

Five Year Consolidated Plan
FY 2015-2019
Annual Action Plan
FY 2015-2016

Adopted - May 11, 2015

**City of Upland
2015-2019 Consolidated Plan and
2015-2016 Action Plan**

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2015-2019 Consolidated Plan is the City of Upland's Strategic Plan for the investment of annual allocations of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). These grant programs enhance the viability of the City for people to live, work and thrive by providing decent housing opportunities, maintaining a suitable living environment and expanding economic opportunities—particularly for low- and moderate-income people. This Consolidated Plan is a roadmap to guide the City's housing, community and economic development investments during the next five (5) years. As grant resources become increasingly scarce, it is important for the City to determine areas and population segments with the greatest level of need for a particular program or activity and to be able to invest federal, state and local resources in high leverage opportunities where data suggests that the City will be able to maximize the impact of every dollar.

The Consolidated Plan contains a Needs Assessment and Market Analysis that provide insight into the different levels of need in the community and the market in which grant-funded programs will be implemented. The Needs Assessment incorporates national data from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to specific local data.

Based on the Needs Assessment and Market Analysis, the Strategic Plan identifies the City's priority needs, including the rationale for establishing allocation priorities and specific measurable goals to be addressed during the five (5) year period through activities to be implemented as part of the five (5) Annual Action Plans using CDBG. The following paragraphs include a brief description of each grant.

CDBG

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one (1) of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency.

Each year, the City certifies with the submission of its Annual Action Plan that it has given maximum feasible priority to activities, which meet the first and second objectives above. Additionally, the City

certifies that no less than 70% of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

2015-2016 Program Year

In addition to the Consolidated Plan, this document includes the first year's Annual Action Plan. For the 2015-2016 program year, the City will receive \$517,709 of CDBG funds. When combined with available prior year resources (\$28,831) the 2015-2016 Action Plan allocates \$546,540 of CDBG funds to the following program activities to be implemented from July 1, 2015 to June 30, 2016.

2015-2016 CDBG Public Service Activities

City of Upland: Graffiti Removal	\$15,000
City of Upland: After School Program	\$9,716
City of Upland: Vic's Place	\$5,792
Foothill Family Shelter: Stepping Stone Program	\$14,025
St. Josephs: His Hands Ministry Food Pantry	\$11,083
Inland Valley Hope Partners: Food Security Program	\$5,000
Inland Valley Drug & Alcohol Recovery	\$7,183
Pacific Lifeline: Womans Program	\$4,857
Family Service Assoc.: More Than a Meal	\$5,000

2015-2016 CDBG Capital Activities

City of Upland: CDBG Concrete Improvements	\$161,595
City of Upland: Code Enforcement	\$79,748
City of Upland: Downtown Façade Enhancement Program	\$124,000

2015-2016 Program Administration Activities

CDBG Program Administration	\$76,991
Inland Fair Housing and Mediation Board: Fair Housing Program	\$14,500
Inland Fair Housing and Mediation Board: Tenant/Landlord Mediation	\$12,050

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD’s Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three (3) categories: decent housing, a suitable living environment, and economic opportunity. Based on the Needs Assessment and Market Analysis, the Strategic Plan identifies 6 high priority needs to be addressed through the implementation of activities aligned with 6 Strategic Plan goals.

The high priority needs include:

- Business enhancement through facade rehabilitation
- Improve neighborhoods
- Improve public facilities and infrastructure
- Provide public services for low-income residents
- Prevent and eliminate homelessness
- Ensure equal access to housing opportunities

The following goals are identified in the Strategic Plan:

	Goal Name	Category	Needs Addressed	Goal Outcome Indicator
1.	Facade Rehabilitation	Non-Housing Community Development	Business enhancement through facade rehabilitation	Facade business rehabilitation
2.	Neighborhood Preservation	Non-Housing Community Development	Improve neighborhoods	Public Service activity other than low/mod income housing benefit
3.	Public Facilities Improvements	Non-Housing Community Development	Improve public facilities and infrastructure	Public Facility or infrastructure
4.	Public Services for low-income families	Public Services	Provide public services to low-income residents	Public service
5.	Homelessness Prevention Services	Homeless	Prevent and eliminate homelessness	Public service
6.	Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	Other: Persons Assisted

Table 1 - Strategic Plan Summary

3. Evaluation of past performance

The investment of HUD resources during the 2010-2014 program years was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to accomplish the following goals by year four of the five year Consolidated Plan cycle (year five accomplishment not available as of the preparation of this document):

- Support services to aid transitional shelters assisting 103 persons
- Support services to aid food distribution programs assisting 2,620 persons
- Support services to aid drug/alcohol abuse recovery programs assisting 383 persons
- Assist in financing the rehabilitation of 32 single family housing units
- Provide emergency repairs to 79 single family & mobile homes for low income families
- Rehabilitate 49 single family and mobile home units with exterior paint
- Rehabilitate 1 historically significant homes within redevelopment project area
- Support tenant assistance programs aiding 2,771 households
- Provide loan assistance for 9 first time homebuyers
- Rehabilitate 32 single family/multi-family units
- Install solar electric in 5 low income households
- Conduct 11,576 code inspections and fund graffiti removal programs to eliminate 6,823 incidents
- Complete 29 infrastructure projects to include water/sewer improvements, street resurfacing, and street light installation
- Fund the improvements to 12 park and community facilities
- Support the city's youth through educational and recreational activities reaching 7,822 youths
- Support senior nutrition and wellness programs reaching 721 elderly
- Provide adult literacy to 251 persons
- Continue to improve economic development by funding programs such as economic strategy programs, visions plan, and upland economic development website along with administering RDA funded incentive programs
- Provide tenant/landlord counseling services to 2,410 persons
- Assist 239 low and moderate income renter households through fair housing services

While the City and local partners were able to successfully implement the activities listed above during the last five (5) years, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan. The State of California's June 2011 passage of AB1X2, and subsequent court decisions and clarifying legislation, to eliminate Redevelopment Agencies—a substantial funding source for housing, community and economic development programs in California—significantly curtailed the City's ability to implement activities that benefit low- and moderate-income residents.

4. Summary of citizen participation process and consultation process

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC (Continuum of Care), Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, HUD's online Consolidated Plan template, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan on October 13, 2014 that reflects regulatory changes and process improvements. In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

Two community meetings to discuss the housing and community development needs in the community were held on November 12th and November 22nd, 2014 at the Carnegie Library. A group of 5 residents, stakeholders, and interested persons attended the meetings and received a presentation on the importance of the Consolidated Plan and Action Plan. Questions that were asked were answered concerning each of the planning documents and participants commented on the extensive efforts made to reach out to the low- and moderate-income community through traditional methods such as newspaper advertisements and flyers distributed to affordable housing sites and other public places as well as new technology-based methods such as Twitter and the City's website.

A public meeting/hearing before the Community Development Block Grant Committee to receive comments on the housing and community development needs in the community was held on March 19, 2015 in the Historic Fire Museum conference room. Although the meeting was open to the public, only members of the Community Development Block Grant Committee and two staff members attended the meeting and asked questions and provided feedback on the proposed Consolidated Plan strategies.

A public hearing to receive comments on the draft 2015-2019 Consolidated Plan and the draft 2015-2016 Annual Action Plan was held before the City Council on May 11, 2015. The following comments were received and incorporated into the Consolidated Plan:

- During the public hearing, Mr. Wynn Sands spoke against having any more low-income housing in the City as proposed under this plan and suggested that if it was required in order to receive federal funds, he would prefer not to accept the funds.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received by the City in the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan. As for the comment made by Mr. Wynn Sands, the City Council informed him that he may be confused and that his comments should be directed towards the City's Comprehensive General Plan, which is where affordable housing is proposed.

7. Summary

Examination of 2007-2011 American Community Survey (ACS) 5-Year Estimates and the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed eight high priority needs to be addressed through the investment of an anticipated \$2.6 million of CDBG funds over the five year period of the Consolidated Plan. The investment of CDBG funds in eligible activities shall be guided principally by the six goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform to one of the six Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG funds.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Upland	Development Services Department

Table 2 – Responsible Agencies

Narrative

The City of Upland Development Services Department is the lead agency responsible for the administration of the CDBG programs. The Development Services Department contracted with LDM Associates, Inc. to prepare the 2015-2019 Consolidated Plan.

In the development of this Consolidated Plan, LDM Associates, Inc. developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2015-2019 Consolidated Plan and each of the five (5) Annual Action Plans, the Development Services Department shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

Development Services Department
 Attn: Liz Chavez, Development Services Manager
 460 N. Euclid Ave.
 Upland, CA 91786
 (909) 931-4146
 Fax 909-931-4319

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Upland consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

The input gathered from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan. Specific comments received from consultation partners are included in the Attachments section of the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of their programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused agencies. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five (5) year planning period with these organizations and agencies. The City will work on strengthening relationships and alignment among these organizations.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

San Bernardino County's homeless Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local

resources to provide services for homeless people. The region's municipalities, including the City of Upland, also provide resources for services that assist the homeless and those at risk of becoming homeless. The non-profit and faith-based community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The non-profit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The CoC guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to the CoC to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the five year planning process.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

In the development of the 2015-2019 Consolidated Plan, the City of Upland consulted over 30 housing, social service and other entities involved in housing, community and economic development in Upland and throughout the region to obtain valuable information on the priority needs in Upland and how CDBG and other resources should be invested to provide decent affordable housing, a suitable living environment and economic opportunities for low- and moderate-income residents. The San Bernardino County Continuum of Care (CoC) was consulted directly by telephone and email to discuss performance standards, outcomes, and policies and procedures for HMIS. The City of Upland was referred to the Ten Year Plan to End Homelessness and publicly available reports.

Table 3 provides a listing of the entities consulted as part of this planning process.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	San Bernardino County Workforce Investment Board
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
2	Agency/Group/Organization	INLAND FAIR HOUSING AND MEDIATION BOARD
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in person.
3	Agency/Group/Organization	Victor Valley Community Services Council
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
4	Agency/Group/Organization	San Bernardino County Transitional Assistance Department
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Public Service
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
5	Agency/Group/Organization	Southern CA Council of Governments (SCAG)
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6	Agency/Group/Organization	Wal Mart
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
7	Agency/Group/Organization	Shear Realty
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

Identify any Agency Types not consulted and provide rationale for not consulting

The City attempts to maintain a current and comprehensive list of agencies, organizations and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency's choice.

If an agency or organization was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Development Services Department at (909) 931-4100.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Office of Homeless Services	The Homelessness Prevention Services goal of the Strategic Plan is consistent with the County of San Bernardino 10-Year Strategy to End Homelessness.
City of Upland 2013-2021 Housing Element	City of Upland Development Services Department	The goals of the Strategic Plan are consistent with the Housing Element with respect to affordable housing development, affordable housing preservation and furthering fair housing choice.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In the development of the 2015-2019 Consolidated Plan, the City afforded the following other public entities with the opportunity to provide input on the Consolidated Plan and welcomes their input concerning the future implementation of projects to address the nine Strategic Plan goals:

- City of Claremont
- City of Rancho Cucamonga
- City of Ontario
- County of San Bernardino
- Upland Unified School District
- County of San Bernardino Board of Supervisors
- Housing Authority of the County of San Bernardino
- State of California Department of Housing and Community Development
- State of California Employment Development Department
- San Bernardino County Transportation Commission (RCTC)
- OmniTrans
- San Bernardino Associated Governments (SANBAG)
- Southern California Council of Governments (SCAG)

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City established and followed a process for the development of this five-year Consolidated Plan that included broad participation from the community. To assist in the identification of priority needs in the City, the 2015-2019 Consolidated Plan Needs Assessment Survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online and also were made available at various public facilities.

Community meetings to discuss the housing and community development needs in the community were held on November 12, 2014 and November 22, 2014. Two (2) public hearings were held at different states in the development of the Consolidated Plan. The first public hearing/meeting on March 19, 2015 focused on the housing, community and economic development strategies/needs in the community. The second hearing on May 11, 2015 was to receive comments on the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan.

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

In the preparation of the 2015-2019 Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans, CAPERs and the Analysis of Impediments to Fair Housing Choice are posted on the City website at: <http://www.uplandpl.lib.ca.us/>.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	2015-2019 Consolidated Plan Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The 2015-2019 Consolidated Plan Needs Assessment Survey was disseminated on paper and in electronic form in English and in Spanish to advise the City on the highest priority housing, community and economic development needs in Upland.	588 Upland residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted.	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Advertisement of Community Meeting to take place on November 12 and 22, 2014 at the Carnegie Library.	None	None Received	
3	Internet Outreach	Non-targeted/broad community	None	None Received		www.uplandpllb.ca.us/ .
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of the CDBG Target Areas	5 residents, stakeholders and interested parties attended the Community Meeting held on November 12 and 22, 2014 at the Carnegie Library, Upland, CA	Residents, stakeholders and interested parties participated in a presentation concerning the Consolidated Plan and Action Plan.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	A public meeting/hearing was held before the CDBG Committee on March 19, 2015 to receive a presentation concerning the Consolidated Plan, community needs and strategies. Four Committee members attended this meeting along with two staff members.	Persons in attendance at this meeting were appreciative of the information provided	All comments were accepted.	
6	Newspaper Ad	Non-targeted/broad community	Notice of the 30-day public review and comment period for the draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan. The public notice invited interested residents to review the draft documents and to provide written comments at the City of Upland, Development Services Department, City Clerk's Office, Gibson Senior Center, Upland Public Library or online at the City's website. Residents were invited to a public hearing to provide oral comments before the Upland City Council on May 11, 2015 at 7:00 p.m.			http://www.uplandpl.lib.ca .
7	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan before the Upland City Council on May 11, 2015 at 7:00 p.m..	[TBD]		

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines housing, homelessness, non-homeless special needs and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in San Bernardino County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless but due to various reasons are in need of services including but not limited to elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

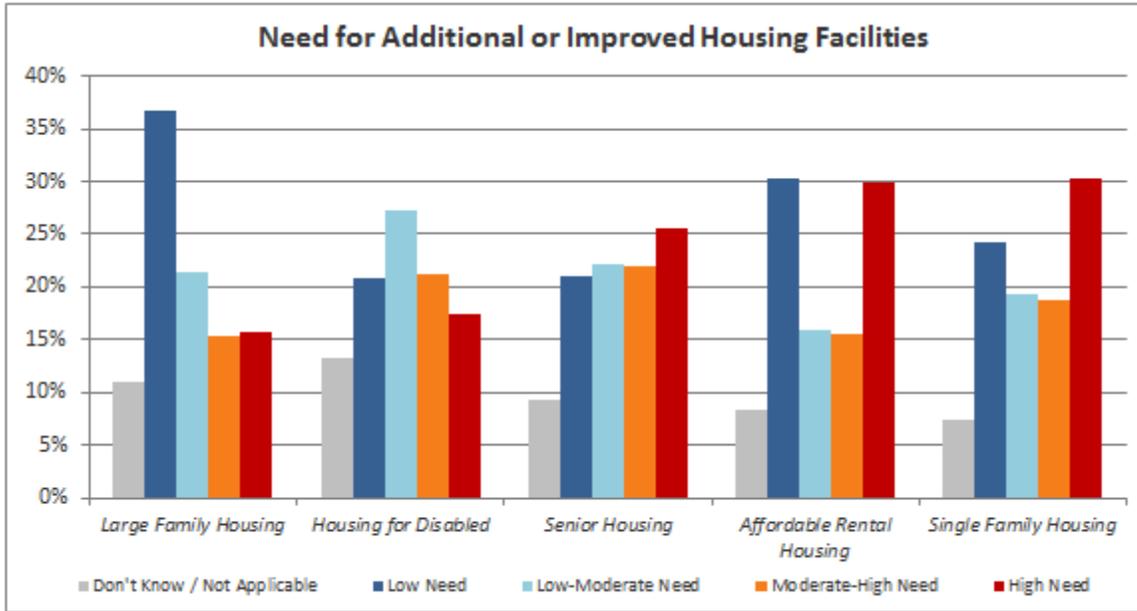
Methodology

To assess community needs, the City examined data, held community meetings, conducted a Consolidated Plan Survey and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2007-2011 5-year estimates)
- Comprehensive Housing Affordability Strategy (2007-2011 5-year estimates)
- ESRI Economic Data
- 2013 Point in Time Count

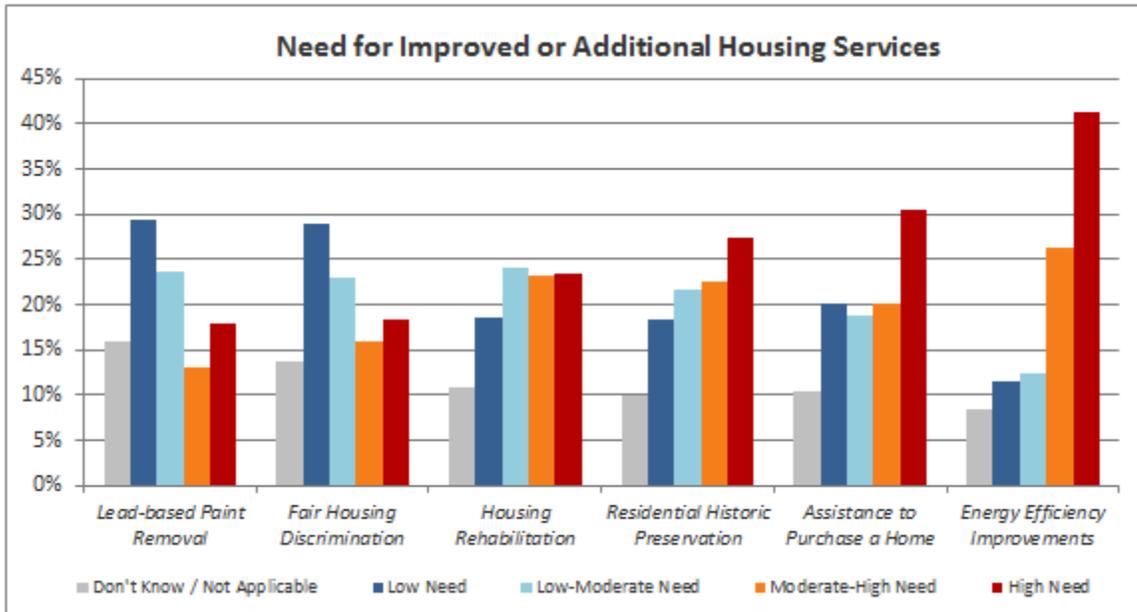
Consolidated Plan Survey for Residents to rate City Needs

Upland residents had the opportunity to respond to the 2015-2019 Consolidated Plan Survey to rate the need in Upland for housing facilities, housing services, community services, services for special needs populations, neighborhood services, community facilities, infrastructure and business and jobs services. The results of the 588 Upland residents who responded to the survey are represented in Figures 1-8 below.



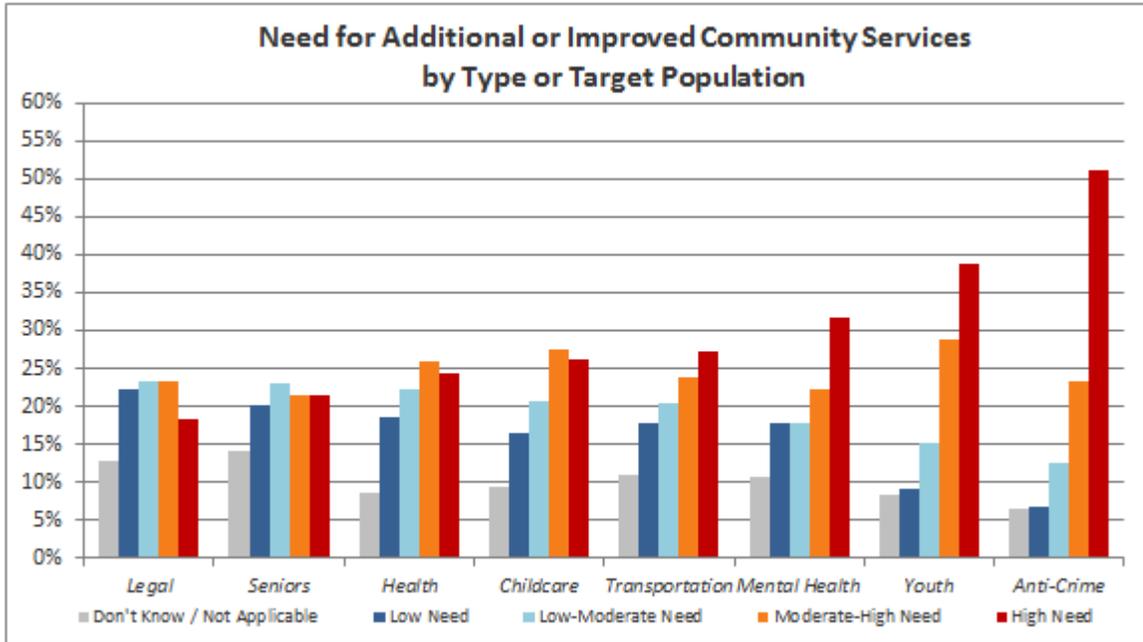
City of Upland Consolidated Plan Survey, 2014

Figure 1: Need for Improved Housing Facilities



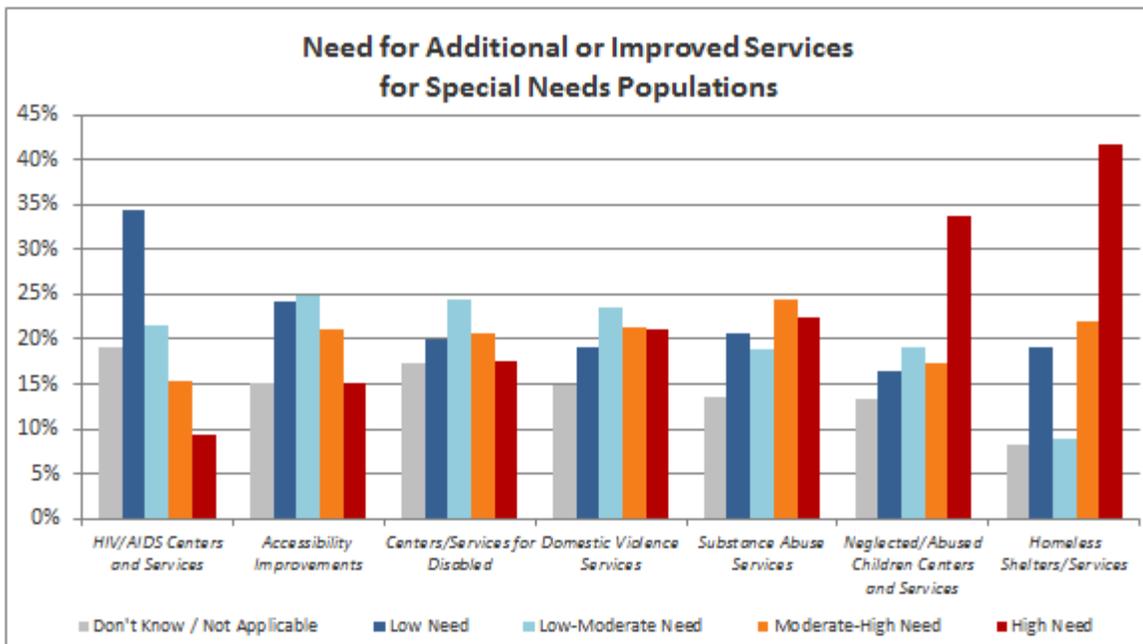
City of Upland Consolidated Plan Survey, 2014

