPA will:

- Expand funding opportunities by leveraging state, federal, and private resources;
- Support affordable housing projects within Upland and San Bernardino County and across the region;
- Provide regional coordination and administration to address housing needs comprehensively;
- Attract development interest to the region; and
- Ensure local representation in decision-making through the JPA governance structure.

The Housing Trust Ad Hoc Committee is currently developing recommendations regarding policy priorities and administration. By joining the JPA, the City will have a voice in shaping these policies.

### Governance and Local Control

Each participating jurisdiction would be represented through the JPA governance structure. Board composition would include both elected officials and subject-matter experts, ensuring technical expertise while preserving public accountability. The City would retain discretion over whether and how to utilize Trust resources for local projects.

### Structure of JPA

The SBRHT Joint Powers Agreement is structured to comply with SB 20 (2023) and the Joint Exercise of Powers Act. As an early adopter of SB 20, the SBRHT may be better positioned to pursue State funding. The broader authority under the Joint Exercise of Powers Act also provides flexibility to exercise powers common to its member agencies.

The SBRHT is governed by a Board of Directors with full authority over the organization. The Board is primarily composed of locally elected officials from member agencies, along with at least two housing policy experts selected by the Board. The Board elects its officers and may establish advisory committees as needed.

The SBRHT may contract for administrative services. The Board adopts bylaws, approves budgets, and ensures compliance with applicable laws, including the Brown Act. Overall, the structure balances local government representation with housing expertise while maintaining organizational independence.

## **ENVIRONMENTAL DETERMINATION**

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, if the activity is deemed a project this City Council finds that this Resolution is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

## **FISCAL IMPACTS**

Participation in the Trust would require an annual membership contribution, subject to City Council approval through the budget process. Estimated dues range from \$31,000 to \$55,000 annually, based on population and participating agencies. No immediate General Fund impact is proposed.

Staff will return with specific funding recommendations once final dues are established. Participation requires City Council approval of a Joint Powers Agreement and is consistent with the City's Housing Element and General Plan policies.

## **ALTERNATIVES**

Provide alternative direction to staff.

**CEQA:** Not a Project.