Figure 2: Need for Improved or Additional Housing Services



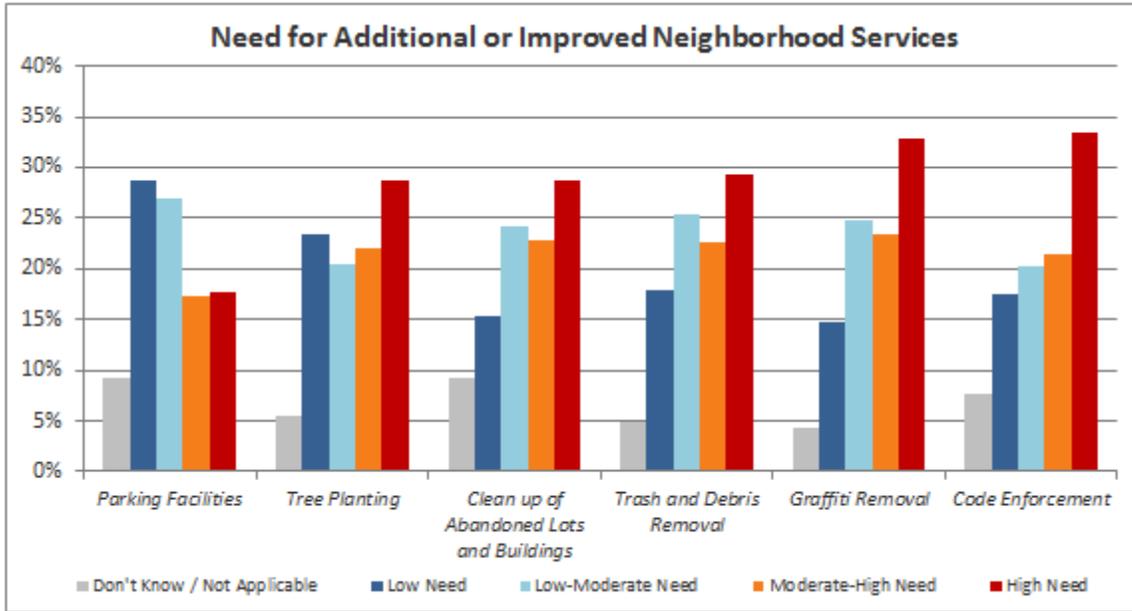
City of Upland Consolidated Plan Survey, 2014

Figure 3: Need for Additional or Improved Community Services by Type or Target Population



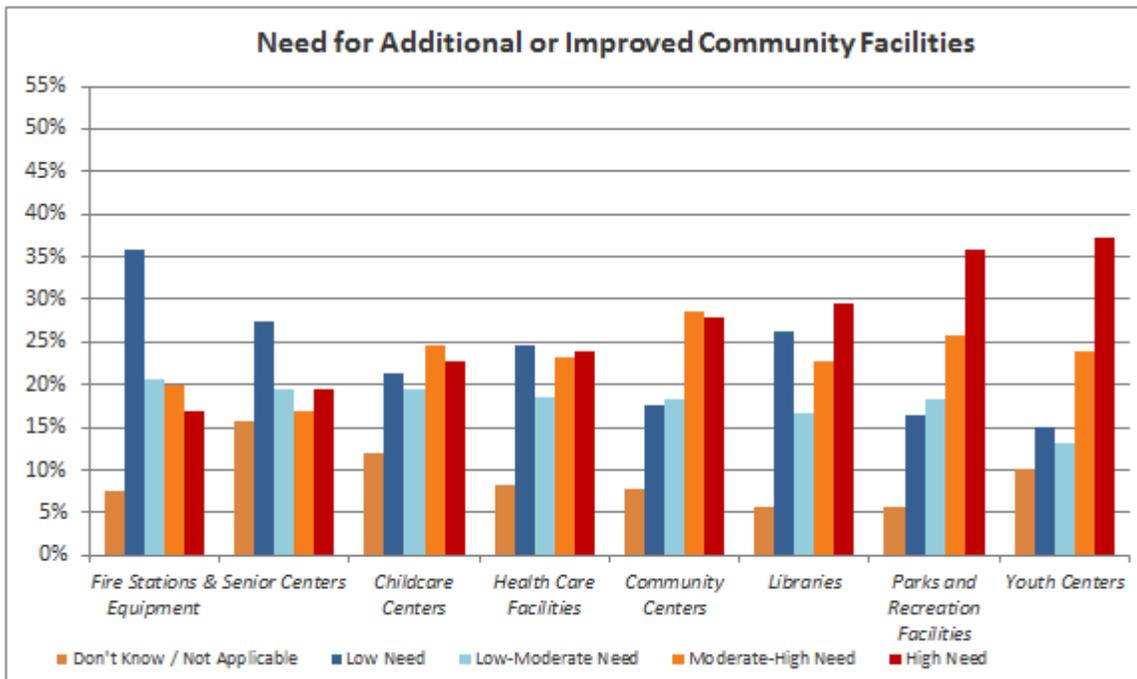
Source: City of Upland Consolidated Plan Survey, 2014

Figure 4: Need for Additional or Improved Services for Special Needs Populations



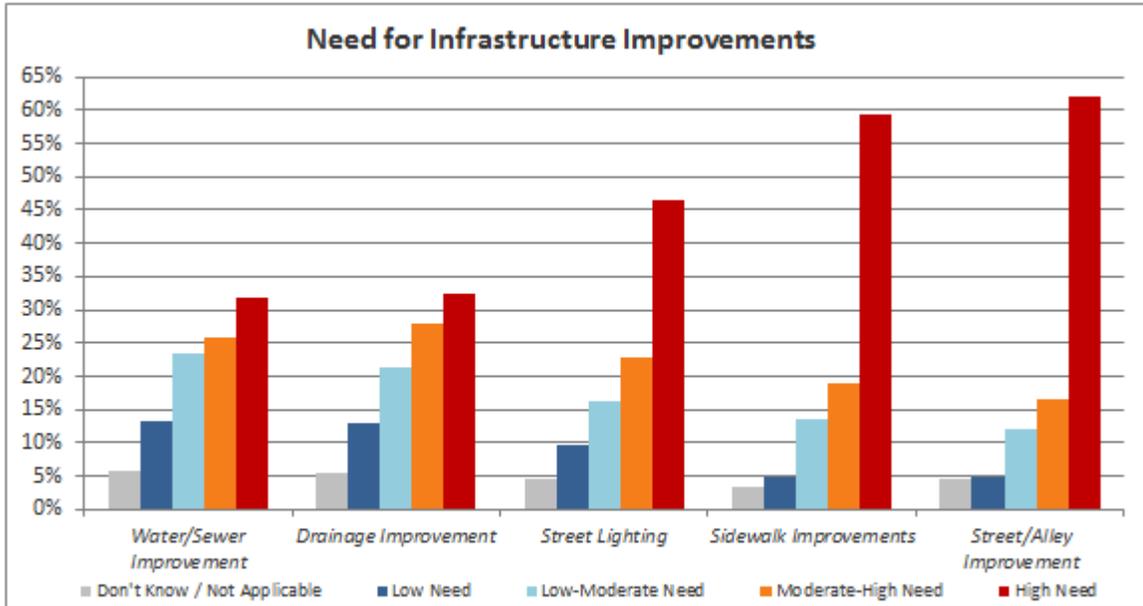
City of Upland Consolidated Plan Survey, 2014

Figure 5: Need for Additional Improved Neighborhood Services



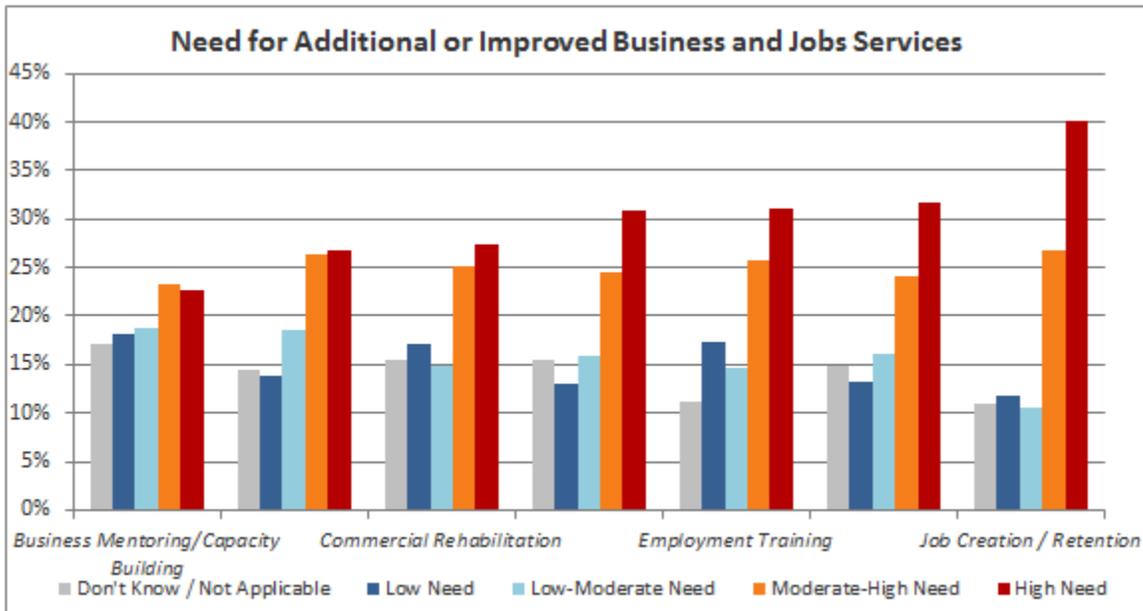
City of Upland Consolidated Plan Survey, 2014

Figure 6: Need for Additional or Improved Community Facilities



City of Upland Consolidated Plan Survey, 2014

Figure 7: Need for Infrastructure Improvements



City of Upland Consolidated Plan Survey, 2014

Figure 8: Need for Additional or Improved Business and Job Services

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

From 2000-2011, the City's population increased by 8% from 68,622 to 74,021 and the number of households increased by 3% from 24,680 to 25,347. The median household income increased from \$48,734 to \$67,449. The City of Upland includes 25,347 households, of which 10,800 or 42% earn less than 100% of AMI and 8,145 or 32% earn less than 80% of AMI.

The ACS and CHAS data in Tables 6-12 below focuses on households earning 0-80 percent of AMI. Analysis of the data tables indicates a high need for housing assistance targeted at 6,015 cost burdened households who pay more than 30% of their income for housing costs. According to Table 11, of the 6,015 cost burdened households, 3,465 households earning 0-80 percent of AMI pay more than 50 percent of their income for housing costs, including 2,220 who are renter households and 1,245 are owner households, of which most are small related households earning 50-80 percent of AMI.

Table 7 presents the number of different household types in the City for different levels of income. Small Family Households consist of 2-4 family members, while large family households have more than 5 persons per household. The income levels are divided by different HUD Area Median Family Income (HAMFI) levels corresponding with HUD income definitions as follows:

- 0-30% HAMFI: extremely low-income;
- 30-50% HAMFI: low-income;
- 50-80% HAMFI: moderate-income; and
- 80-100% HAMFI: medium-income.

Tables 8 and 9 indicate the number of renter- and owner-occupied households for different Area Median Income (AMI) levels that are experiencing housing problems. HUD defines four (4) different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding / severe overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50% of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Based on the data in Table 8 for households earning 0-100 percent of AMI, 33 percent of housing problems are attributable to cost burden, which affects 25 percent of ownership households and 38 percent of renter households in this income category.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	68,622	74,021	8%
Households	24,680	25,347	3%
Median Income	\$48,734.00	\$67,449.00	38%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,360	2,275	3,510	2,655	14,550
Small Family Households *	745	1,065	1,320	1,215	7,675
Large Family Households *	230	230	605	555	1,640
Household contains at least one person 62-74 years of age	255	315	705	345	2,800
Household contains at least one person age 75 or older	400	385	505	355	985
Households with one or more children 6 years old or younger *	525	600	794	570	1,065
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	20	10	45	90	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	75	120	15	245	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	195	185	320	195	895	0	0	15	35	50
Housing cost burden greater than 50% of income (and none of the above problems)	890	760	280	55	1,985	435	335	455	530	1,755
Housing cost burden greater than 30% of income (and none of the above problems)	125	460	1,100	390	2,075	95	40	275	245	655
Zero/negative income (and none of the above problems)	195	0	0	0	195	185	0	0	0	185

Table 8 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,135	1,040	730	310	3,215	435	335	470	565	1,805
Having none of four housing problems	260	605	1,380	1,090	3,335	150	295	930	690	2,065
Household has negative income, but none of the other housing problems	195	0	0	0	195	185	0	0	0	185

Table 9 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	540	895	850	2,285	125	70	290	485
Large Related	205	190	205	600	0	0	100	100
Elderly	120	190	105	415	285	230	260	775
Other	365	225	475	1,065	120	75	95	290
Total need by income	1,230	1,500	1,635	4,365	530	375	745	1,650

Table 10 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	505	515	160	1,180	115	70	185	370
Large Related	205	20	25	250	0	0	65	65
Elderly	100	115	20	235	200	190	150	540
Other	300	180	75	555	120	75	75	270
Total need by income	1,110	830	280	2,220	435	335	475	1,245

Table 11 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

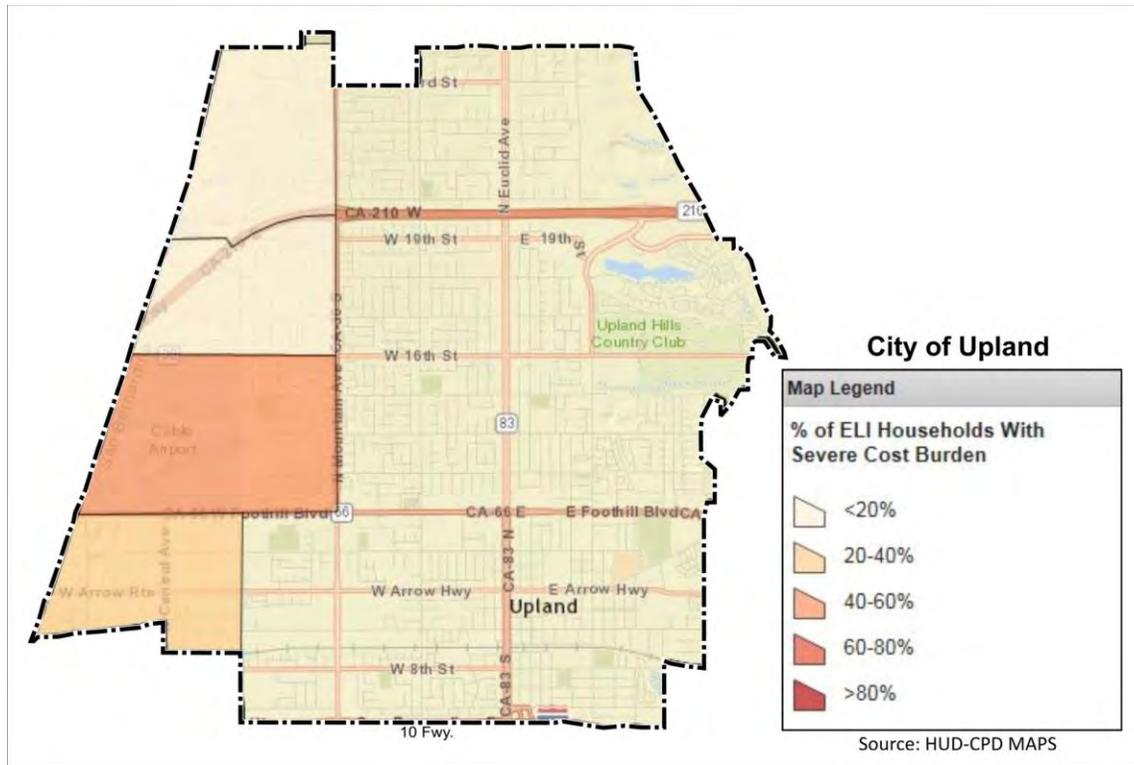


Figure 9: Extremely Low Income Households with Severe Cost Burden

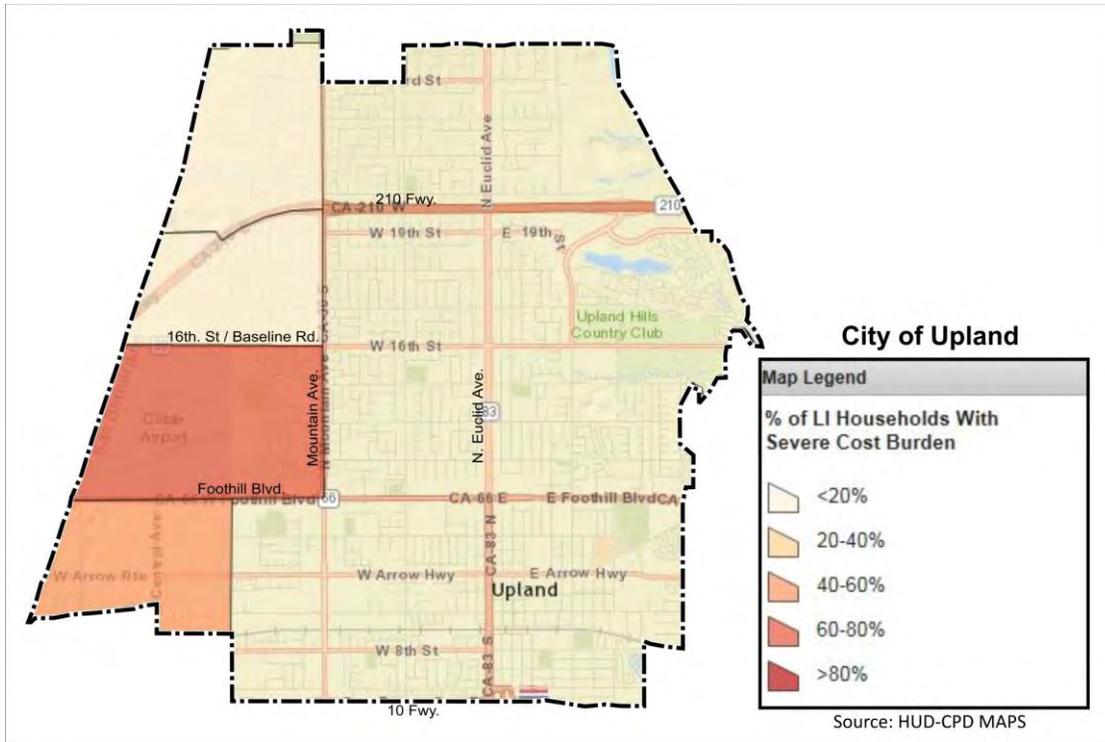


Figure 10: Low Income Household with Severe Cost Burden

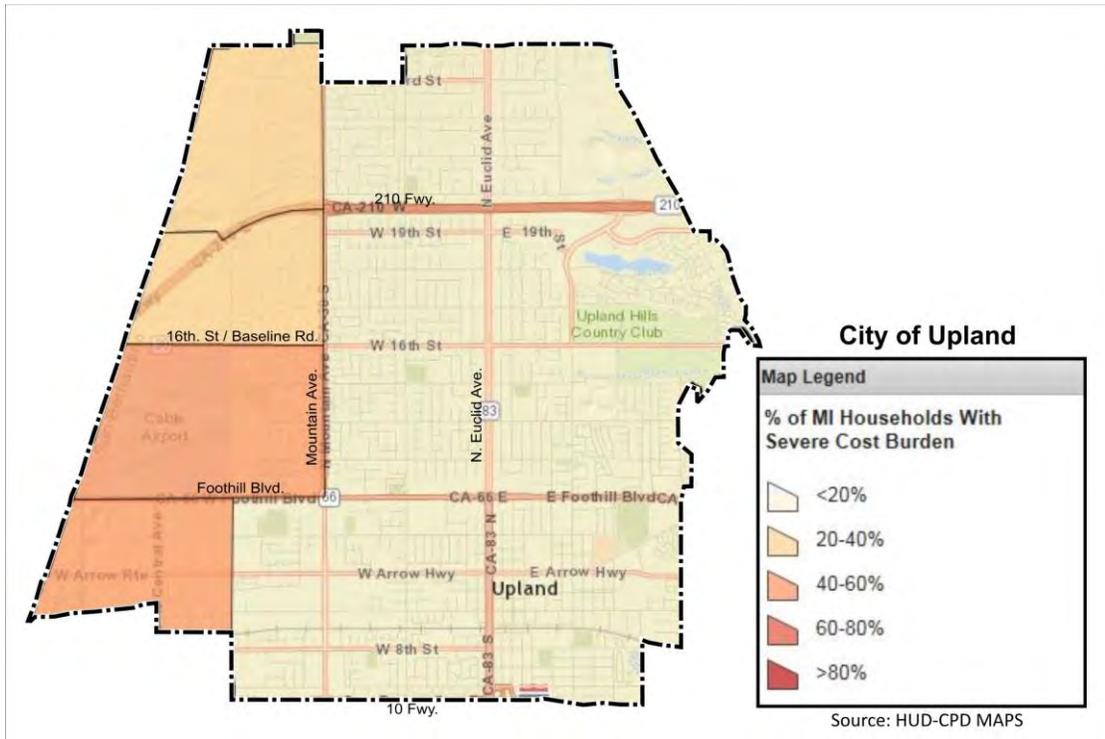


Figure 11: Moderate Income Households with Severe Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	160	370	140	840	0	0	15	10	25
Multiple, unrelated family households	60	105	70	70	305	0	0	0	25	25
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	230	265	440	210	1,145	0	0	15	35	50

Table 12 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	470	575	655	1,700	55	25	139	219

Table 13 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

There are 2,775 single person households in the City, representing 10.9% of all households. Of all households, approximately 7,050 are 62 years of age or older. According to Table 10, 1,355 persons households categorized as “other” experienced a cost burden. According to Table 11, 825 persons households categorized as “other” experienced a severe cost burden. According to Table 12, there were no single person “other non-family” renter households experienced overcrowding.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2013, the Upland Police Department responded to a total of 339 calls related to domestic violence. Of these calls:

- 304 of these domestic incidents did not involve a weapon

- 35 calls involved a weapon
- 2 domestic incidents involved a firearm
- 4 domestic incidents involved a knife or cutting instruments
- 4 domestic incidents involved other dangerous weapons
- 25 domestic incidents involved personal weapons (i.e. feet or hands, etc.)

Therefore, there were at least 339 households during the period of a year who were in need of some type of domestic violence services. In households where physical violence occurred, it is likely that at least one member of the household will need to relocate within the next 5 years. If 75 percent need to move, approximately 254 individuals—possibly with minor children—may require temporary housing assistance.

The form of assistance needed is twofold. First, the City recognizes that it is crucial to prioritize the creation of additional rental housing opportunities for low- and moderate-income households in general because San Bernardino County is a “high-cost area” as defined by the U.S. Department of Housing and Urban Development in the HUD Mortgagee Letter dated July 7, 2014. Second, it is important to ensure that both new and existing affordable housing opportunities are accessible to special needs populations such as victims of domestic violence, persons with disabilities, single heads of household, seniors, and transition age youth. To address special needs populations, the City will also prioritize the provision of public services to remove barriers to accessing affordable housing.

What are the most common housing problems?

The most common housing problem in the City is cost burden, which affects 74 percent of low- and moderate-income households, including 4,365 renter households and 1,650 owner households who pay more than 30 percent of their monthly gross income for housing costs. Further, 43 percent of households earning 0-80 percent of AMI pay more than 50 percent of their monthly gross income for housing costs. This problem is particularly acute for renter households earning 0-50 percent of AMI and who pay 50 percent of their income for rent and utilities, as well as for homeowner households earning between 50-80 Percent of AMI who experience a cost burden or severe cost burden.

The second most common housing problem in the City is overcrowding. Of the households earning 0-100 percent of AMI, 1,190 or 15 percent are overcrowded, of which 1,140 or 96 percent are renter households. Overcrowded multiple, unrelated family households account for only 28 percent of households earning 0-100 percent of AMI. Other non-family households account for 0 percent of overcrowded households.

Are any populations/household types more affected than others by these problems?

For households earning 0-80 percent of AMI, 74 percent of small related households are cost burdened, of which 73 percent are renters and 27 percent are owners. Small related family households also experienced a high level of cost burden (34 percent), while only 15 percent of elderly households experience a cost burden. The majority of households containing at least one person over the age of 62

earn more than 80 percent of HAMFI (64 percent of elderly households), of which 54% earn more than 100% of HAMFI.

Overcrowded housing conditions are more prevalent for single family households than multiple family unrelated households. Of the 4,345 small family households in the City earning 0-100% of HAMFI, 865 or 20% are overcrowded. Of the 1,620 multiple family unrelated households in the City earning 0-100% of HAMFI, 330 or 20% are overcrowded.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The leading indicators of risk for homelessness include extremely low income and housing cost burden. Tables 10 and 11 indicate the number of currently housed households with housing cost burdens more than 30 percent and 50 percent, respectively, by household type, tenancy, and household income. Based on the data in Table 10, 6,015 (74 percent) of households earning 0-80 percent of AMI in the City experience a cost burden. Of these households, 4,635 (43 percent) are renters and 1,650 (27 percent) are owners. Of the cost-burdened renter households, the majority are small related households (52 percent). Cost-burdened renter households are distributed relatively evenly amongst extremely low, low and moderate income categories. According to Table 7, 3,554 of the 8,145 households earning less than 80 percent of AMI have one or more children 6 years old or younger.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The leading indicators of risk for homelessness include extremely low income and housing cost burden. As indicated previously, seven percent of the 25,347 households in Upland earn less than 30 percent of AMI, 1,875 earn between 30 and 50 percent of AMI and 2,358 earn between 50 and 80 percent of AMI and are considered low- and moderate-income households who are the most at risk of housing instability resulting from cost burden and a lack of supply of affordable housing, thus making these households more susceptible to homelessness.

Discussion

Based on the data presented in Tables 6-12, the most significant housing needs exist for an estimated 3,465 low- and moderate-income households paying more than 50% of their income for housing costs, particularly renter households that account for the majority of severely cost burdened households. Of those severely cost burdened renter households, the 1,545 households earning less than 30% of AMI are the most at-risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires all grantees to compare and assess the need for housing for any racial or ethnic group present in the community. A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, when evaluating 0-30% of AMI households, if 50% of the households experience a housing problem, but 60% or more of a particular racial or ethnic group of households experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in Tables 14-17 below are defined as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,600	185	180
White	765	70	135
Black / African American	145	10	0
Asian	130	45	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	475	65	35

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,900	295	0
White	835	220	0
Black / African American	120	10	0
Asian	80	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	815	50	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,055	745	0
White	1,135	410	0
Black / African American	460	25	0
Asian	235	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,185	250	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,415	1,005	0
White	800	640	0
Black / African American	45	0	0
Asian	95	90	0
American Indian, Alaska Native	15	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	445	270	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

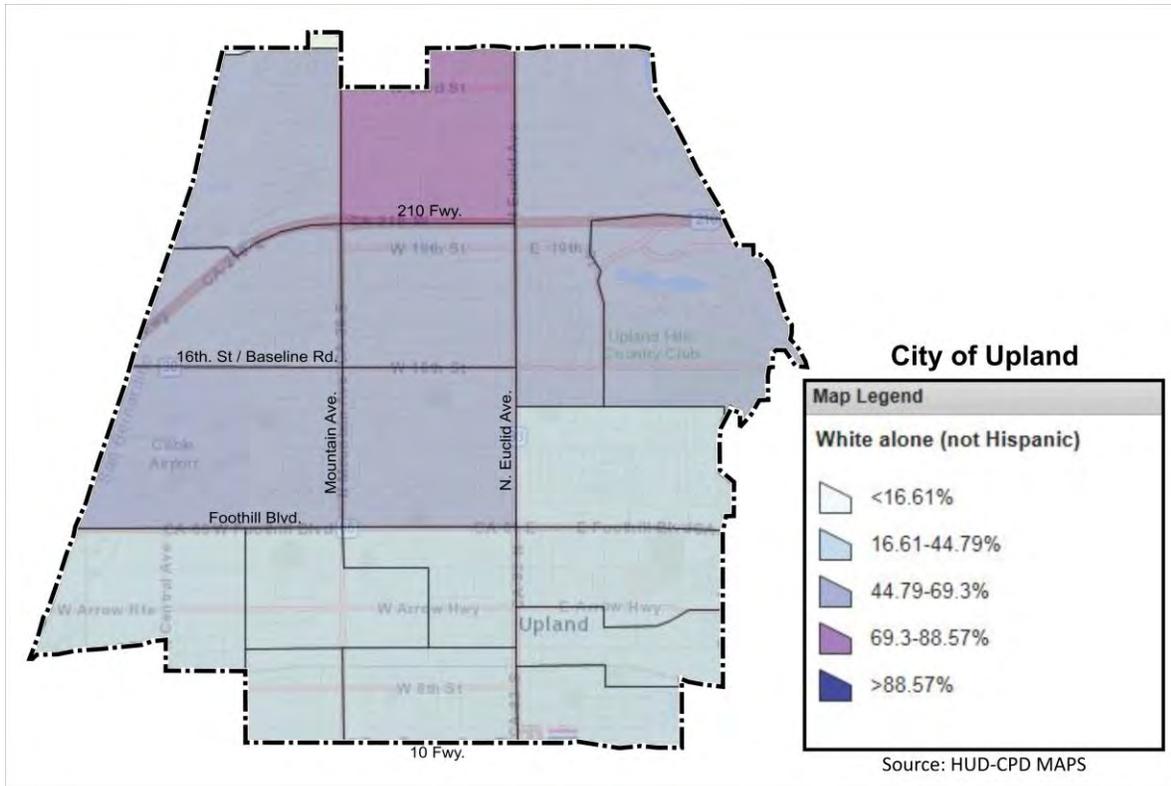


Figure 12: White Alone (not Hispanic)

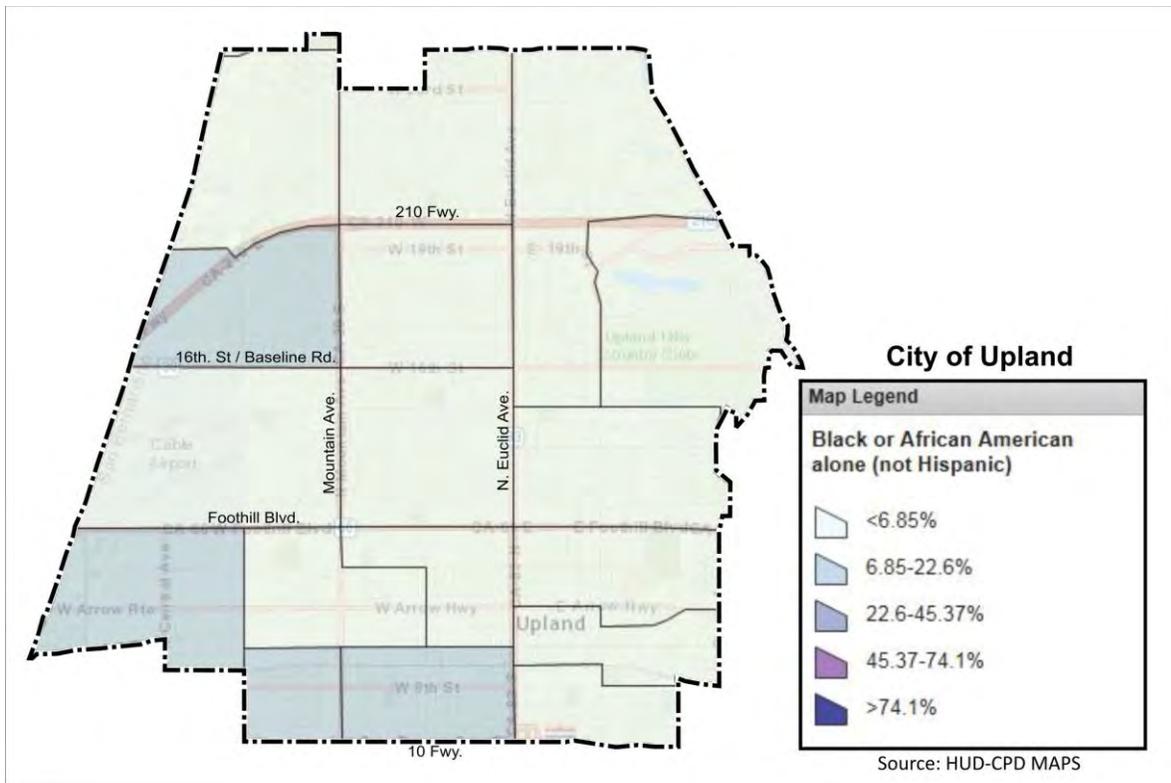


Figure 13: Black/African American

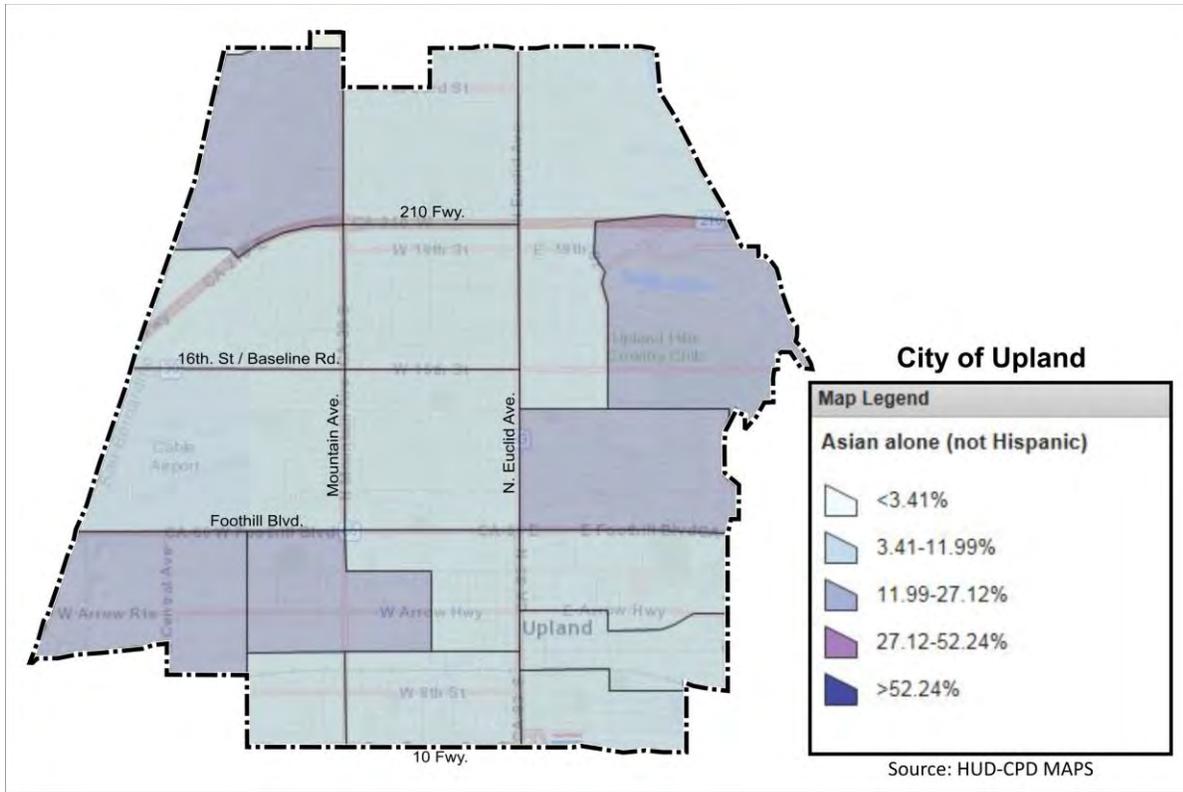


Figure 14: Asian

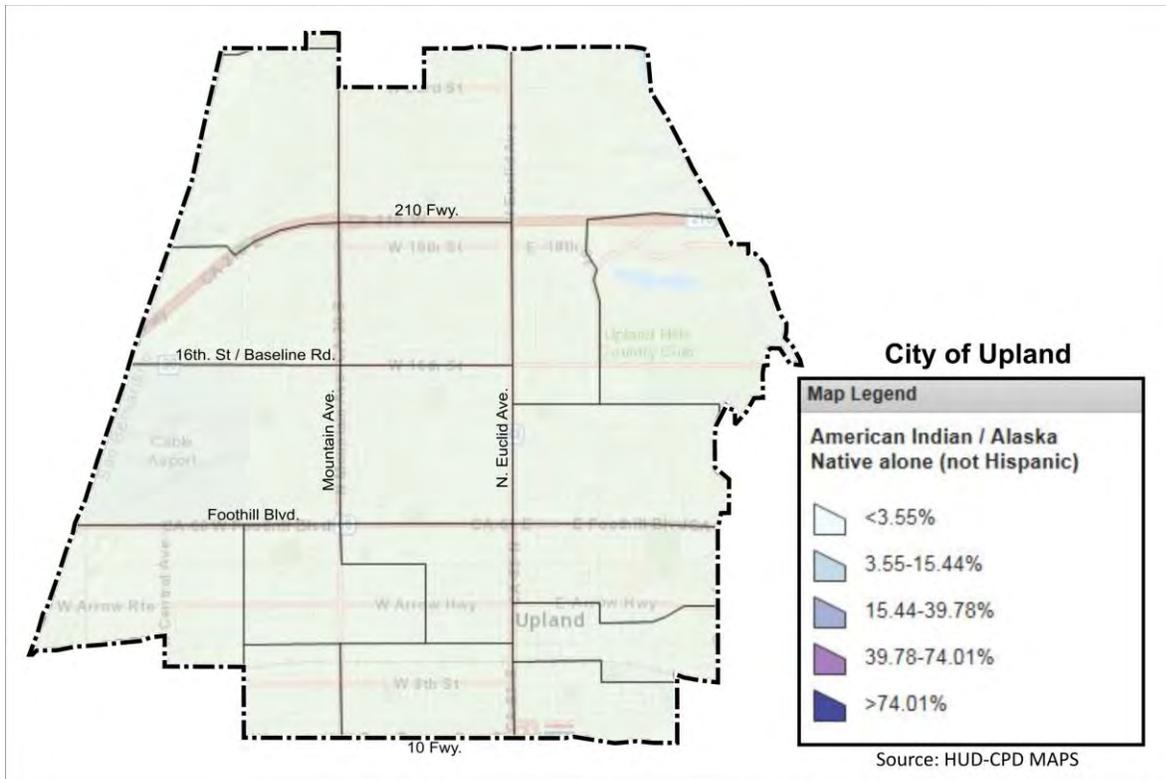


Figure 15: American Indian / Alaska Native

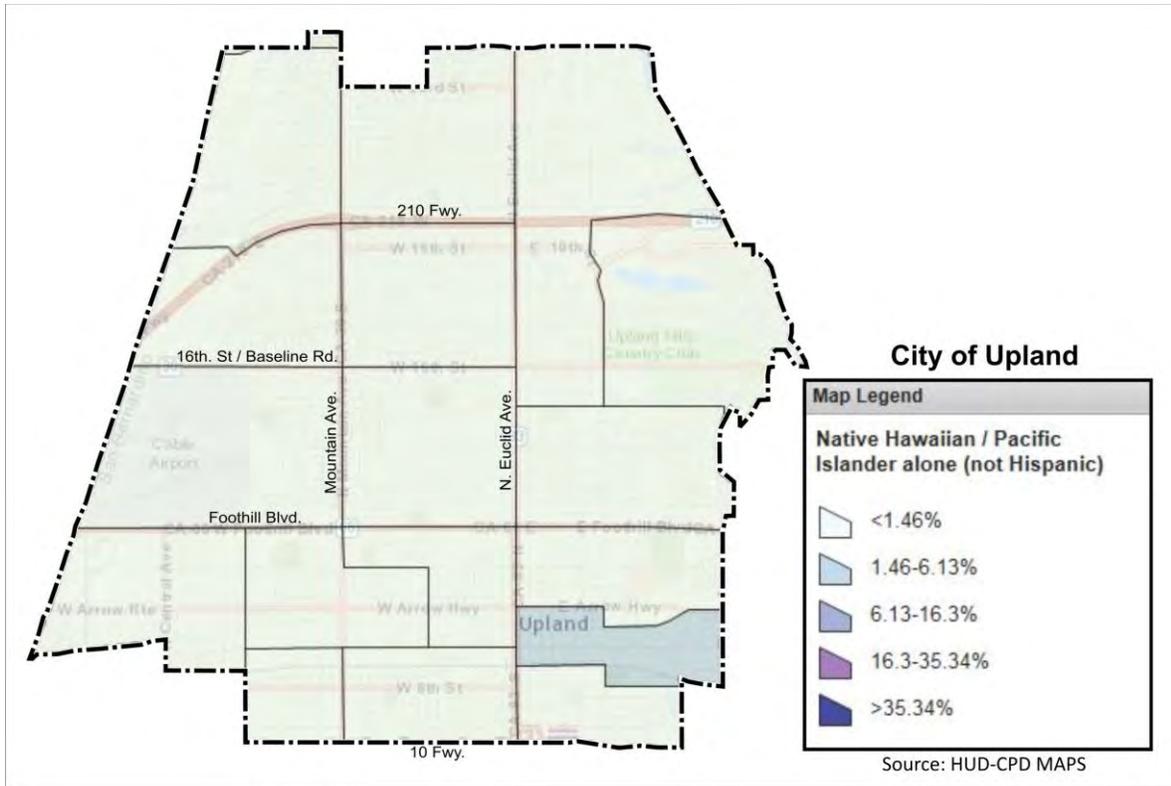


Figure 16: Native Hawaiian / Pacific Islander

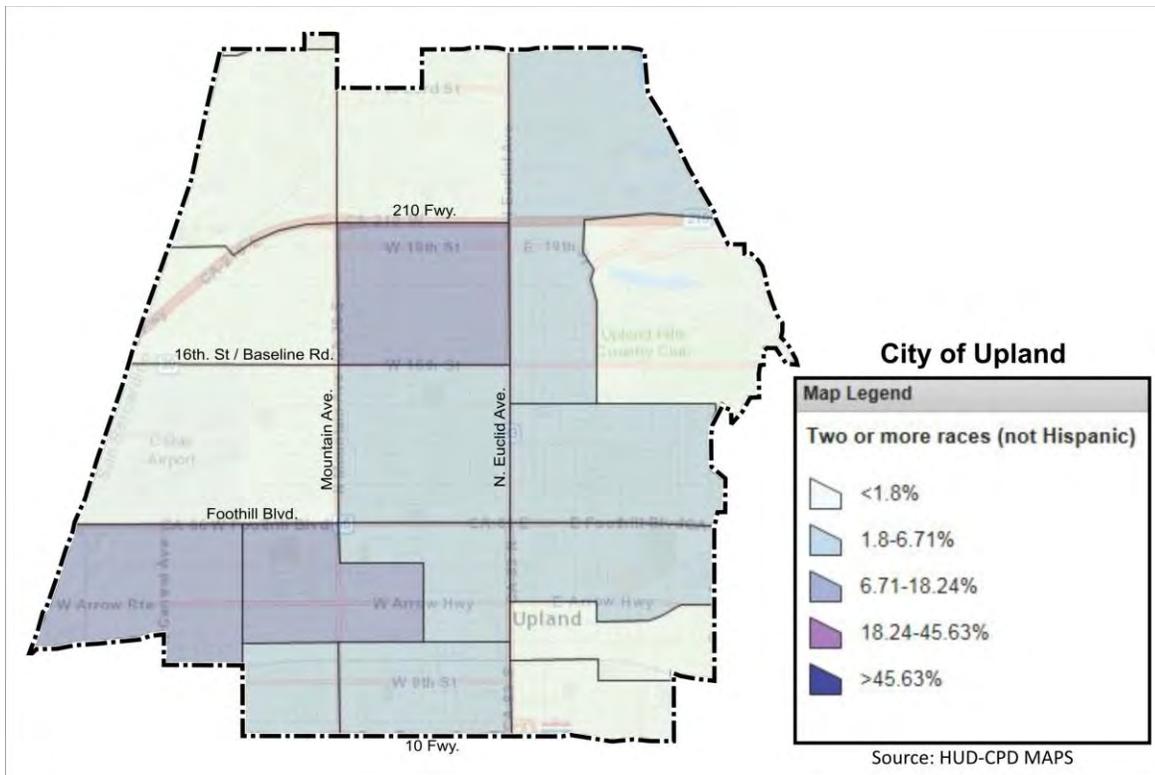


Figure 17: Two or More Races

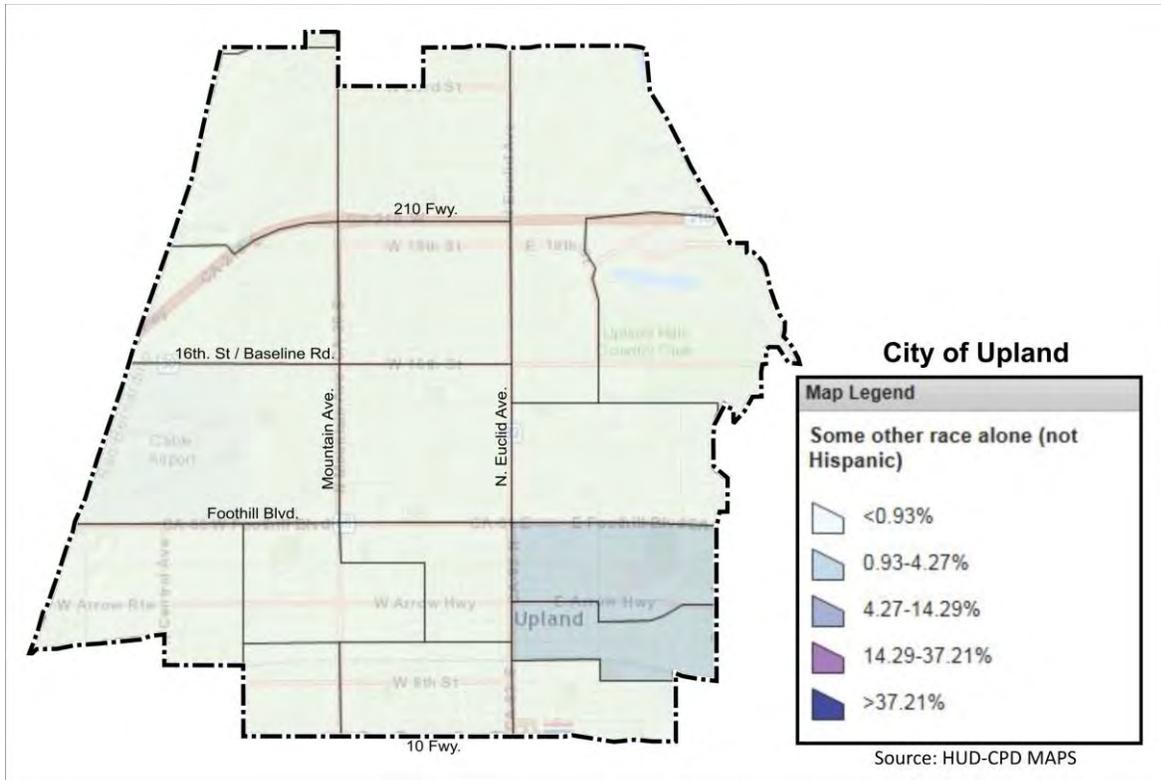


Figure 18: Some Other Race

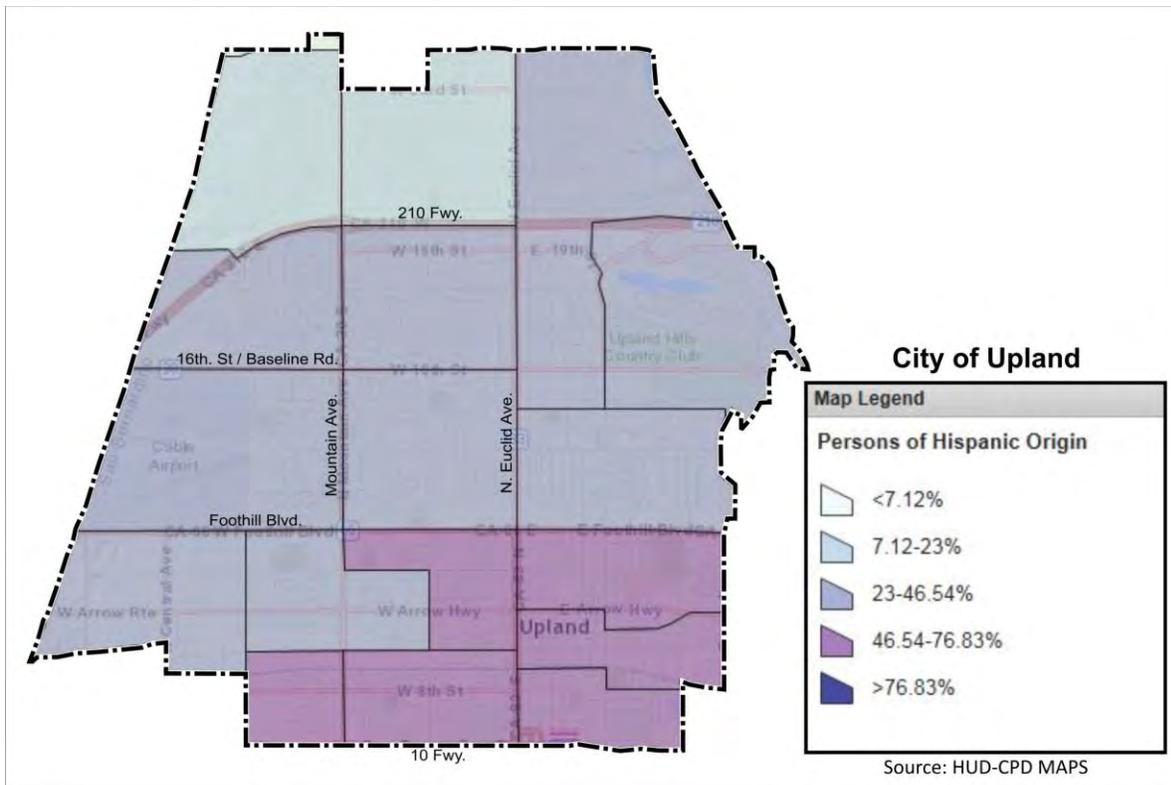


Figure 19: Hispanic

Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Black/African American households with incomes 0-30, 50-80 and 80-100 percent of AMI
- American Indian / Alaska Native households with incomes 80-100 percent of AMI

Black/African American households from 0-30, 50-80 and 80-100 percent of AMI with housing problems represent 10.71 percent of all households with housing problems within those income groups. American Indian / Alaska native households with incomes 80-100 percent of AMI represent 1.06 percent of all households of similar income with housing problems. Black / African American households with incomes 50-80 percent of AMI represent 15.04 percent of all households of similar income with housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to the previous section, Tables 18-21 below provide data to determine if disproportionate housing needs exist for any racial or ethnic group present in the community that experience severe housing problems, which are defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50% of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,480	310	180
White	705	135	135
Black / African American	145	10	0
Asian	95	80	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	455	85	35

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,545	660	0
White	700	355	0
Black / African American	50	80	0
Asian	70	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	685	185	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,615	2,185	0
White	470	1,075	0
Black / African American	170	315	0
Asian	165	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	770	665	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	1,685	0
White	360	1,080	0
Black / African American	30	14	0
Asian	75	115	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	275	440	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- Black / African households with incomes 0-30 and 80-100% of AMI
- Asian households with incomes 50-80% of AMI
- Hispanic households with incomes 50-80% of AMI

Black / African households with incomes 0-30% of AMI and 80-100% of AMI represent 4.08% of all households of similar income with housing problems. Asian households with incomes 50-80% of AMI represent 10.22% of all households of similar income with housing problems. Hispanic households with incomes 50-80% of AMI represent 47.68% of all households of similar income with housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household's gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceeds 50 percent of a household's gross income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,740	5,950	4,755	215
White	8,325	3,075	2,260	135
Black / African American	635	520	405	0
Asian	1,150	355	320	10
American Indian, Alaska Native	50	30	0	0
Pacific Islander	55	0	0	0
Hispanic	3,330	1,860	1,630	70

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on this analysis, 37.4 percent of Upland households experience either a cost burden or a severe cost burden. Broken down by category, 23.7 percent of households experience a cost burden and 23.7 percent of households experience a severe cost burden. The following racial or ethnic groups were found to have a disproportionately greater cost burden or severe cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 37.5% American Indian, Alaska Native households experienced a cost burden which is a rate of 13.2% greater than the City as a whole.

American Indian, Alaska Native households experiencing a cost burden represent 1.0 percent of all households of similar income paying more than 50 percent of their gross income for housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following racial or ethnic groups had a disproportionately greater level of housing problems:

- Black/African American households with incomes 0-30, 50-80 and 80-100 percent of AMI
- American Indian / Alaska Native households with incomes 80-100 percent of AMI

Black/African American households from 0-30, 50-80 and 80-100 percent of AMI with housing problems represent 10.71 percent of all households with housing problems within those income groups. American Indian / Alaska native households with incomes 80-100 percent of AMI represent 1.06 percent of all households of similar income with housing problems. Black / African American households with incomes 50-80 percent of AMI represent 15.04 percent of all households of similar income with housing problems.

The following racial or ethnic groups had a disproportionately greater level of severe housing problems:

- Black / African households with incomes 0-30 and 80-100% of AMI
- Asian households with incomes 50-80% of AMI
- Hispanic households with incomes 50-80% of AMI

Black / African households with incomes 0-30% of AMI and 80-100% of AMI represent 4.08% of all households of similar income with housing problems. Asian households with incomes 50-80% of AMI represent 10.22% of all households of similar income with housing problems. Hispanic households with incomes 50-80% of AMI represent 47.68% of all households of similar income with housing problems.

The following racial or ethnic groups had a disproportionately greater housing cost burden:

- 37.5% American Indian, Alaska Native households experienced a cost burden which is a rate of 13.2% greater than the City as a whole.

American Indian, Alaska Native households experiencing a cost burden represent 1.0 percent of all households of similar income paying more than 50 percent of their gross income for housing costs.

If they have needs not identified above, what are those needs?

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Based on an evaluation of maps generated through the U.S. Department of Housing and Urban Development's Community Planning and Development Maps (CPD Maps) application, there are no concentrations of the racial or ethnic groups identified as having disproportionate housing needs.

NA-35 Public Housing – 91.205(b)

Introduction

The Upland Housing Authority (UHA) serves the City of Upland and operates Section 8 and HUD Public Housing. Additionally, the Housing Authority of the County of San Bernardino (HACSB) administers 18 Section 8 vouchers to residents in Upland according the HACSB 2014 Annual Report.

The mission of UHA is “to be the area’s affordable housing of choice. To provide and maintain safe, quality housing, in a cost-effective manner. To partner with others in order to provide rental assistance and other related services to the community in a non-discriminatory manner.”

UHA operates one public housing development and administers nearly 600 Section 8 vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,274	5,873	517	5,256	54	0	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	30	1	22	7	0
# of Elderly Program Participants (>62)	0	0	275	1,305	357	937	3	0
# of Disabled Families	0	0	209	1,439	39	1,355	28	0
# of Families requesting accessibility features	0	0	1,274	5,873	517	5,256	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	706	2,596	372	2,161	38	0	0
Black/African American	0	0	436	3,101	114	2,953	16	0	0
Asian	0	0	81	124	21	100	0	0	0
American Indian/Alaska Native	0	0	3	30	5	25	0	0	0
Pacific Islander	0	0	29	15	3	12	0	0	0
Other	0	0	19	7	2	5	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	552	1,531	167	1,337	14	0	0
Not Hispanic	0	0	719	4,342	350	3,919	40	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

UHA has established a policy for Persons with Disabilities for both Section 8 voucher holders and public housing residents (<http://www.uplandhousing.com/Section%208%20Policies/02%20Adm%20Plan%20-%20FHEO%20-%20020114.pdf>) which outlines how a voucher holder can submit a request for Reasonable Accommodations to ensure that individual or household has equal access to housing.

UHA's public housing development includes units that are handicap accessible and prioritizes these units for tenants with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most pressing need for public housing and HCV voucher holders is the high demand for affordable housing throughout the county. This is documented by the long waitlists for public housing units and vouchers, which are both currently closed for UHA.

Beyond the need for affordable housing, residents also need additional access to service programs such as:

- Job training and placement;
- Youth employment and educational programs;
- Childcare services; and
- Transportation.

How do these needs compare to the housing needs of the population at large

The needs for additional services for county public housing residents align with the needs of low- and moderate-income households in Upland.

Discussion

Upland Housing Authority and the Housing Authority of San Bernardino administer Section 8 to provide rental assistance to low-income families, senior citizens, and disabled individuals. In 2014, over 600 Section 8 Housing Choice Vouchers were held by Upland households. As of this writing, the waitlist for public housing and vouchers are closed with both agencies.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other federal statutes; and 4) fleeing/attempting to flee domestic violence. Although recent reports show that homelessness is decreasing within San Bernardino County, challenges still remain. The pool of people at risk of homelessness—including those in poverty, those living with friends and family and those paying over half their income for housing remains high despite improvements in unemployment and the overall economy.

In San Bernardino County, homelessness is addressed on a regional basis. Two groups have joined forces to make up San Bernardino's Continuum of Care. The San Bernardino County Homeless Partnership (SBCHP) is a countywide public and private partnership that is the driving force to ending homelessness in San Bernardino County and is tasked with the direct planning, development, and implementation of the County's Ten-Year Strategy to end chronic homelessness. San Bernardino County Homeless Services (SBCHS) serves as the administrative support unit to the SBCHP and insures that the vision, mission and goals of that are listed in the Ten-Year Strategy to End Homelessness in San Bernardino County (Ten Year Plan) are carried out. The 20 goals established as part of the Ten-Year Plan are included in the discussion at the end of this section.

With an emphasis on assisting the most vulnerable sub-populations of homeless persons (e.g. chronic homeless persons, episodic homeless persons and persons at risk of becoming homeless), the San Bernardino CoC hopes to significantly reduce homelessness within the county by 2018.

Nature and Extent of Homelessness in San Bernardino County vs. the National Average

To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country conduct a comprehensive count of their homeless population. The most recent Point-in-Time Homeless Count (PIT Count) was held on January 24, 2013. The 2013 PIT Count was unique from previous PIT Counts because for the first time it collected data on people who were literally homeless (i.e. living unsheltered on the streets, in a vehicle or some other place not fit for human habitation, or in an emergency shelter or transitional housing program).

According to the 2013 PIT Count, the County's homeless population has declined since 2011. In fact, the percentage of the overall population that is homeless has fallen below the national average of 0.2 percent according to HUD's Annual Homeless Assessment Report to Congress. The CoC attributes this reduction in homelessness to a strengthened network of homeless service providers, increased funding for homeless prevention and rapid re-housing initiatives and an expansion of permanent housing that has helped create 131 additional beds of permanent supportive housing from 2011 to 2013.

2013 Point-In-Time Count Results

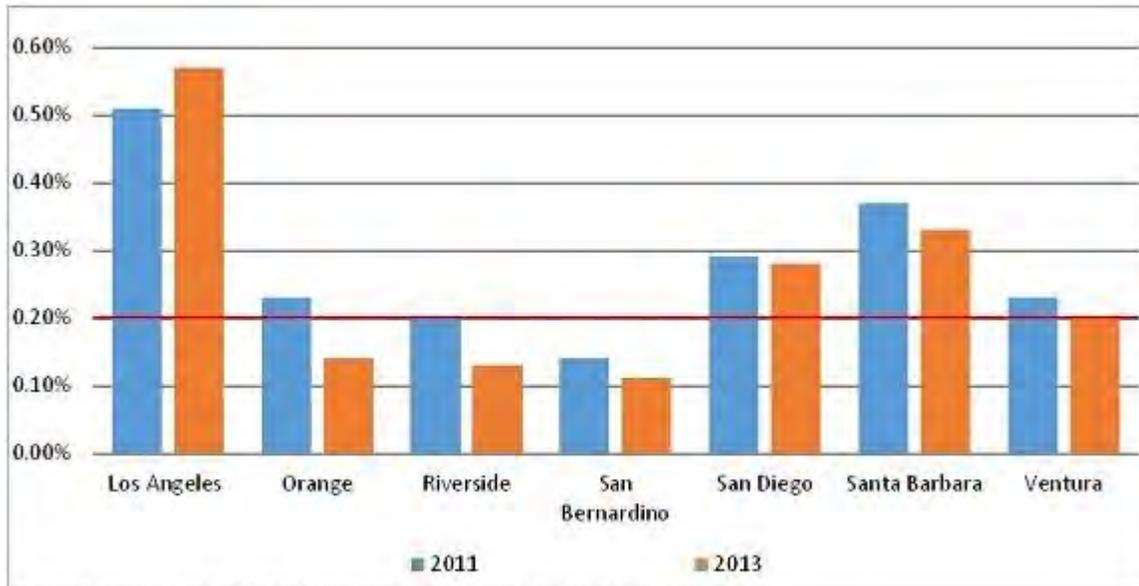
The PIT Count revealed that on any given night in San Bernardino County, approximately 2,321 people are homeless.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	36	156	0	0	0	0
Persons in Households with Only Children	17	6	0	0	0	0
Persons in Households with Only Adults	0	185	0	0	0	0
Chronically Homeless Individuals	433	80	0	0	0	0
Chronically Homeless Families	49	34	0	0	0	0
Veterans	132	52	0	0	0	0
Unaccompanied Child	17	6	0	0	0	0
Persons with HIV	15	9	0	0	0	0

Table 27 - Homeless Needs Assessment

Alternate Data Source Name: San Bernardino County 2013 Homeless Count



Source: U.S. Department of Housing and Urban Development, 2013.

Figure 20: Changes in Homeless Rates in California Counties, 2011-2013

Year	Unsheltered	Sheltered	Total
2009	1,258	768	2,026
2011	1,692	1,133	2,825
2013	1,247	1,074	2,321

Table 28 - San Bernardino County Point-in-Time Homeless Counts, 2009-2013

Jurisdiction / Community	Unsheltered	Sheltered - Emergency or Vouchers	Sheltered - Transitional	Total
San Bernardino	497	180	231	908
Victorville	93	145	54	292
Upland	75	3	80	158
Ontario	87	23	26	136
Loma Linda	7	0	112	119
Fontana	98	19	0	117
Rancho Cucamonga	76	15	0	91
Colton	58	15	0	73
Joshua Tree	26	25	19	70
Redlands	47	14	1	62
Hesperia	9	28	13	50
All Others	174	51	20	245
Countywide Total	1,247	518	556	2,321

Table 29 - Homeless Population by San Bernardino County Jurisdiction

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A chronically homeless individual is an unaccompanied homeless individual (living in an emergency shelter or in an unsheltered location) with a disabling condition that has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Of the 513 homeless individuals that were reported as chronically homeless, 80 individuals were sheltered and 433 individuals were unsheltered.

Families with children include at least one household member age 18 or over and at least one household member under the age of 18. According to the PIT Count, there were 192 homeless families (920 people) with at least one adult and one child, comprised of 156 families (790 people) living in emergency or transitional shelters and 36 unsheltered families (130 people) in need of housing assistance.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The PIT Count revealed 52 sheltered veterans and 132 unsheltered veterans. Data on homeless female veterans was not collected.

Unaccompanied youth are individuals under the age of 18 years old, who are presumed to be emancipated if they are unsheltered without an adult. According to HUD's 2013 Continuum of Care Homeless Assistance Programs—Homeless Populations and Subpopulations report dated October 1, 2013, there were six unaccompanied youth who were sheltered and 17 unaccompanied youth who were unsheltered.

Additionally, 308 homeless individuals were categorized as severely mentally ill meaning that they have mental health problems that are expected to be of long, continued and indefinite in duration and will substantially impair their ability to live independently. Of the 308 homeless individuals that were reported as severely mentally ill, 50 individuals were sheltered and 258 individuals remained unsheltered.

Further, the HUD's 2013 Continuum of Care Homeless Assistance Programs—Homeless Populations and Subpopulations revealed a total of 24 homeless people with HIV/AIDS. Of these 24 homeless people with HIV/AIDS, nine people were sheltered and 15 people were unsheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	511
Black or African American	0	200
Asian	0	12
American Indian or Alaska Native	0	25
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	236
Not Hispanic	0	787

Alternate Data Source Name: San Bernardino County 2013 Homeless Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the PIT, there were 192 homeless families with at least one adult and one child. Of the 192 homeless families, 62 homeless families (790 people) were living in emergency or transitional shelters. Thirty-six families (130 people) were unsheltered and in need of housing assistance. Countywide, an estimated 36 housing units that are affordable to extremely-low income households are needed to reduce the number of homeless families with children.

For Veterans, a total of 184 homeless veterans were identified in the HUD's 2013 Continuum of Care Homeless Assistance Programs—Homeless Populations and Subpopulations Report. Of these 184 homeless veterans, 52 veterans were sheltered and 132 veterans were unsheltered. Countywide, an estimated 132 housing units that are affordable to extremely-low or low-income households are needed to reduce the number of homeless veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Under the federal policy for reporting race, there are five categories: 1) White, 2) Black / African American, 3) Asian, 4) American Indian or Alaska Native and Pacific Islander. For ethnicity, there are two categories: 1) Hispanic or Latino and 2) Non-Hispanic or Non-Latino.

The homeless population in San Bernardino County is generally comparable to national averages. The majority of homeless people nationally identified themselves as either Black or White in terms of race. Of the 1,247 respondents who reported a race as compared to the distribution of races among the countywide population, 41 percent of the respondents identified themselves as White/Caucasian, 16 percent as Black/African American, 22 percent as Other and 18 percent of the unsheltered homeless

persons stated that they did not know their race or failed to provide a response to this question. In terms of ethnicity, 62 percent of unsheltered homeless individuals were identified as non-Hispanic and 20 percent identified themselves as being Hispanic or Latino, while 18 percent of the respondents did not know their ethnicity or failed to provide a response to this question.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Approximately 1,247 people or 54 percent of San Bernardino County’s homeless population was unsheltered and living in inhabitable living environments (i.e. living in the streets, vehicles or tents) at the time of the PIT Count. Approximately 1,074 people or 46 percent of homeless people counted were sheltered. Of the 1,074 people sheltered, 518 were in emergency shelters, 556 were in transitional housing including safe haven shelters—a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services.

Discussion:

The lack of affordable housing continues to be the primary factor of homelessness within the County and has led to high rent burdens, overcrowding, and substandard housing, which has not only forced many people to become homeless but has also put a growing number of people at risk of becoming homeless. The San Bernardino CoC is in its sixth year of its implementation of the Ten-Year Strategy to End Homelessness in San Bernardino County (Ten-Year Strategy). In review of the 25 goals originally established within the Ten-Year Plan, the City intends to focus on the following seven goals with local applicability for the 2015-2019 Consolidated Plan period:

- Implement countywide homelessness prevention strategies to prevent homelessness.
- Formalize protocols and improve the coordination of discharge planning.
- Use a comprehensive tool that determines potential eligibility for mainstream resources.
- Appropriate case management services should be available to all homeless persons whether they are on the street, accessing one-stop centers, in emergency shelters, or transitional housing or receiving permanent supportive services.
- Implement a rapid re-housing approach for households with dependent children.
- Implement a “housing first” approach.
- Enlist the support of faith-based organizations to help implement the goals and recommendations of the Ten Year Plan.

An April 2013 assessment of the Ten Year Plan revealed that significant progress has been made, but that the strategy should be recalibrated to promote a “housing first” approach to homelessness that encourages rapid re-housing programs that provide different housing subsidy and service levels to families based on their needs to help these families remain stably housed. The following new goals were recommended for countywide implementation:

- Adopt baseline numbers and establish annual “reduction” benchmarks for each jurisdiction.
- Implement a rapid re-housing approach by creating a Rapid Re-Housing Engagement Team.
- Develop a zero tolerance policy for children living on the streets, in vehicles and other places not meant for human habitation.
- Implement a “housing first” approach by creating a Housing First Engagement Team.
- Reduce chronic homelessness annually by creating a Housing First Engagement Team.
- Increase the number of permanent supportive housing units.

Through the implementation of a Ten Year Strategy, many CoCs have learned that helping “at-risk” households maintain housing is less costly and more effective than helping households obtain housing after they become homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Upland will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, persons with alcohol or other drug addiction and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large. Based on 2007-2011 CHAS data, of the 7,050 households containing at least one elderly person, 36 percent (2,565) of households earn less than 80 percent of the Area Median Income in Upland.

Persons with Disabilities

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population (74,033) in Upland, 7,105 persons have a disability. Of these 7,105 disabled persons, 6,642 are between the ages of 18-64 years of age.

Alcohol and Other Drug Addictions

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Indicators of Alcohol and Other Drug Abuse Report for San Bernardino, Center for Applied Research Solutions, there were 503 admissions to alcohol and other drug treatment per 100,000 people in the County compared to the state average of 592 admissions in 2008. There were also 1,009 arrests for felony and misdemeanor drug offenses and 1,349 alcohol related arrests per 100,000 people in comparison to the state’s 910 drug arrests and 1,203 alcohol arrests in 2008.

HIV/AIDS

Human Immunodeficiency Virus infection (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the Inland Empire HIV Planning Council (IEHPC), there were 3,608 persons living with HIV/AIDS in the County at the end of 2013. For persons living with HIV/AIDS, access to affordable housing, supportive services and quality health care is important to maintaining their well-being.

Victims of Domestic Violence

Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2013, the Upland Police Department responded to a total of 339 calls related to domestic violence. Of these calls, 304 of these domestic incidents did not involve a weapon. However, 35 calls involved a weapon of which 2 involved a firearm, 4 involved a knife or cutting instrument, 4 involved other dangerous weapons and 25 involved personal weapons such as feet or hands.

What are the housing and supportive service needs of these populations and how are these needs determined?

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

The high cost of living in San Bernardino County makes it very difficult for persons with special needs to maintain a stable residence. Often these segments of the population rely on support services from various San Bernardino County's non-profit organizations to avoid becoming homeless or institutionalized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2012, the Centers for Disease Control and Prevention (CDC) reported, only one in every four of the 1.1 million Americans living with HIV has their infection under control and that African Americans and young people are the least likely to receive ongoing care and effective treatment. A total 3,608 people were identified as having HIV/AIDS in San Bernardino County. Of the 3,608 estimated persons living with HIV/AIDS in San Bernardino County, more than half of the cases (2,201 or 58.2%) are persons living with AIDS, and 1,507 reported cases are persons living with HIV non-AIDS. For HIV prevalence, San Bernardino County grew by 9.4% and by 8.3% for AIDS prevalence.

Based on the County of San Bernardino Communicable Disease Report 2013, the actual number of people living with HIV/AIDS is even higher as an estimated 16% of infected people are unaware of their status and the numbers do not include those individuals who have moved into this county to receive care. Of the new HIV diagnoses reported each year, 32% develop AIDS in the same or following year indicating their first HIV diagnosis came after years of positivity. By race/ethnicity, African Americans make up 9% of the county population but account for 19.8% of HIV cases diagnosed.

Discussion:

Upland residents with special needs include, but are not limited to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence. Challenges these special needs populations face include low income and high housing cost. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food and clothing and medical care.

In the last five years, the City of Upland provided CDBG public service funds for activities including support services and transitional housing to homeless persons, food distribution programs, drug/alcohol abuse recovery programs, and senior wellness programs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

In addition to assessing the needs associated with housing services and facilities, the City assessed the status of non-housing community development needs such as parks and recreation, childcare, public works and public facilities. To inform this assessment, the City consulted with key stakeholders and service providers.

The City's public facility priorities are to construct, expand or rehabilitate public facilities for the primary benefit of low-income persons. CDBG public facility projects that meet CDBG eligibility requirements align with the goals of the Strategic Plan, and address a CDBG National Objective will be considered for funding in the Annual Action Plans.

Within the Strategic Plan, a goal has been established to improve public facilities used by low- and moderate-income residents and residents with special needs. Such projects may include the construction of new facilities, rehabilitation of existing facilities or expansion of existing facilities to better meet the needs of Upland residents. Such facilities include, but are not limited to community centers, senior centers, parks and recreation facilities, infrastructure and other public facilities.

The City of Upland has the Magnolia Recreation Center, the George M. Gibson Senior Center, and the Memorial Park Community Building which serve as a resource to help direct youth and seniors to valuable outside resources and programs and also offers high-quality programming to enrich the lives of youth and seniors.

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction, and improve the overall aesthetic of a neighborhood. Funds can be used to acquire land, build or improve playgrounds or buildings used primarily for recreation, and develop open spaces that will serve low to moderate-income areas. The City of Upland has thirteen park sites and open space areas including:

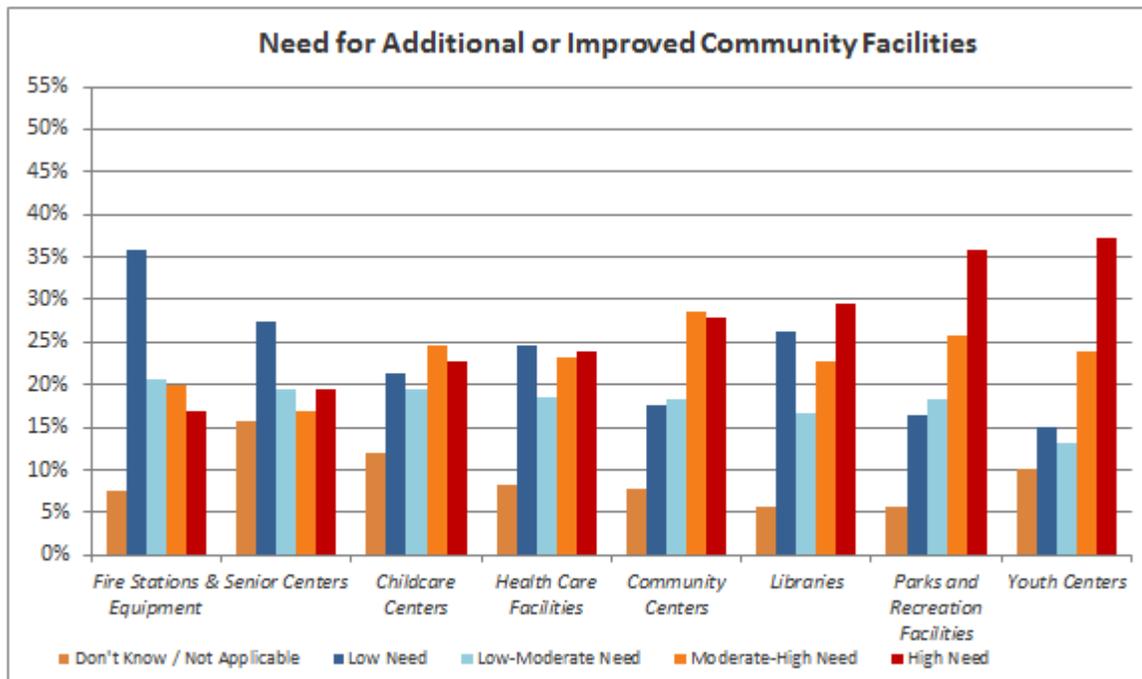
- Baldy View Park (Dog Park)
- Cabrillo Park
- Citrus Park
- Fern Reservoir
- Greenbelt
- Magnolia
- McCarthy
- Memorial (Skate Park)
- Olivedale
- San Antonio
- Sierra Vista

- 8th Street Reservoir
- 13th Street Reservoir

The City considers parks and recreational facilities a high priority for residents, particularly residents of low- and moderate-income neighborhoods.

How were these needs determined?

The needs identified for public facilities in the City were determined through citizen participation meetings and responses from the Consolidated Plan Survey. Within the Consolidated Plan, priority is given to facilities that primarily benefit low- income beneficiaries, particularly those with critically needed renovation or demonstrated need for expansion to accommodate the needs of low-income residents.



City of Upland Consolidated Plan Survey, 2014

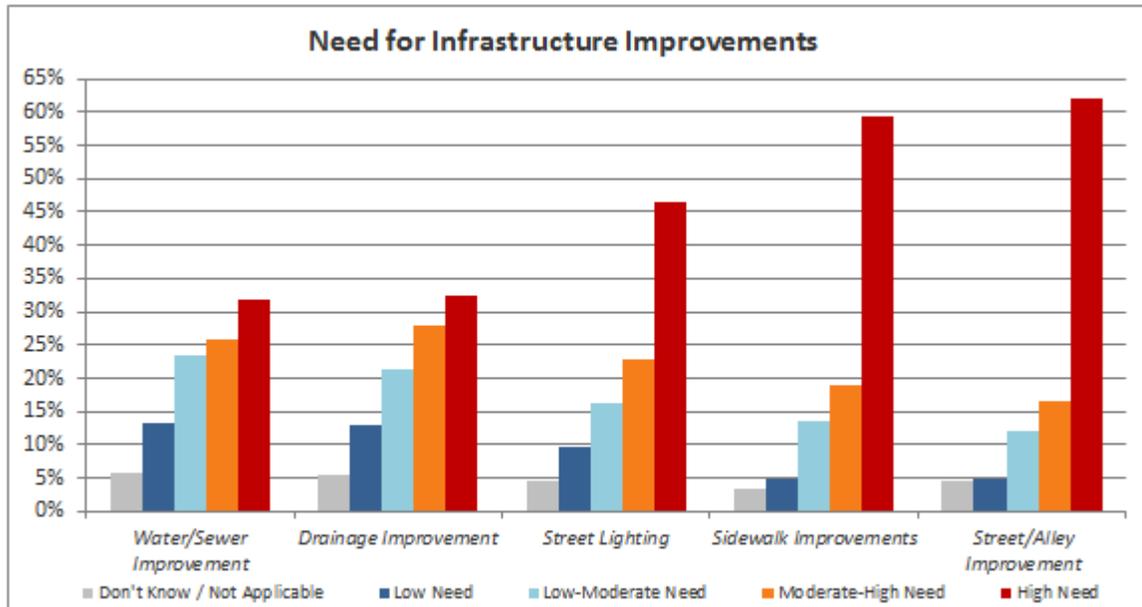
Figure 21: Need for Additional or Improved Community Facilities

Describe the jurisdiction’s need for Public Improvements:

The sidewalks, curbs, gutters, driveway approaches, alleys, pedestrian crossings and street lights located within the CDBG Target Areas are among the oldest infrastructure in the City and are in need of improvement to preserve neighborhood aesthetics, increase pedestrian and motorist safety, promote more efficient traffic circulation and deter crime while promoting a safe and suitable living environment. Public facilities improvements of this nature undertaken to benefit low- and moderate-income primarily residential Census Tract Block Groups are consistent with the goals of the Strategic Plan.

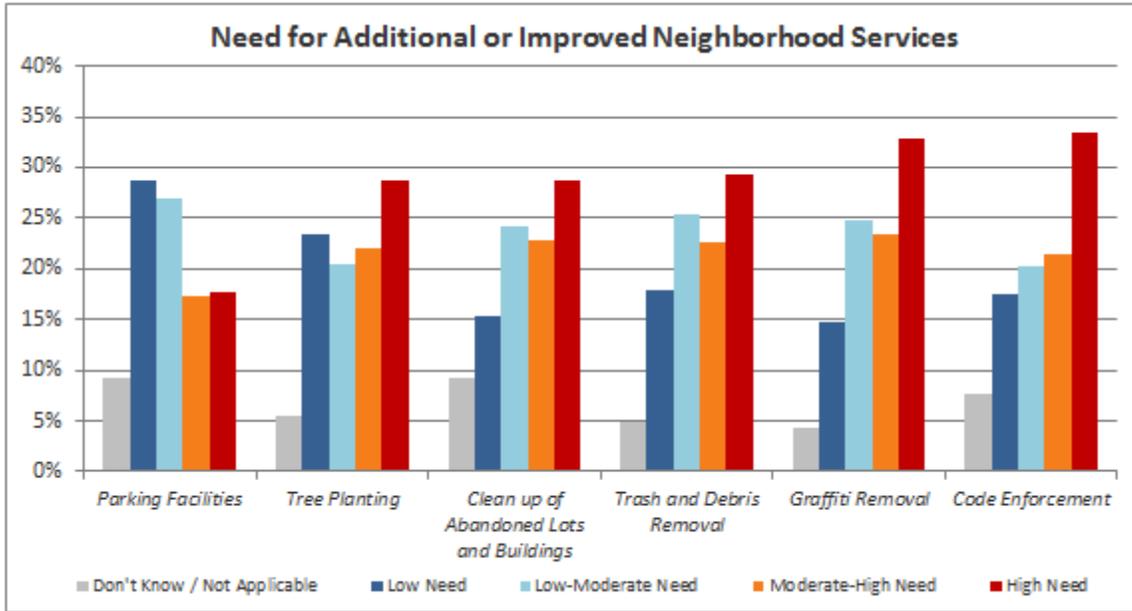
How were these needs determined?

The needs identified for public infrastructure improvements in the City were determined in consultation with the City of Upland Public Works Department and the City of Upland Engineering Department. Respondents to the 2015-2019 Consolidated Plan Survey also indicated that improvements to sidewalks, streets and alleys are a high priority need.



City of Upland Consolidated Plan Survey, 2014

Figure 22: Need for Infrastructure Improvements



City of Upland Consolidated Plan Survey, 2014

Figure 23: Need for Additional or Improved Neighborhood Services

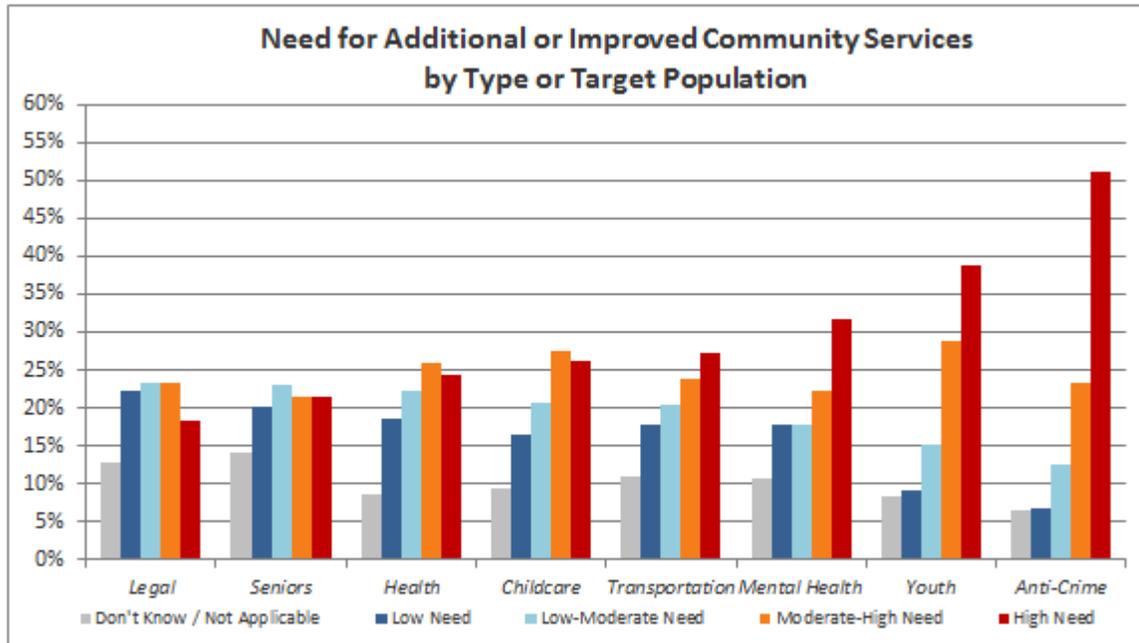
Describe the jurisdiction’s need for Public Services:

Public service activities are consistently ranked as a high priority by residents and other stakeholders. Pursuant to CDBG regulations, only 15 percent of the City’s annual grant allocation (plus 15 percent of prior year program income) can be used for public service-type activities. The City proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as: crime prevention, youth and senior services, mental health services, transportation and child care for working families.

Upland residents rated anti-crime programs as a high priority in the Consolidated Plan Survey. Crime against persons or property is a concern for residents. The Upland Police Department operates a number of crime prevention programs that are adapted to particular community needs such as Neighborhood Watch, Business Watch, and Citizen’s Academy and provides school programs to the youth of low- and moderate-income households. The City will continue to fund community policing programs using federal funds.

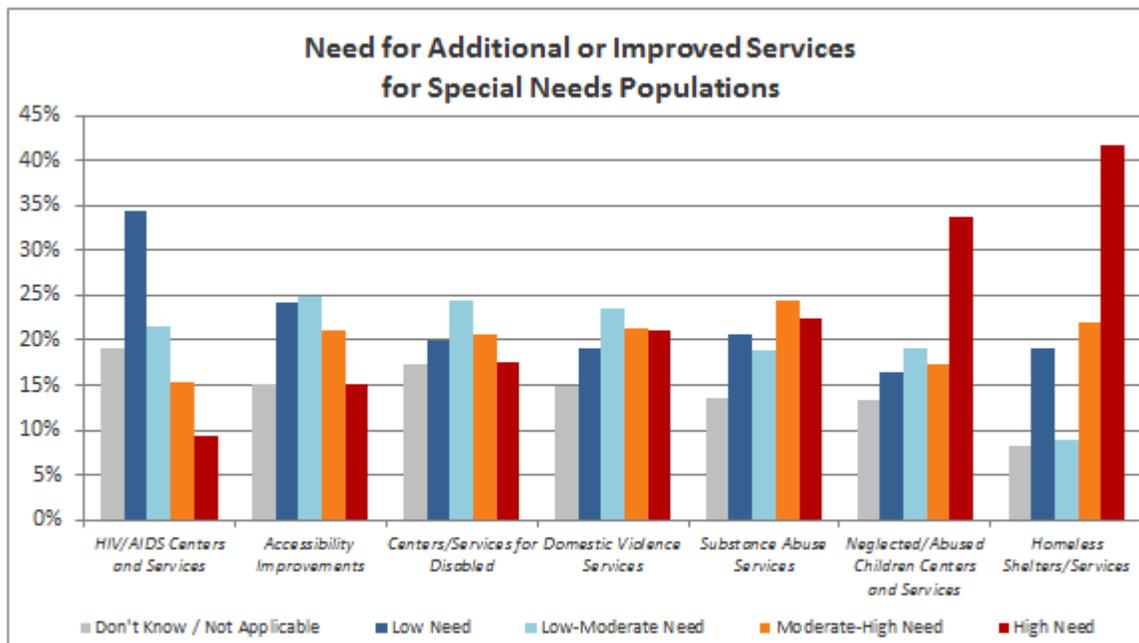
How were these needs determined?

Public service needs are based on the City’s desire to ensure that high quality services are provided to residents to maintain a high quality of life and to promote the well-being of all Upland residents—particularly low- and moderate-income residents. As a result of the citizen participation and consultation process and in consideration of the local nonprofits and City Departments offering services, the City considers public services benefitting low- and moderate-income residents a high priority in the Strategic Plan.



City of Upland Consolidated Plan Survey, 2014

Figure 24: Need for Additional or Improved Community Services by Type or Target Population



Source: City of Upland Consolidated Plan Survey, 2014

Figure 25: Need for Additional or Improved Services for Special Needs Populations

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Upland's housing stock primarily consists of single-family detached residential dwellings of three or more bedrooms, with approximately one third of the housing stock consisting of one and two bedroom rental units available in many different neighborhoods throughout the community.

In the decade between 2000 and 2011, the median home price in Upland increased by 122 percent from \$203,100 to \$450,800 and the median contract rent increased by 69 percent from \$641 to \$1,084 as median income increased by only 38 percent. As a result, Upland households have become increasingly cost-burdened. Data from 2007-2011 shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI and for those between 80 and 100 percent of AMI.

Of the 8,145 households earning 0-80 percent of AMI in the City, 6,015 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 3,465 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 3,465 severely cost burdened households, 2,220 are renters. Of those severely cost burdened renter households, 1,940 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

According to Table 34 in Section MA-10, there is a supply of approximately 5,050 housing units in the City of Upland affordable to households earning less than 80 percent of AMI. According to Table 7 there are 8,145 households in Upland who earn less than 80 percent of AMI, resulting in an estimated need for approximately 3,095 additional housing units that are affordable to households earning less than 80 percent of AMI.

In the last decade, the City has aggressively pursued opportunities to add to its inventory of 895 affordable rental housing units and continues to pursue affordable housing development; however, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment.

In light of scarce monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recent recession, housing affordability problems will become an increasingly difficult challenge to the community during the period of the 2015-2019 Consolidated Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2007-2011 ACS data, 74 percent of the City’s housing stock is comprised of single family housing (1-4 units). Multifamily housing (5+ units) accounts for only 23 percent of total housing units in the City. Mobile homes comprise the smallest portion of the housing stock in the City (3 percent).

The majority of the City’s ownership housing (87 percent) is comprised of larger units containing three or more bedrooms. In comparison, only 20 percent of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,486	58%
1-unit, attached structure	1,636	6%
2-4 units	2,702	10%
5-19 units	3,534	13%
20 or more units	2,619	10%
Mobile Home, boat, RV, van, etc	818	3%
Total	26,795	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	163	2%
1 bedroom	113	1%	2,963	29%
2 bedrooms	1,837	12%	5,158	50%
3 or more bedrooms	13,079	87%	2,024	20%
Total	15,039	100%	10,308	101%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Project Name and Address	Type	Type of Public Assistance	Total Units	Total Affordable Units	Date of Potential Conversion
Sycamore Terrace	Senior	HUD Section 202 Section 8	100	100	2021
Richland Apts.	Family	HOME	33	8	2021
Upland Village Green	Family	MR Bond	186	47	2028
Northwoods	Family	MR Bond	324	324	2024
Rancho Lindo Apts.	Family	HOME	16	4	2016
Ricca Villa	Family	HOME	17	4	2017
Sunset Ridge	Family	MR Bonds/City	108	16	2029
Village Apts.	Family	MR Bonds/City	72	20	2029
Alpine Woods	Family	Tax Credit	137	137	2029
Coy D. Estes Senior Apts.	Senior	Tax Credit/Bonds	130	130	2038
Magnolia Colony Apts.	Family	HOME and Set Aside	72	72	2058
Los Olivos	Family	Project Based Section 8	97	97	Perpetual
Ninth Street Terrace	Family	Section 8	24	24	Perpetual
Arbor Park	Family	MBR	260	104	2028
Mountain Springs	Family	MBR	340	68	2030
Highland Hills	Family	Section 8	64	28	2028
Total			1980	1,183	

Table 32 - Affordable Housing Covenants

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City’s affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much of the housing at-risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage

subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

As of February 2015, the City monitors a total of 1,183 affordable housing projects in Upland. The 16 projects consist of a total of 1,980 units in which 1,183 units are restricted to low- and moderate-income households. Fifteen of the projects were subsidized with a combination of federal, state and local funding sources. Four projects were assisted with HOME funds, three projects were assisted with Redevelopment Housing Set-Aside funds, and seven projects were assisted with State Bond funds. Table 32 provides a description of the assisted housing developments in Upland.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much of the housing at-risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households. There are 8 assisted units at risk of conversion as follows:

- Rancho Lindo Apartments – 4 assisted units (HOME)
- Ricca Villa – 4 assisted units (HOME)

Does the availability of housing units meet the needs of the population?

According to the 2007-2011 American Community Survey Estimates, there are 25,347 households in Upland. Table 29 indicates that there are 25,977 housing units (not including Mobile Home, boat, or RV units) available in the community. As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

The City has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing range from 2 to 4 years and Housing Choice Vouchers have a wait period of at least 8 years. In addition to challenges associated with housing affordability, housing conditions are also of concern. With more than 62 percent of the housing units older than thirty years of age, a large portion of the City's housing stock may need substantial rehabilitation, including roofing, plumbing, electrical, mechanical and structural repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

Based on data in Table 34 in the next section, there is a supply of approximately 4,335 rental housing units affordable to households earning less than 30, 50 or 80 percent of AMI. Table 10 shows that there are

4,365 renter households that are cost burdened. These numbers indicate that there is a small need for additional affordable rental housing in the City.

Discussion

The number and size of housing units in the City of Upland is sufficient for the number and type of households residing in the City according to the 2007-2011 ACS; however, housing affordability continues to be a challenge. During the period of the 2015-2019 Consolidated Plan from July 1, 2015 to June 30, 2020, the City will prioritize the development of additional affordable rental housing units, promoting home ownership, and the preservation of both rental and ownership units that are currently affordable to low- and moderate-income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

Tables 32 and 33 indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey.

Based on the reported housing costs, Table 34 indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Family Income (HAMFI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	203,100	450,800	122%
Median Contract Rent	641	1,084	69%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	664	6.4%
\$500-999	3,628	35.2%
\$1,000-1,499	4,748	46.1%
\$1,500-1,999	947	9.2%
\$2,000 or more	321	3.1%
Total	10,308	100.0%

Table 34 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	330	No Data
50% HAMFI	650	215
80% HAMFI	3,355	505
100% HAMFI	No Data	995
Total	4,335	1,715

Table 35 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	763	879	1,116	1,577	1,924
High HOME Rent	708	797	958	1,099	1,206
Low HOME Rent	586	628	753	871	972

Table 36 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the 2007-2011 ACS data in Table 7, there are 8,145 low- and moderate-income households in Upland who earn less than 80 percent of AMI. According to CHAS data in Table 34, there are 5,050 housing units in the City that are affordable to low- and moderate-income households. Subtracting the 5,050 units that are affordable to low- and moderate-income households from the 8,145 low- and moderate income households in the City indicates a need for approximately 3,095 additional housing units that are affordable to households earning less than 80 percent of AMI.

Approximately 2,360 households earning less than 30 percent of AMI reside in the City; however, there are only approximately 330 dwelling units affordable to those at this income level. Similarly, the City has 2,275 households earning between 31 and 50 percent of AMI and only 865 housing units affordable to those at this income level. The shortage of affordable units is most prevalent for households with the lowest incomes. This is less of an issue with households earning between 81 and 100 percent AMI in finding housing they can afford.

Although a housing unit may be considered affordable to a particular income group, this does not necessarily mean that the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

How is affordability of housing likely to change considering changes to home values and/or rents?

The data presented in Tables 32 and 33 was sourced from 2007-2011 during a period of decline in the housing market that temporarily enhanced housing affordability in the City. As the housing market rebounds during the next five years, home values and rents are generally expected to rise, which will further exacerbate housing problems such as cost burden, severe cost burden and overcrowding—particularly for low- and moderate-income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent according to 2007-2011 ACS data was \$1,084, which is slightly less than the Fair Market Rent for a two bedroom unit at \$1,116 per month. According to data in Table 30, 79 percent of rental units have two or fewer bedrooms. According to data in Table 8, 1,140 renter households are overcrowded or severely overcrowded, which can be attributed to high rents as well as the lack of affordable units with three or more bedrooms.

To produce or preserve affordable rental housing units that carry a minimum affordability period of 20 years, significant levels of subsidy are required. Taking only rents into consideration, an owner of a two bedroom unit would forego \$87,120 of operating income when renting the unit at Low HOME rent levels instead of Fair Market Rent.

Discussion

In the decade between 2000 and 2011, the median home price in Upland increased by 122 percent from \$203,100 to \$450,800 and the median contract rent increased by 69 percent from \$641 to \$1,084 as median income increased by only 38 percent. As a result, Upland households have become increasingly cost-burdened.

Data from 2007-2011 shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI and for those between 80 and 100 percent of AMI. In light of scarce land and monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recent recession, housing affordability problems will become an increasingly difficult challenge to the community.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, Table 36 shows that 37 percent of owner-occupied households in the City have at least one selected condition and 57 percent of all renter-occupied households in the City have at least one selected condition.

Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of substandard conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

‘Standard’ housing condition in the City of Upland is defined as being in conformance with the California State Health and Safety codes. For the purposes of the Consolidated Plan grant programs, a unit in substandard condition is considered suitable for rehabilitation provided that the estimated cost of rehabilitation does not exceed the estimated cost of reconstructing the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,353	36%	5,052	49%
With two selected Conditions	91	1%	815	8%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,595	64%	4,441	43%
Total	15,039	101%	10,308	100%

Table 37 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,108	7%	727	7%
1980-1999	4,481	30%	3,311	32%
1950-1979	8,208	55%	5,466	53%
Before 1950	1,242	8%	804	8%
Total	15,039	100%	10,308	100%

Table 38 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,450	63%	6,270	61%
Housing Units build before 1980 with children present	584	4%	810	8%

Table 39 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

City	2009	2010	2011	2012	2013	Total
EBLL's*	1	0	2	0	1	4
Cases	0	1	1	1	0	3

Table 40 - Number of Elevated Blood Lead Levels and Cases

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 41 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.

The age and condition of Upland’s housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 9,450 or 63 percent of the 15,039 owner-occupied housing units in Upland were built 34 or more years ago (built prior to 1980)
- 4,481 or 30 percent of the 15,039 owner-occupied housing units in Upland were built between 15 and 34 years ago (built between 1980 and 1999)
- 6,270 or 61 percent of the 10,308 renter-occupied housing units in Upland were built 34 or more years ago (built prior to 1980)
- 3,311 or 32 percent of the 10,308 renter-occupied housing units in Upland were built between 15 and 34 years ago (built between 1980 and 1999)

According to CHAS data, 49 percent of Upland's low- and moderate-income owner-occupied households experience some form of housing problem. HUD defines housing problems as housing overcrowding, housing cost burden, or units that are lacking adequate kitchen or plumbing facilities. Low- and moderate income households are those households earning less than 80 percent of Area Median Income for San Bernardino County, adjusted for household size as published by HUD annually. In numbers, there are 6,550 low- and moderate-income owner-occupied households, of which 3,315 have a housing problem.

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Upland residents have the opportunity to live in decent housing. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Residential Rehabilitation Program staff and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Residents of any housing built before 1978 are considered to be at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. The majority of Upland's housing stock (62.2 percent) was built after 1979, eliminating the residents of these homes from risk of lead-based paint hazards.

The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child's home. Housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

There are 15,720 housing units built before 1980 that may contain lead-based paint, of which 9,450 are owner-occupied units and 6,270 are renter-occupied units. There are 1,394 units built before 1980 with children present, including 584 owner-occupied units and 810 renter-occupied units. According to data presented in Table 7, 31.9 percent of Upland's households are low- and moderate income households. By extension, it could be estimated that 446 housing units with lead-based paint hazards may be estimated to be occupied by low- and moderate-income families.

Number of Children with Elevated Blood Levels of Lead

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an "elevated blood level (EBL)." However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an "elevated" blood lead level is no longer defined at a particular cut point. Therefore, categories indicating increased levels of exposure are presented here.

In accordance with State of California regulations, a "case" is defined as a child having a blood lead level equal to or greater than 20 µg/dL, or persistent levels between 15-19 µg/dL. Once a case is reported, the San Bernardino County Childhood Lead Poisoning Prevention Program is involved in the case

management, as described below under the heading “Childhood Lead Poisoning Prevention Program (CLPP).”

The State records the number of children tested each year, the number of children with blood levels exceeding certain levels, and the number of reported cases. Table 38 provides the number of children tested, BLLs indicating increased exposure, and cases in the City of Upland for the prior five years.

Discussion

As noted in the needs assessment, a large share of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment, the most prevalent condition is cost-burden, indicating that the housing stock is generally suitable for habitation. However, based on the age of the housing stock, a significant need exists for the preservation of older housing units occupied by low- and moderate income households. The City will continue to address this need through implementation of programs designed to preserve the stock of affordable housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As indicated in NA-35, the Upland Housing Authority (UHA) administers conventional public housing and Section 8 voucher programs in the City of Upland. In addition, the Housing Authority of the County of San Bernardino (HACSB) also administers a small number of Section 8 vouchers to residents of the City of Upland.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,418	9,302	552	8,126	352	1,109	834
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 42 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Upland Housing Authority (UHA) serves the City of Upland and operates Section 8 and HUD Public Housing. UHA operates on public housing development and administers nearly 600 Section 8 vouchers.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Upland Housing Authority (UHA) serves the City of Upland and operates Section 8 and HUD Public Housing. UHA operates on public housing development and administers nearly 600 Section 8 vouchers.

There is one public housing development in the City of Upland. The Los Olivos complex, which consists of 97 units ranging from one to five bedrooms, is located in North East Upland. In 2009, UHA completed a landscaping and irrigation project at Los Olivos that consisted of water-wise landscaping to limit the irrigation and watering needs of the property. In 2011, UHA completed exterior improvements and a new paint scheme for the Los Olivos complex.

Public Housing Condition

Public Housing Development	Average Inspection Score
Los Olivos Complex	84.4

Table 43 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Los Olivos complex is an older housing complex and requires regular maintenance and upkeep by UHA. UHA has set a goal of continuing to rehabilitate and make capital improvements to the Los Olivos complex.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

UHA strives to provide services that improve the quality of life and economic self-sufficiency of households and families receiving assistance from UHA. UHA provides

Family Services:

- Counseling
- Goal setting
- Prevention and Intervention
- Mentoring

Youth Activities & Services:

- Homework Reading Club
- Recreational and Sports Activities
- Computer Labs/ Homework Assistance
- Preschool Activity Room

Educational Services:

- Substance Abuse Education
- Neighborhood Watch

Employment & Training Opportunities:

- College Applications
- Employment Applications and Resumes

Discussion:

The UHA is well-positioned to maintain and expand the supply of affordable housing units in the City of Upland through its partnerships with the federal government, State of California, San Bernardino County Department of Community Development and Housing, the City of Upland.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In recent years, San Bernardino County has implemented policies and programs designed to ensure that homeless people in San Bernardino County are rapidly housed and provided an appropriate level of support services to remain stably housed. Between 2013 and 2014, a total of 25 shelter (e.g. emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). In contrast, 12 permanent supportive housing beds were added to the HIC.

The increase in permanent supportive housing for the most vulnerable populations is attributed to San Bernardino County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County, homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	184	125	536	263	0
Households with Only Adults	219	0	159	421	0
Chronically Homeless Households	0	0	0	28	0
Veterans	14	0	56	309	0
Unaccompanied Youth	12	0	0	0	0

Table 44 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name: 2014 CoC Homeless Inventory Count Report

Homeless Service Providers and Facilities in San Bernardino County Serving the City of Hesperia	
Name or Location	Type of Services
2-1-1	2-1-1 provides free and confidential services available 24 hours a day, including information and resources for health and social services in San Bernardino County.
Calvary Chapel	Calvary Chapel provides food programs to families in need.
Clear Water Residential Care for the Elderly & Homeless	Clear Water Residential Care for the Elderly & Homeless provides transitional housing, permanent housing, case management and supportive services to elderly and homeless people.
Community Action Partnership of San Bernardino County	Community Action Partnership of San Bernardino County administers various programs to assist the low income population throughout San Bernardino County.
Department of Child Supportive Services	The Department of Child Supportive Services assist with establishing, modifying and enforcing court orders for Child Support, locating parents, establishing paternity, and collecting and distributing child support and spousal support payments.
Department of Behavioral Health	A 24/7 call center comprised of professional staff that provide widespread linkages to behavioral health services.
Foothill Family Shelter, Inc.	Foothill Family Shelter provides transitional shelter and support services for homeless families with children.
Frazer Community Center	This program offers shelter, noon meals, food boxes, and clothing.
His Hands Ministry	His Hands Ministry provides two to three day supply of food and clean used clothing for low-income and homeless families.
Homeless Outreach Programs and Education	This program provides free referrals, support and educational services to homeless persons and families.
House of Ruth	House of Ruth provides domestic violence prevention services to at risk persons.
Inland Valley Drug/Alcohol Recovery Service	Inland Valley Drug/Alcohol Recovery Service provides 24-hour detoxification facility, substance abuse treatment programs and crisis intervention services.
Pacific Lifeline	Pacific Lifeline offers residential assistance, counseling services to women and children, case management and life-skills training.
Pomona Inland alley Council of Churches	Pomona Inland alley Council of Churches offers a 30-day shelter for homeless individuals.
Public Health Information	Public Health provides community and preventive health services that promote and improve health, safety, well-being and quality of life of county residents and visitors.
Reach Out	A court-mandated program that provides an alternative to incarceration for first-time drug offenders including drug prevention, awareness and parenting programs.
Social Security Administration	Social Security Administration provides information on applying for Retirement, Medicare, Disability Benefits and a Social Security card.
Salvation Army Hospitality House Shelter	Hospitality House provides shelter, meals and food baskets to homeless individuals and families.
Transitional Assistance Department	Transitional Assistance Department administers financial support programs to persons in need of financial, nutritional and/or medical assistance.
Water for Life Church, City Link	Water for Life's City Link program provides food subsidies, clothing, rental and utility assistance, financial literacy classes and job skills training.
West End Hunger Program SOVA	West End Hunger Program SOVA provides a fifteen meal supply of emergency food assistance.

Figure 26: Homeless Services and Facilities in San Bernardino County

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. Together, these programs provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing and transportation. A short description of each is provided below.

CalWORKs

The California Work Opportunities for Kids (CalWORKs) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these needy families may be eligible to receive immediate short-term help with housing, food, utilities, clothing or medical care. Child care is also available through this program.

CalFresh Program

Formerly the Food Stamps Program, is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people on public assistance to purchase food and other essential items.

Medi-Cal

The Medi-Cal program provides health coverage for people with low income and limited ability to pay for health coverage, including the aged, blind, disabled, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS) are also eligible.

CDBG, HOME, and ESG-Funded Activities

Congress designed the CDBG, HOME and ESG programs to serve low-income people, some of which may meet the federal poverty definition, and at least 51 percent of whom are low- and moderate-income individuals and families.

At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- to moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: (1) benefits low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- to moderate-income); (2) addresses slums or blight, or (3) meets a particularly urgent community development need.

Under the HOME Investment Partnerships (HOME) program, households must earn no more than 80% of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of a HOME Participating Jurisdiction's (PJ's) annual HOME allocation that is invested in affordable rental housing must go to assist households earning no more than 60 percent of AMI.

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

For many San Bernardino County residents, the first entry into the CoC is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. The next component of the CoC is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. The final component of the CoC is permanent housing, both with and without supportive services. The ultimate goal of the CoC system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing. The homeless facilities and agencies serving the City of Upland are listed above.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Upland will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

Elderly is defined as a person who is 62 years of age or older and frail elderly is defined as an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, or home management activities. Based on 2007-2011 CHAS data, of the 7,050 households containing at least one elderly person, 36.4 percent (2,565) of households earn less than 80 percent of the Area Median Income in Upland.

People with disabilities have a physical or mental impairment that substantially limits major life activities. Disabled people generally rely on supportive services to perform activities of daily living. Based on ACS data, of the total Civilian Noninstitutionalized Population (74,033) in Upland, 7,105 persons have a disability. Of these 7,105 disabled persons, 6,642 are between the ages of 18-64 years of age.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Indicators of Alcohol and Other Drug Abuse Report for San Bernardino, Center for Applied Research Solutions, there were 503 admissions to alcohol and other drug treatment per 100,000 people in the County compared to the state average of 592 admissions in 2008. There were also 1,009 arrests for felony and misdemeanor drug offenses and 1,349 alcohol related arrests per 100,000 people in comparison to the state’s 910 drug arrests and 1,203 alcohol arrests in 2008.

Human Immunodeficiency Virus (HIV) is a virus that weakens one’s immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the Inland Empire HIV Planning Council (IEHPC), there were 3,608 persons living with HIV/AIDS in the County at the end of 2013. For persons living with HIV/AIDS, access to affordable housing, supportive services and quality health care is important to maintaining their well-being.

Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2013, the Upland Police Department responded to a total of 339 calls related to domestic violence. Of these calls, 304 of these domestic incidents did not involve a weapon. However, 35

calls involved a weapon of which 2 involved a firearm, 4 involved a knife or cutting instrument, 4 involved other dangerous weapons and 25 involved personal weapons such as feet or hands.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

The high cost of living in San Bernardino County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various San Bernardino County's non-profit organizations to avoid becoming homeless or institutionalized.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in the community. Community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, the majority of community care beds in Upland (369) are for elderly persons ages 60 or above. There are also (154) community care beds for adults between ages 18-59 and (24) for youth below the age of 18 at small family homes and group homes.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the 2015-2019 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG funds to provide special needs services including, but not limited, to those concerned with disabilities and seniors. In the 2015-2016 Annual Action Plan, the City will not provide CDBG funds for housing rehabilitation since these needs will be addressed with the Upland Housing Funds.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2015-2019 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG funds to provide special needs services including, but not limited, to those concerned with disabilities and seniors.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Upland are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Upland and throughout Southern California in general. Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 8,145 households earning 0-80 percent of AMI in the City, 6,015 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 3,465 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 3,465 severely cost burdened households, 2,220 are renters. Of those severely cost burdened renter households, 1,940 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate a moderate need for additional affordable housing in Upland.

In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City places a high priority on non-housing community development needs including those associated with neighborhood services such as graffiti removal and code compliance, public facilities improvements such as park and community center rehabilitation or ADA improvements and infrastructure improvements including sidewalks, curbs, gutters, driveway approaches, alleys and pedestrian crossings. During the implementation of the 2015-2019 Consolidated Plan, the City will use CDBG as well as other funding sources to address these needs and provide a suitable living environment for low- and moderate-income people living in the CDBG low- and moderate-income areas.

To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty, the Strategic Plan includes a business creation and expansion as well as a commercial rehabilitation goal as a high priority need to address unemployment and underemployment in the community. Specifically, during the implementation of the 2015-2019 Consolidated Plan, the City will use CDBG funds to provide an Economic Development and/or Commercial Rehabilitation Program that benefits low- and moderate-income Upland residents seeking employment or improve their existing business. This approach fulfills several needs in the community, including addressing employment, offering a wide range of products and services to local residents and providing materials and services.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	378	56	1	0	-1
Arts, Entertainment, Accommodations	3,079	2,779	12	13	1
Construction	1,476	2,225	6	11	5
Education and Health Care Services	4,836	5,927	19	28	9
Finance, Insurance, and Real Estate	1,534	1,372	6	7	1
Information	672	117	3	1	-2
Manufacturing	2,631	802	10	4	-6
Other Services	1,455	1,255	6	6	0
Professional, Scientific, Management Serv.	2,087	1,598	8	8	0
Public Administration	1	0	0	0	0
Retail Trade	3,847	3,414	15	16	1
Transportation and Warehousing	1,350	797	5	4	-1
Wholesale Trade	1,872	634	7	3	-4
Total	25,218	20,976	--	--	--

Table 45 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	38,290
Civilian Employed Population 16 years and over	34,415
Unemployment Rate	10.12
Unemployment Rate for Ages 16-24	22.50
Unemployment Rate for Ages 25-65	6.74

Table 46 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,444
Farming, fisheries and forestry occupations	1,269
Service	3,499
Sales and office	10,438
Construction, extraction, maintenance and repair	2,217
Production, transportation and material moving	1,766

Table 47 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,999	62%
30-59 Minutes	7,880	24%
60 or More Minutes	4,527	14%
Total	32,406	100%

Table 48 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,635	352	1,191
High school graduate (includes equivalency)	5,535	788	2,153
Some college or Associate's degree	11,230	945	3,120
Bachelor's degree or higher	9,103	584	1,934

Table 49 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	108	347	590	644	630
9th to 12th grade, no diploma	995	651	554	1,392	841
High school graduate, GED, or alternative	2,211	1,999	2,387	4,090	2,051
Some college, no degree	2,674	2,673	3,156	5,061	1,649
Associate's degree	412	1,113	963	2,329	623
Bachelor's degree	706	1,990	1,658	3,798	1,356
Graduate or professional degree	85	872	1,051	2,267	1,304

Table 50 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,350
High school graduate (includes equivalency)	31,840
Some college or Associate's degree	38,768
Bachelor's degree	52,778
Graduate or professional degree	71,703

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Economic Development Department Profile and the City's 2013-2021 Housing Element, Upland is home to a variety of companies and industries. According to 2011 Longitudinal Employer Household Dynamics (LEHD) data, the major employment sectors in the City of Upland include Retail, Services and Entertainment (5,198 jobs available), Health Care and Social Assistance (4,951 jobs available), Goods Production (3,033 jobs available) and Knowledge-Based Industries (2,957 jobs available).

In accordance with the City's 2013 Comprehensive Annual Financial Report (CAFR), the five major employers in the City of Upland are San Antonio Community Hospital (1,942 employees), Upland Unified School District (1,500 employees), City of Upland (398 employees), Home Depot (374 employees) and WalMart (324 employees).

Describe the workforce and infrastructure needs of the business community:

The business community in Upland relies on a highly educated workforce, starting with the San Antonio Hospital and the Upland Unified School District. With over 40 colleges and universities in the region. A diverse group of leading employers in healthcare, professional services and education and retail in Upland benefit from the generally low cost of doing business in Upland as a result of access to cost-effective transportation and stable tax infrastructure.

The City's workforce reflects an undersupply of labor, particularly in the sectors of education and health care service that may require a higher education. This means that there are more jobs available in the City compared to the number of workers in the City that can fill those jobs. On the other hand, in the areas of manufacturing, wholesale trade and professional services, the City has a workforce that far exceeds the number of jobs available. This means that a good portion of Upland residents have to travel outside of the City to find a job in that business sector.

The City continues its economic recovery that began in 2010. Local residents are willing to work but lack the specific skills businesses need, particularly in the education and health care sectors. Into the future, the workforce needs of the business community will be impacted by demographic shifts and a baby boomer population reaching retirement age, creating new challenges and opportunities to create a comprehensive workforce system focused on innovation and skills development.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Planned Local Investments

San Antonio Hospital is currently in the midst of a \$160 million expansion program that will add much-needed beds housed in private rooms, an expanded 52-bed emergency department and other critical services to meet the needs of the growing communities it serves. The new Emergency Department and patient tower are slated to open in 2015.

Workforce Development

The workforce is changing and organizations, both public and private, should develop the need of the new workforce. Specific programs utilizing social networking and digital communications to address the millennial and independent worker. In addition, younger workers are used to social networks and digital communications. Younger workers are project oriented and are not used to hierarchical organizations and would rather prefer to work in teams. New workforce training programs need to address the independent workforce – this type of worker prefers to work flexible hours, work from home or in co-working spaces, and prefers to negotiate a rate based on skills and experience in lieu of market dynamics.

Finally, the senior's workforce (ages 60+) is a willing and untapped resource for cities. This workforce is active, reliable, and willing to work in sometimes less than desirable jobs. They are experienced and are often times looking for a way to engage with a community.

Economic Developers need to be aware of all levels of the changing workforce in addition to promoting vocational programs, internships, and foreign work visa programs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As mentioned above, the City's workforce reflects an undersupply of labor, particularly in the sectors of education and health care service that may require a higher education. This means that there are more jobs available in the City compared to the number of workers in the City that can fill those jobs. On the other hand, in the areas of manufacturing, wholesale trade and professional services, the City has a workforce that far exceeds the number of jobs available. This means that a good portion of Upland residents have to travel outside of the City to find a job in that business sector.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

While the City of Upland does not have its own Workforce Development Center, the City has access to this service through San Bernardino County's Workforce Development Center. The availability of this service supports the goals of the Consolidated Plan by benefiting low- and moderate-income individuals. More specifically, when meeting an accomplishment through a CDBG funded project or program that requires job creation. The following describes the San Bernardino County Workforce Program:

The San Bernardino County Workforce Investment Board (WIB) provides oversight for the Workforce Investment Act (WIA) programs in San Bernardino County. The WIB operates comprehensive one-stop career centers, satellite offices, and mobile One-Stop (M1) that serves adult job seekers including youth ages 18 years and over, and Youth Opportunity Centers (YOC) providing a system of support for the educational and employment success of youth in the area (ages 16-21). All centers provide services to the business community.

Specifically, the WIB strategy concentrates on building a community with the following characteristics within San Bernardino County:

- Engaged Forward Thinking Community Leaders
- Business Investment in Human Capital
- A Strong & Diverse Economy
- An Integrated Infrastructure
- Effective and Articulated Education System
- Clearly Defined and Accessible Career Pathways
- A Ready, Willing and Able Workforce

The local workforce investment area provides three general tiers of services:

Core Services - are provided through the One-Stop career centers. These include job search and placement assistance, access to labor-market information, counseling and coaching, and preliminary skills assessments.

Intensive Services - are primarily provided through the One-Stop centers, but can also be delivered through referrals to partnering organizations. Services include comprehensive skills assessments, group counseling, individual career counseling, case management, and short-term prevocational services, such as how to write a résumé and prepare for an interview.

Training Services - By state law, Local WIBs must invest 25 percent (30 percent by 2016) of WIA Adult and Dislocated Worker funds on skills training. Training services also include an On-the-Job Training (OJT) program that allows a business to hire and train an individual in the skills required by the job while they are doing the job. The WIB's special initiatives respond to critical opportunities or issues that have the potential to significantly improve the region's quality of life and support the jurisdiction's

Consolidated Plan. Special initiatives include:

@LIKE Project: The US Labor Department awarded the WIB with a \$6 million Workforce Innovation Fund Grant as part of a collaborative effort with Riverside, San Bernardino and Imperial counties to serve is connected young adults, ages 18-24 who are not in school, working, or serving in the military. Disconnected youth from all ethnic and racial categories disproportionately lack basic skills required for employment. The @LIKE project's innovative approach to service delivery is being rigorously evaluated through this grant. The project period is program year 2012-2016.

Innovation Hub (iHub): The Inland SoCal Link iHub is a collaborative project, anchored by an innovative partnership between the Port of Los Angeles and regional organizations including the WIB, that seeks to innovate and refine logistics in an effort to maximize the state's exports. The overarching goal of this iHub is to maximize economic and workforce development opportunities, including training opportunities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes. The City participates in the County of San Bernardino's Comprehensive Economic Development Strategy (CEDS) administered through the County of San Bernardino Economic Development Agency.

The CEDS Action Plan focused on strengthening locally-based industries as a strategy to create employment opportunities in sustainable growth industries and attract private investment to local businesses and ventures. The following five Strategic Priorities as outlined in the CEDS reflect the strategy:

- Priority 1: Strengthen the County's industrial base;
- Priority 2: Support educational and training institutions in preparing a well-educated and skilled workforce;
- Priority 3: Facilitate innovations in product development and enterprises;
- Priority 4: Provide for the creation and retention of jobs; and
- Priority 5: Support activities that improve residents' quality of life.

Business attraction is one of the core functions of the Office of Economic Development. The Economic Development Action Plan focuses on attraction of existing businesses from the targeted industries to the City and the formation of new business from entrepreneurs just starting their business. Business attraction is accomplished through the targeted marketing campaigns and positive conversations with key decision makers and influencers.

Discussion

Upland's location in western San Bernardino County adjacent to Los Angeles and near Orange and Riverside Counties makes it a highly desirable location for a wide variety of businesses. Upland's location, infrastructure, and skilled workforce make it an ideal place for small and large companies to call home.

To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty, the Strategic Plan includes a commercial rehabilitation goal as a high priority. The priority will not only aid to eliminate blighted conditions in the area but it is also the intent of the strategy to increase employment opportunities for the low- and moderate income residents of the area by increasing the level of interest in these businesses and as a result increasing the amount of businesses generated. During the implementation of the 2015-2019 Consolidated Plan, the City will use CDBG funds to implement the Downtown Façade Rehabilitation Program.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on a review of CPD Maps, there are no specific areas of the City where multiple housing problems are concentrated. With regard to cost burden, Census Tracts in the western side of the City experience a higher cost burden than other parts of the City, with between 29 and 73 percent of all households paying more than 30 percent of their monthly income for housing costs. Evaluation of maps showing housing overcrowding and substandard housing did not reveal discernable concentrations, although housing overcrowding is more prevalent for extremely-low income households in the southern Census Tracts within the CDBG low- and moderate-income areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to Figure 19, the Census Tracts located on the south easterly part of the City (generally tracts below Foothill Boulevard and east of Mountain Avenue) contains a larger percentage (excess of 46.54%) Hispanic population. These Census Tracts also correspond to the areas designated as the CDBG low- and moderate-income areas.

What are the characteristics of the market in these areas/neighborhoods?

According to demographic data generated through CPD Maps for the Census Tracts noted in the question above, the Census Tracts are considered low- and moderate-income areas in accordance with CDBG requirements. As noted above, these Census Tracts are over 46 percent Hispanic with an income below the median income for the City of \$67,449. These Census Tracts contain the highest level of unemployment for the City at over 12 percent of the residents in the area. In addition, the poverty in this areas is also the highest in the City at a level above 7 percent.

Are there any community assets in these areas/neighborhoods?

There are numerous community assets in the CDBG low- and moderate-income areas, including:

- Upland City Hall
- Upland Civic Center
- Upland Public Library
- Kaiser Permanente Medical Center
- Metrolink Station
- Numerous parks and recreational facilities

Are there other strategic opportunities in any of these areas?

The City will be using CDBG funds to implement the Downton Façade Program in addition to using tis funds for capital improvements in these areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Upland to establish its housing and community development priorities, objectives and strategies for the of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2015 and ending June 30, 2020. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2015-2019 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

In consideration of community input and available data, the six priority needs listed below are established as part of this Plan.

- Business enhancement through facade rehabilitation
- Improve neighborhoods
- Improve public facilities and infrastructure
- Provide public services for low-income residents
- Prevent and eliminate homelessness
- Ensure equal access to housing opportunities

Consistent with HUD's national goals for the CDBG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG funded activities aligned with the following six measurable Strategic Plan goals:

- Facade Rehabilitation
- Neighborhood Preservation
- City of Upland public facilities improvements
- Public Services for low-income families
- Homelessness prevention services
- Fair housing services

Historically, the City of Upland has used the CDBG programs to support activities that meet one of the six (6) aforementioned goals or similar goals established in prior Consolidated Plans. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 52 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

According to data from the 2007-2011 American Community Survey 5-Year Estimates in HUD's eCon Planning Suite for the 2015-2019 Consolidated Plan, the City's household median income is \$67,449. Evaluation of maps generated through HUD's Community Planning and Development mapping system (CPD Maps) reveals that 7 of the 15 Census Tracts in the City of Upland that are at or below the median household income are concentrated in the southern part of the City with all of the Census Tracts being located south of Foothill Boulevard. The lower median income levels in the southern section may be attributed to older housing stock of the City. Similarly, analysis of the concentration of households in poverty indicates that eight (8) Census Tracts in southern section of the City exhibit poverty rates above 19.04 percent.

Based on the evaluation of CPD Maps data, the southern part of the City exhibits a greater level of need for services for low- and moderate-income residents; therefore, geographic priority is being established within the Consolidated Plan and efforts for allocation priorities in the Census Tracts/Block Groups that contain more than 51% low- and moderate-income population (as defined by HUD) which will be labeled as "CDBG low- and moderate-income area" throughout this document.

The map below shows the median household income by Census Tract in Upland where 7 Census Tracts have a median income of \$67,449 or less.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Business enhancement through facade rehabilitation
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Historic Downtown
	Associated Goals	Facade Rehabilitation
	Description	<p>To address blighted conditions that exist in the Historic Downtown area, the City supports redevelopment efforts of local businesses seeking to improve their business façade in an attempt to bring increased business to the area resulting in an increase of job opportunities for Upland residents. This approach fulfills several needs in the community, including addressing slum and blight conditions, employment and offering an increased range of products and services to local residents.</p> <p>A large number of the buildings located in the Historic Downtown area are approximately 100 years of age. As a result, these buildings need to be improved and updated to meet current codes. Many of these business provide important services to the local residents as the Historic Downtown primarily serves these residents. The need for neighborhood enhancement for the commercial part of the Historic Downtown area are included in the goals and policies established under the City’s General Plan under Goal CC-1.</p> <p>According to 2007-2011 ACS data, the Historic Downtown is located in the Census Tract/Block Group with the highest percentages of unemployment (15.37%) in the City compared to the 10.12 percent unemployment level overall. There is a high need to create local jobs for residents of the area. Enhancing the Historic Downtown area through the rehabilitation of commercial facades is one way to stimulate business which will lead to the creation of jobs.</p>
	Basis for Relative Priority	Based on an evaluation of past performance, available programs and resources available through CDBG, the City of Upland places a high priority on the enhancement of commercial businesses located in the Historic Downtown as described in the City’s General Plan (Goal CC-1).

2	Priority Need Name	Improve neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Low- and Moderate-Income Census Tracts/Block Groups
	Associated Goals	Neighborhood Preservation
	Description	<p>According to 2007-2011 ACS data, the low- and moderate-income areas of the City are located in the southern part of the City. The data shows that all seven (7) Census Tracts whose household income was below the median income for the City of Upland were all located south of Foothill Boulevard. In addition, the ACS data shows that the majority of the housing in the southern part of the City is not owner occupied. The data shows that seven (7) of the nine (9) Census Tracts located south of Foothill Boulevard had an owner occupancy rate of less than 47 percent. In comparison, of the nine (9) Census Tracts located north of Foothill Boulevard, all nine (9) exceeded 70 percent occupancy rate.</p> <p>Investment in the preservation of low- and moderate-income neighborhoods through investment implementation of projects including public improvements and facilities, code enforcement, and others that will improve the housing and commercial structures in the area.</p> <p>To address the need to preserve these neighborhoods, the City places a high priority on programs that work to address the preservation of these neighborhoods. Activities that can address neighborhood preservation include graffiti removal, code enforcement, public facilities improvements and infrastructure improvements.</p>
Basis for Relative Priority	<p>The City of Upland considers the preservation and enhancement of its low- and moderate-income neighborhoods a high priority and will support activities that will help prevent further deterioration of these neighborhoods.</p> <p>Based on need and available resources and results of the 2015-2019 Consolidated Plan Needs Assessment Survey, the improvement of neighborhoods, public facilities and infrastructure is rated as a high priority need for CDBG funds.</p>	
3	Priority Need Name	Public facilities and infrastructure

	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Low- and Moderate-Income Census Tracts/Block Groups
	Associated Goals	Public Facilities Improvements
	Description	A recent assessment of City public facilities and infrastructure, especially those that benefit low- and moderate-income persons in the City are in need of rehabilitation or replacement with new facilities and infrastructure. This includes but is not limited to the installation of accessibility features to ensure that public buildings and facilities are available and accessible to all persons.
	Basis for Relative Priority	Based on need and available resources and results of the 2015-2019 Consolidated Plan Needs Assessment, the improvement of public facilities and infrastructure owned and operated by the City of Upland is rated as a high priority need for CDBG funds.
4	Priority Need Name	Public services to low-income residents
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Other
	Geographic Areas Affected	Citywide
	Associated Goals	Public Services for low-income families

	Description	<p>According to 2007-2011 American Community Survey 5-Year Estimates data, there are 23,500 low- and moderate-income Upland residents earning less than 80 percent of AMI. Data further indicates that 7,075 residents are below the poverty level, of which:</p> <ul style="list-style-type: none"> • 1,865 are under 18 years of age • 4,611 are between 18 and 64 years of age • 533 are 65 years of age or older <p>In terms of race and ethnicity of Upland residents identified as being below the federal poverty level:</p> <ul style="list-style-type: none"> • 14.6 percent are Asian • 12.6 percent are American Indian and Alaska Native • 12.1 percent are Hispanic or Latino • 9.8 percent are Black / African-American • 7.3 percent are White • 13.5 percent are some other race • 12.9 percent are two or more races <p>Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs including those associated with health, fitness, nutrition, affordable childcare, affordable housing, education, and recreation for children, youth, families and seniors living in Upland.</p> <p>Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with youth programs, senior programs, physical disabilities, and developmental disabilities.</p>
	Basis for Relative Priority	<p>Consistent with the results of the 2015-2019 Consolidated Plan Needs Assessment and survey, the provision of a wide range of public services for low- and moderate-income residents is a high priority.</p> <p>Youth and anti-crime services are rated as a high priority need based on the demand for service reported by local service providers and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.</p>
5	Priority Need Name	Prevent and eliminate homelessness
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Unaccompanied Youth Other
	Geographic Areas Affected	Citywide
	Associated Goals	Homelessness Prevention Services
	Description	<p>According to the results of the most recent data available from the bi-annual Point-in-Time Homeless Count (PIT Count) held on January 26, 2013, on any given night in San Bernardino County, approximately 2,321 people are homeless. Of the 2,321 persons, 1,247—1,182 adults and 65 children—are unsheltered and 1,074—640 adults and 434 children—were sheltered. Five hundred and eighteen (518) persons—357 adults and 161 children—were living in shelters or received a motel voucher, and 556 persons—283 adults and 273 children—were living in transitional housing. Of the 2,321 homeless, 158 were counted in Upland.</p> <p>To address incidences of homelessness in Upland and to prevent extremely-low income Upland families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly assist homeless individuals living in the community.</p>
	Basis for Relative Priority	The City of Upland considers ending and preventing homelessness a high priority and will support CDBG public service activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.
6	Priority Need Name	Ensure equal access to housing opportunities
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
Geographic Areas Affected	Citywide
Associated Goals	Fair Housing Services
Description	HUD mandates that all recipients of federal housing and community development assistance such as CDBG take actions to affirmatively further fair housing choice within their communities. The City of Upland will certify its compliance with HUD’s requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an annual allocation of CDBG funds.
Basis for Relative Priority	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Upland. In accordance with HUD requirements, this priority will be addressed using CDBG funds.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>The City of Upland will use its CDBG funds to focus on addressing the non-housing community development needs of the City. Tenant-Based Rental Assistance will not be offered through the CDBG Program.</p> <p>However, the City has received funds through the State of California’s HOME Program which the City intends to use in the implementation of a Tenant-Based Rental Assistance Program.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>The City of Upland will use its CDBG funds to focus on addressing the non-housing community development needs of the City. Tenant-Based Rental Assistance will not be offered using CDBG funds.</p>
<p>New Unit Production</p>	<p>Based on land and development costs, it is equally cost effective to subsidize the home purchase loans that to subsidize the development of affordable multifamily rental units. The City’s Homebuyer Program uses Upland Housing funds (previous Community Redevelopment Funds) as well as State HOME and CalHOME funds to subsidize first-time homebuyer loans; the per-unit assistance frequently reaches \$90,000. Due to resource scarcity, investments in the creation of new affordable housing will focus on rental housing units where other sources of funds may be leveraged to bring the per-unit development cost to below \$150,000 per unit.</p>
<p>Rehabilitation</p>	<p>The City will invest Upland Housing Fund (previously Community Redevelopment Agency) monies in the Residential Rehabilitation Program as a cost effective means of preserving the supply of ownership housing.</p> <p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Upland residents have the opportunity to live in decent housing.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Upland households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units if sufficient resources existed to develop an adequate supply to address the need. Typically the City’s resources are only sufficient to leverage other larger sources such as low income housing tax credits. The cost of land, labor and materials affects the total development costs and the number of units that the City can support in any given year. Another critical issue that influences the use of funds to acquire properties for the creation or preservation of affordable units is the lack of a permanent source of take-out/capital financing. Affordable housing financing deal is comprised of a number of financing sources, all dependent on each other to move forward and result in the completion of a project.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2015 through June 30, 2020. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

For Program Year 2015, the City will receive \$517,709 of CDBG funds from HUD. When these amounts are combined with prior year resources available for inclusion in the 2015 Annual Action Plan, the City anticipates the availability of approximately \$2,588,545 of CDBG funds during the five year period beginning July 1, 2015 and ending June 30, 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	517,709	0	28,831	546,540	2,588,545	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 55 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As a City with substantial housing and community development needs, Upland needs to leverage its CDBG entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City's former Redevelopment Agency was the City's primary non-federal source of leveraged funds. With the elimination of the City's Redevelopment Agency, the City's ability to leverage federal funds has been substantially reduced. The City is currently seeking new opportunities to leverage federal funds, such as the State HOME and CalHOME programs as well as Continuum of Care (CoC) funds.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- San Bernardino County Homeless Partnership (SBCHP)
- Housing Authority of the County of San Bernardino (HACSB)
- Southern California Home Financing Authority (SCHFA) Funding
- San Bernardino County Continuum of Care Program
- Upland Housing Fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)

- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

The City receives CDBG funds and does not receive HOME or ESG funds, therefore it is not required to provide any match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In December 2011, the California Supreme Court upheld Assembly Bill 1X 26, which barred Redevelopment Agencies from engaging in new business and provided for their windup and dissolution. In the last five years, the elimination of the Redevelopment Agencies has resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment.

While there are mechanisms whereby certain affordable housing assets are tied to the former Redevelopment Agencies (Successor Agencies) that may be utilized today, these resources are finite and scarce.

Discussion

The City expects to leverage its Upland Housing Fund monies with other public and private funding sources, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$1 million of CDBG funds on community development, public facilities, infrastructure and neighborhood services activities that promote a suitable living environment between July 2015 and June 2020. It is anticipated that approximately \$800,000 of this will be spent on public facilities and infrastructure projects and that \$201,450 will be spent on neighborhood preservation. Anticipated projects include:

- Graffiti Removal
- Code Enforcement
- Public Facilities Improvements (including ADA)

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$500,000 of CDBG funds on business enhancement activities that support local small businesses between through a commercial rehabilitation program.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
UPLAND, CITY OF	Government	Homelessness Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Upland is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. A strong Development Services Department anchors the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education	X	X	
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation			
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Upland’s public service programs will focus on the provision of services to address the needs of homeless persons, particularly chronically homeless individuals, families with children, veterans and their families and unaccompanied youth through the CDBG Grant awarded to local nonprofit service providers. Homelessness prevention and supportive services for special needs populations are high priority needs within this Strategic Plan and will be funded as part of the Annual Action Plan each year.

Often, the primary obstacle to delivering services to homeless populations is the homeless individual’s willingness to seek assistance and housing. To address this problem through direct outreach and engagement with linkages to available resources in the City and the region.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Upland has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between the City of Upland Development Services Department and the partner agencies and organizations that administer activities is strong. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in Upland for special needs populations and persons experiencing homelessness. In Upland, this funding is limited to the CDBG funds. In addition, the City works with the CoC. State funding has been drastically reduced by several years of fiscal challenges for the State of California; private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years; and City funds for this purpose are limited. Finally, as the City's HUD grants have declined over the last 12 years, it has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address the lack of resources necessary to support local programs in Upland for special needs populations and persons experiencing homelessness, the City is working with its nonprofit service providers to explore alternate funding sources and is encouraging the identification of alternate revenue streams through the CDBG program due to the insecurity of future funding. Providers are encouraged to establish alternate public or private revenue streams to sustain the program in the future.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Facade Rehabilitation	2015	2019	Non-Housing Community Development	Historic Downtown	Business enhancement through facade rehabilitation	CDBG: \$500,000	Businesses assisted: 15 Businesses Assisted
2	Neighborhood Preservation	2015	2019	Non-Housing Community Development	Low- and Moderate-Income Census Tract/Block Groups	Improve neighborhoods	CDBG: \$450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 201450 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
3	Public Facilities Improvements	2015	2019	Non-Housing Community Development	Low- and Moderate-Income Census Tract/Block Groups	Public facilities and infrastructure	CDBG: \$800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted
4	Public Services for low-income families	2015	2019	Non-Housing Community Development	Citywide	Public services to low-income residents	CDBG: \$223,000	Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
5	Homelessness Prevention Services	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$90,000	Homelessness Prevention: 150 Persons Assisted
6	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$130,000	Other: 2500 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Facade Rehabilitation
	Goal Description	Preserve and strengthen economic opportunities for businesses through financial activities that assist in improving the appearance of the facade in an attempt to increase business in the area resulting in increased job opportunities.
2	Goal Name	Neighborhood Preservation
	Goal Description	Preserve and enhance neighborhood aesthetics and public safety through activities such as graffiti removal and code enforcement as well as improvement of building quality and safety through code compliance to benefit low- and moderate-income residents of the CDBG low- and moderate-income areas.
3	Goal Name	Public Facilities Improvements
	Goal Description	Improve City public facilities and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults.
4	Goal Name	Public Services for low-income families
	Goal Description	Provide residents with appropriate public services to support the well-being of the low- and moderate-income residents of the City.
5	Goal Name	Homelessness Prevention Services
	Goal Description	Support a continuum of services in San Bernardino County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing.
6	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City does not anticipate providing affordable housing units during the 5-years period of the Consolidated Plan for affordable housing and defined by HOME 91.315(b)(2). The City will utilize Upland Housing Fund monies to address the affordable housing needs of the City.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

UHA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement.

UHA maintains an active listing of all home ownership opportunities and resources in San Bernardino County and the greater metro area for residents to explore and identify potential home ownership opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Upland are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Upland and throughout Southern California in general. Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 8,145 households earning 0-80 percent of AMI in the City, 6,015 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 3,465 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 3,465 severely cost burdened households, 2,220 are renters. Of those severely cost burdened renter households, 1,940 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate a moderate need for additional affordable housing in Upland.

In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of Upland Housing funds, State HOME funds, and Cal HOME funds (competitive funding source) for the development of new affordable housing units and the preservation of 50 existing affordable housing units and the financial assistance to 5 first time homebuyers over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG funds to attract private and other available public

resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Upland supports the efforts of San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness throughout San Bernardino County. In alignment with this strategy, the City will use CDBG funds to support local service providers with programs to prevent homelessness and to expand the supply of affordable housing in Upland for low- and moderate-income residents.

According to the Ten-Year Plan to End Homelessness in San Bernardino County adopted in June 2009 (Ten-Year Plan) and the three year evaluation of the 2009-2019 10-Year Strategy adopted April 2013, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan in 2009, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. The CoC completed the inventory of existing access centers in San Bernardino County noting the locations of each access center. The CoC also conducts informational outreach presentations concerning homelessness in San Bernardino County throughout the community.

Addressing the emergency and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of San Bernardino County's homeless population.

Under the Ten-Year Plan, the CoC is improving the efficacy of emergency shelters and the access system including their seasonal emergency shelters and the County's four (4) Cold Weather Shelter facilities, the closest being located in the City of San Bernardino. In 2013, the CoC and County identified \$4.5 million in

local funds to support the development of year-round emergency shelters and multi-service centers in San Bernardino County. Over the next five years the CoC and the County will continue to search for an appropriate location for this new shelter.

For transitional housing, the Ten-Year Plan recognizes a need to maintain a level of transitional housing for the target populations that benefit most from a staged approach to housing, such as mentally ill and chronically homeless individuals. While the CoC continues to support transitional housing in special circumstances, the CoC is currently examining ways to shorten stays in emergency shelters and transitional housing so that resources may be used for rapid re-housing or placement in permanent supportive housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The City will also leverage CDBG funds to expand the supply of affordable housing in Upland.

Additional efforts are underway at the regional level to shorten the period of time that individuals and families are experiencing homelessness and to prevent individuals and families who were recently homeless from becoming homeless again. The 2-1-1 regularly works with public service agencies to analyze the resources and funding being used to operate transitional housing programs and consider how these resources could be used more in alignment with the best practices (i.e. rapid re-housing and permanent housing) for ending homelessness. Many transitional housing providers are working to End Homelessness to evaluate strategies to lower program threshold requirements and improve outcomes including shorter shelter stays and more rapid transitions to permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing.

Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The most effective and cost efficient means to address homelessness is to prevent episodes of homelessness from occurring in the first place. San Bernardino County's current CoC system encourages services aimed at reducing incidences of homelessness, including:

- Emergency Rental and Utility Assistance: Short-term financial assistance to prevent eviction and utility shut-off.
- Credit Counseling: Financial counseling and advocacy to assist households to repair credit history.
- Legal/Mediation Services: Tenant-landlord legal/mediation services to prevent eviction.
- Food Banks and Pantries: Direct provision of food, toiletries and other necessities.
- Transportation Assistance: Direct provision of bus vouchers and other forms of transportation assistance.
- Clothing Assistance: Direct provision of clothing for needy families and individuals.
- Prescription/Medical/Dental Services: Direct provision of prescription, medical and dental services.
- Workforce Development: Direct provision of job training services designed to develop and enhance employment skills, as well as to help clients secure and retain living wage jobs.
- Information & Referral Services: Direct provision of 24-hour/7-days-a-week call center services to provide health and human service information to at-risk populations.
- Recuperative care for homeless individuals who become ill or injured.

The most effective and cost efficient means to address homelessness is to prevent episodes of homelessness from occurring in the first place. San Bernardino County's current CoC system encourages services aimed at reducing incidences of homelessness, including:

- Emergency Rental and Utility Assistance: Short-term financial assistance to prevent eviction and utility shut-off.
- Credit Counseling: Financial counseling and advocacy to assist households to repair credit history.
- Legal/Mediation Services: Tenant-landlord legal/mediation services to prevent eviction.
- Food Banks and Pantries: Direct provision of food, toiletries and other necessities.
- Transportation Assistance: Direct provision of bus vouchers and other forms of transportation assistance.
- Clothing Assistance: Direct provision of clothing for needy families and individuals.
- Prescription/Medical/Dental Services: Direct provision of prescription, medical and dental services.
- Workforce Development: Direct provision of job training services designed to develop and enhance employment skills, as well as to help clients secure and retain living wage jobs.

- Information & Referral Services: Direct provision of 24-hour/7-days-a-week call center services to provide health and human service information to at-risk populations.
- Recuperative care for homeless individuals who become ill or injured.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

The City has a mixture of old and new housing stock with the older homes being located in the central part of the City; therefore, lead-based paint hazards are an issue in certain areas of Upland. According to ACS data, the small amount of Upland's housing stock (37.98 percent) was built after 1979, when the use of lead-based paint was outlawed, meaning that the residents of these homes should not be at risk of lead-based paint hazards. Only those units constructed prior to January 1, 1978 (62.02 percent) are presumed to have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City of Upland Residential Rehabilitation Program, a typical lead-based paint screening survey costs approximately \$450. To reduce lead-based paint hazards, when utilizing CDBG funds for the rehabilitation of a residential structure, the City of Upland takes the following actions:

- Include lead testing and abatement procedures if necessary in all residential rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the San Bernardino County Department of Public Health (SBDPH). According to SBDPH, there were 4 incidents of Upland children with blood lead levels greater than 9.5 micrograms per deciliter from 2009-2013.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Fair Housing Foundation and the City's residential rehabilitation activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Over time, the actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The City of Upland Residential Rehabilitation Program Implementation Guidelines require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate

abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Similar to other communities in San Bernardino County and across the nation, poverty continues to be a significant challenge. According to the 2007-2011 American Community Survey 5-Year Estimates, there are 7,075 Upland residents living in poverty. In an effort to meaningfully address this challenge, all six (6) goals of the 2015-2019 Strategic Plan are aligned to support activities that promote the availability of essential services that directly benefit low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address the Plan goals over the next five years. This strategy will emphasize using CDBG funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG activities meeting the goals established in this Plan will help to reduce the number of poverty-level families by:

- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live;
- Supporting public services through the non-profits funded by CDBG that serve the community's youth, seniors, families and those with special needs; and
- Promoting economic opportunity for business hiring low- and moderate-income residents or who are making improvements to their businesses in hopes of increasing the need to hire new low- and moderate-income residents.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Upland and much of San Bernardino County is a moderate housing cost area. Although housing costs temporarily declined and became more affordable during the recent economic recession, rents in Upland have since surpassed their pre-recession levels and are currently out of reach for many individuals and families. National funding limitations on Section 8 Housing Choice Vouchers and long application wait lists

for both conventional public housing and City sponsored affordable housing limit the number of families in poverty that can benefit from these programs.

The goals of the Plan are aligned to benefit low- and moderate-income residents in an effort to reduce the number of poverty-level families. For example, the goal to develop new affordable rental housing opportunities available to families earning less than 30, 50 and 80 percent of AMI will provide additional affordable housing options for families transitioning from activities funded under the Homeless Prevention Services goal. The Affordable Housing Preservation goal will include activities targeted to families who own their residence but lack the resources to address emergency repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. The Public Service goals will fund activities targeted to families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services allows children, families and seniors in Upland appropriate support and resources to rise from poverty and become more self-sufficient.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that CDBG funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients and monitors subrecipients throughout the program year.

Technical Assistance

To enhance compliance with federal program regulations, the City provides an annual Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. Subsequent to the approval of the Annual Action Plan, a mandatory subrecipient workshop is held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two (2) years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2015 through June 30, 2020. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

For Program Year 2015, the City will receive \$517,709 of CDBG funds from HUD. When these amounts are combined with prior year resources available for inclusion in the 2015 Annual Action Plan, the City anticipates the availability of approximately \$2,588,545 of CDBG funds during the five year period beginning July 1, 2015 and ending June 30, 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	517,709	0	28,831	546,540	2,588,545	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As a City with substantial housing and community development needs, Upland needs to leverage its CDBG entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City's former Redevelopment Agency was the City's primary non-federal source of leveraged funds. With the elimination of the City's Redevelopment Agency, the City's ability to leverage federal funds has been substantially reduced. The City is currently seeking new opportunities to leverage federal funds, such as the State HOME and CalHOME programs as well as Continuum of Care (CoC) funds.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- San Bernardino County Homeless Partnership (SBCHP)
- Housing Authority of the County of San Bernardino (HACSB)
- Southern California Home Financing Authority (SCHFA) Funding
- San Bernardino County Continuum of Care Program
- Upland Housing Fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

The City receives CDBG funds and does not receive HOME or ESG funds, therefore it is not required to provide any match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In December 2011, the California Supreme Court upheld Assembly Bill 1X 26, which barred Redevelopment Agencies from engaging in new business and provided for their windup and dissolution. In the last five years, the elimination of the Redevelopment Agencies has resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment.

While there are mechanisms whereby certain affordable housing assets are tied to the former Redevelopment Agencies (Successor Agencies) that may be utilized today, these resources are finite and scarce.

Discussion

The City expects to leverage its Upland Housing Fund monies with other public and private funding sources, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$1 million of CDBG funds on community development, public facilities, infrastructure and neighborhood services activities that promote a suitable living environment between July 2015 and June 2020. It is anticipated that approximately \$800,000 of this will be spent on public facilities and infrastructure

projects and that \$201,450 will be spent on neighborhood preservation. Anticipated projects include:

- Graffiti Removal
- Code Enforcement
- Public Facilities Improvements (including ADA)

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$500,000 of CDBG funds on business enhancement activities that support local small businesses between through a commercial rehabilitation program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Facade Rehabilitation	2015	2016	Non-Housing Community Development	Historic Downtown	Business enhancement through facade rehabilitation	CDBG: \$124,000	Facade treatment/business building rehabilitation: 4 Business
2	Neighborhood Preservation	2015	2016	Non-Housing Community Development	CDBG Low- and Moderate-Income CT/BG	Improve neighborhoods	CDBG: \$94,748	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24145 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Public Facilities Improvements	2015	2016	Non-Housing Community Development	CDBG Low- and Moderate-Income CT/BG	Public facilities and infrastructure	CDBG: \$161,595	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2030 Persons Assisted
4	Public Services for low-income families	2015	2016	Non-Housing Community Development	Citywide	Public services to low-income residents	CDBG: \$43,774	Public service activities other than Low/Moderate Income Housing Benefit: 810 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homelessness Prevention Services	2015	2016	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$18,882	Homelessness Prevention: 33 Persons Assisted
6	Fair Housing Services	2015	2016	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$26,550	Other: 500 Other

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Facade Rehabilitation
	Goal Description	Preserve and strengthen economic opportunity through activities to incentivize business development and employment training programs for low- and moderate-income people.
2	Goal Name	Neighborhood Preservation
	Goal Description	Preserve and enhance neighborhood aesthetics and improve infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income.
3	Goal Name	Public Facilities Improvements
	Goal Description	Improve City of Upland public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults.

4	Goal Name	Public Services for low-income families
	Goal Description	Provide low- and moderate-income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
5	Goal Name	Homelessness Prevention Services
	Goal Description	Support a continuum of services in Upland/SB County to prevent and eliminate homelessness including but not limited to homeless prevention programs, emergency shelter and transitional housing.
6	Goal Name	Fair Housing Services
	Goal Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.

Projects

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the 2015-2019 Consolidated Plan, the City of Upland will invest CDBG funds in projects that preserve affordable housing, provide fair housing services, provide services to low- and moderate-income residents, provide public services to low- and moderate-income residents, prevent homelessness, preserve neighborhoods, improve public facilities and infrastructure and improve businesses. Together, these projects will address the housing, community and economic development needs of Upland residents-particularly those residents residing in the CDBG low- and moderate-income areas.

Projects

#	Project Name
1	Facade Rehabilitation
2	Neighborhood Preservation
3	Public Facilities Improvements
4	Public Services for low-income families
5	Homeless Prevention Services
6	Fair Housing Services
7	CDBG Administration

Table 61 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 71 percent of its CDBG funds (excluding Program Administration) for program year 2015-2016 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in projects concerning Neighborhood Services and Public Facilities and Infrastructure Improvements are limited to the CDBG low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele or to create or expand economic opportunities are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources and the high cost of housing that is not affordable to low-income people. To address these obstacles, the City is investing CDBG funds through the 2015-2016 Action Plan in projects that provide neighborhood services, public services and improvements to facilities for low- and moderate-income people and those with special needs, and projects that prevent homelessness.

AP-38 Project Summary

Project Summary Information

1	Project Name	Facade Rehabilitation
	Target Area	Historic Downtown
	Goals Supported	Facade Rehabilitation
	Needs Addressed	Business enhancement through facade rehabilitation
	Funding	CDBG: \$124,000
	Description	Preserve and strengthen economic opportunities for businesses through financial activities that assist in improving the appearance of the facade in an attempt to increase business in the area resulting in increased job opportunities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Downtown Facade Program (4 Businesses) = \$124,000
	Location Description	Historic Downtown
	Planned Activities	Downtown Facade Program (4 Businesses)
2	Project Name	Neighborhood Preservation
	Target Area	CDBG Low- and Moderate-Income CT/BG
	Goals Supported	Neighborhood Preservation
	Needs Addressed	Improve neighborhoods
	Funding	CDBG: \$94,748
	Description	Preserve and enhance neighborhood aesthetics and safety through activities such as graffiti removal and improve building quality and safety through code compliance to benefit low- and moderate-income residents of the CDBG Target Areas.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Graffiti Removal: People - 20,000 People Code Enforcement: 100 households
Location Description	CDBG low- and moderate-income areas	

	Planned Activities	Graffiti Removal (20,145 people) = \$15,000; Code Enforcement (100 Housing Units) = \$79,748
3	Project Name	Public Facilities Improvements
	Target Area	CDBG Low- and Moderate-Income CT/BG
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$161,595
	Description	Improve City of Upland public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	People – 2,030 People
	Location Description	CDBG low- and moderate-income areas
	Planned Activities	Concrete Improvement Project (2,030 People- CT/BG 0824.02) = \$161,595
4	Project Name	Public Services for low-income families
	Target Area	Citywide
	Goals Supported	Public Services for low-income families
	Needs Addressed	Public services to low-income residents
	Funding	CDBG: \$43,774
	Description	Provide low- and moderate-income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	People - 810 People
	Location Description	Citywide

	Planned Activities	<p>After School Program (200 People) = \$9,716</p> <p>Vic's Place After School Program (15 People) = \$5,792</p> <p>His Hands Ministry – Food Pantry (15 People) = \$11,083</p> <p>Food Security Program (15 People) = \$5,000</p> <p>Inland Valley Drug & Alcohol Rec. (15 People) = \$7,183</p> <p>More Than a Meal(15 People) = \$5,000</p>
5	Project Name	Homeless Prevention Services
	Target Area	Citywide
	Goals Supported	Homelessness Prevention Services
	Needs Addressed	Prevent and eliminate homelessness
	Funding	CDBG: \$18,882
	Description	Support a continuum of services in San Bernardino County to prevent and eliminate homelessness including but not limited to homeless prevention programs, emergency shelter and transitional housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	People - 33 People
	Location Description	Citywide
	Planned Activities	<p>Foothill Family Shelter (15 People) = \$14,025</p> <p>Pacific Lifeline (18 People) = \$4,857</p>
6	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: \$26,550
	Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	500 People
	Location Description	Citywide
	Planned Activities	Inland Fair Housing Council (500 People) = \$26,550
7	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$76,991
	Description	Administration services of the CDBG Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Administration services of the CDBG Program

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be primarily directed to low- and moderate-income persons or households, however all public facility improvement and neighborhood preservation project funds will be directed at the CDBG low- and moderate-income areas are shown on the map included in section SP-10 of the Consolidated Plan. The CDBG low- and moderate-income areas are comprised of low- and moderate-income Census Tract/Block Groups primarily located on the southeasterly part of Upland. Residents of the CDBG low- and moderate-income areas have median incomes at or below 80 percent of the median household income of 67,449. Therefore, priority is being established within the Consolidated Plan efforts for allocation priorities in this area.

Geographic Distribution

Target Area	Percentage of Funds
Historic Downtown	22.7%
CDBG Low- and Moderate-Income CT/BG	44.2%
Citywide	33.1%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2015-2016 program year, the City will invest \$517,709 of CDBG funds that will benefit low- and moderate-income people throughout the City. Of this amount, at least \$251,500 or 49 percent of all resources will be invested in projects that exclusively benefit the CDBG low- and moderate-income areas. Due to the nature of the projects and activities to be undertaken, investments in projects and activities such as Neighborhood Preservation and Public Facilities are limited to areas that benefit the CDBG low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide.

Discussion

Based on the Strategic Plan, the City is allocating 71 percent of its non-administrative CDBG funds for program year 2015-2016 to projects and activities that benefit low- and moderate-income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although there are two high priority affordable housing needs that have been identified in the 2015-2019 Consolidated Plan, the City of Upland has the ability to leverage other funding sources to address the priority needs associated with affordable housing. The City will utilize Upland Housing Funds that it receives annually and uses to address the two priority needs noted below.

Expand the Supply of Affordable Housing

Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 8,145 households earning 0-80 percent of AMI in the City, 8,145 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 6,015 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,015 severely cost burdened households, 4,365 are renters. Of those severely cost burdened renter households, 2,730 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

Preserve the Supply of Affordable Housing

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.

The age and condition of Upland's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 9,450 or 63 percent of the 15,039 owner-occupied housing units in Upland were built 34 or more years ago (built prior to 1980)
- 4,481 or 30 percent of the 15,039 owner-occupied housing units in Upland were built between 15 and 34 years ago (built between 1980 and 1999)
- 6,270 or 61 percent of the 10,308 renter-occupied housing units in Upland were built 34 or more

years ago (built prior to 1980)

- 3,311 or 32 percent of the 10,308 renter-occupied housing units in Upland were built between 15 and 34 years ago (built between 1980 and 1999)

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Upland residents have the opportunity to live in decent housing.

One Year Goals for the Number of Households to be Supported	
Homeless	33
Non-Homeless	0
Special-Needs	0
Total	33

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 64 - One Year Goals for Affordable Housing by Support Type

Discussion

Although the City has made it a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing, during the 2015-2016 program year, the City of Upland will invest Upland Housing Fund monies in the preservation of affordable housing units. Specifically, Upland Housing Fund dollars will be used to support affordable housing preservation projects through the Housing Rehabilitation Program. In addition, the City is prioritizing the investment of State HOME Program Income funds in support of a Tenant Based Rental Assistance Program that expands the supply of affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

The Upland Housing Authority was formed in 1940 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Upland Housing Authority (UHA) administers conventional public housing and Section 8 voucher program in the City of Upland. In addition, the City is within the service area of the Housing Authority of the County of San Bernardino (HACSB) for additional Section 8 and Public Housing.

Actions planned during the next year to address the needs to public housing

UHA will continue to maintain and provide public housing through Section 8 vouchers and the Los Olivos program. According to UHA's 2015 five-year plan, it may attempt to project-base some of its Section 8 vouchers in the upcoming five-year period.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

UHA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement.

UHA maintains an active listing of all home ownership opportunities and resources in San Bernardino County and the greater metro area for residents to explore and identify potential home ownership opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

PHA is not designated as troubled.

Discussion

UHA is well-positioned to maintain and expand the supply of affordable housing units in the City of Upland through its partnerships with the State of California, San Bernardino County Department of Community Development and Housing, the City of Upland and other housing partners.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will invest CDBG funds during the 2015-2016 program year to address high priority needs identified in the 2015-2019 Consolidated Plan including preventing homelessness and providing assistance to those who have become homeless. This will be accomplished through the funding of the Stepping Stone Program (Foothill Family Shelter) and the Woman's Program (Pacific Lifeline) which provide homeless shelter and transitional housing services.

According to the results of the most recent data available from the bi-annual Point-in-Time Homeless Count (PIT Count) held on January 26, 2013, on any given night in San Bernardino County, approximately 2,321 people are homeless. Of the 2,321 persons, 1,247—1,182 adults and 65 children—are unsheltered and 1,074—640 adults and 434 children—were sheltered. Five hundred and eighteen (518) persons—357 adults and 161 children—were living in shelters or received a motel voucher, and 556 persons—283 adults and 273 children—were living in transitional housing. Of the 2,321 homeless, 158 were counted in Upland.

To address incidences of homelessness in Upland and to prevent extremely-low income Upland families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services. To address this need, the City will support two continuum of services in the City of Upland, the Stepping Stone Program and the Woman's Program, utilizing its CDBG funds in addition to programs implemented through the San Bernardino County CoC to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing. The two aforementioned programs funded by the City anticipate serving 33 unduplicated people during the 2015-2016 Program Year.

Services for Residents with Special Needs

Analysis of available data and consultation with organizations providing services for special needs populations revealed a need for a range of additional services including, but not limited to, those concerned with developmentally disabled adults. To address these needs, the City will support activities that provide services to developmentally disabled adults. The Upland Housing Rehabilitation Program (funded with Upland Housing Funds) will provide grants and loans to complete necessary improvements to the dwelling to make the unit accessible. In addition, through the five-year period of the Consolidated Plan, the City will be funding improvements to community facilities to make them ADA accessible for disabled adults who may frequent these facilities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing

their individual needs

In June 2010, the Obama Administration released Opening Doors: Federal Strategic Plan to Prevent and End Homelessness (Opening Doors), in which HUD and its federal partners set goals to end Veteran and chronic homelessness by 2015, and end family and youth homelessness by 2020.

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Upland supports the efforts of San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness throughout San Bernardino County. In alignment with this strategy, the City will use CDBG and local funds to support local service providers with programs to prevent homelessness and to provide needed services in Upland for low- and moderate-income residents.

According to the Ten-Year Plan to End Homelessness in San Bernardino County adopted in June 2009 (Ten-Year Plan) and the three year evaluation of the 2009-2019 10-Year Strategy adopted April 2013, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan in 2009, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. The CoC completed the inventory of existing access centers in San Bernardino County noting the locations of each access center. The CoC also conducts informational outreach presentations concerning homelessness in San Bernardino County.

In the winter of 2013, the City of Upland organized community members to form a Homeless Stakeholders Team. This team is comprised of individuals and organizations that have a desire to help the community and see a positive change in the city, specifically as it relates to those affected by homelessness. This partnership with staff from the Development Services, Parks and Recreation, and the Police Departments are committed to the mission to establish realistic strategies, make tangible recommendations, and foster community oriented relationships that address the needs of the Upland community, residents, businesses, and the homeless. The team is working hand in hand with the CoC in addressing some of the concerns and issues facing the community in terms of homelessness including: community outreach, engagement and education initiatives, treatment and permanent supportive housing, housing first initiatives, and enforcement. The team is working hard to ensure that services and opportunities are available for homeless individuals and families in the community. Some may or may not want the services

provided, but the City of Upland and the Homeless Stakeholders Team want to ensure that everyone has something or someone to be directed to. As the team moves forward they continue to find ways for the organizations and homelessness service agencies to partner with each other to maximize resources and services. The team meets monthly and hosts event regularly to reach out to the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Upland supports the efforts of the San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness. As described earlier, the City supports local nonprofit agencies who provide emergency rental assistance and housing counseling to low- and moderate-income residents to prevent homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The City will also leverage CDBG funds to expand the supply of affordable housing in Upland.

Additional efforts are underway at the regional level to shorten the period of time that individuals and families have experienced homelessness and to prevent individuals and families who were recently homeless from becoming homeless again. The 2-1-1 regularly works with public service agencies to analyze the resources and funding being used to operate transitional housing programs and consider how these resources could be used more in alignment with the best practices (i.e. rapid re-housing and permanent housing) for ending homelessness. Many transitional housing providers are working to End Homelessness to evaluate strategies to lower program threshold requirements and improve outcomes including shorter shelter stays and more rapid transitions to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The most effective and cost efficient means to address homelessness is to prevent episodes of homelessness from occurring in the first place. San Bernardino County's current CoC system encourages services aimed at reducing incidences of homelessness, including:

- Emergency Rental and Utility Assistance: Short-term financial assistance to prevent eviction and utility shut-off.
- Credit Counseling: Financial counseling and advocacy to assist households to repair credit history.
- Legal/Mediation Services: Tenant-landlord legal/mediation services to prevent eviction.
- Food Banks and Pantries: Direct provision of food, toiletries and other necessities.
- Transportation Assistance: Direct provision of bus vouchers and other forms of transportation assistance.
- Clothing Assistance: Direct provision of clothing for needy families and individuals.
- Prescription/Medical/Dental Services: Direct provision of prescription, medical and dental services.
- Workforce Development: Direct provision of job training services designed to develop and enhance employment skills, as well as to help clients secure and retain living wage jobs.
- Information & Referral Services: Direct provision of 24-hour/7-days-a-week call center services to provide health and human service information to at-risk populations.
- Recuperative care for homeless individuals who become ill or injured.

Discussion

With limited CDBG resources available, the City is investing CDBG public service funds through the CDBG Public Service Capacity Building Grants made to Foothill Family Shelter and Pacific Lifeline to assist 33 unduplicated persons during the program year to prevent homelessness in Upland.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Upland are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the City will be using Upland Housing Fund dollars for the future acquisition or development of affordable rental housing units during the five year period of the Consolidated Plan and the rehabilitation and preservation of existing affordable housing units over the next five years through its Housing Rehabilitating Program. In addition, the City will be utilizing State HOME Program Income to fund a Tenant Based Rental Program through the Upland Housing Authority to assist low and moderate income persons with their rent. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its Upland Housing Funds to attract private and other available public resources for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

AP-85 Other Actions – 91.220(k)

Introduction:

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG funds through the 2015-2016 Action Plan in projects that provide public and neighborhood preservation services to low- and moderate-income people. To address underserved needs, the City is allocating 71 percent of its non-administrative CDBG investments for program year 2015-2016 to projects and activities that benefit low- and moderate-income people.

Actions planned to foster and maintain affordable housing

In the implementation of the 2015-2016 Annual Action Plan, the City will invest Upland Housing Fund dollars to preserve and maintain affordable housing through the City of Upland Residential Rehabilitation Program that will provide grants and loans to low- and moderate-income owners of single-family housing units. Additionally, the Upland Housing Fund provides financial assistance to low- and moderate-income households that are in need of home repairs.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Upland Residential Rehabilitation Program (through the Upland Housing Fund) will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The combination of CDBG and Upland Housing Fund activities will be used in meeting the goals established in the 2015-2019 Consolidated Plan - Strategic Plan and this Annual Action Plan. These funds will help to

reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live;
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG Public Service Capacity Building Grants; and
- Promoting economic opportunity for business that will employ low- and moderate-income residents.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Upland is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable nonprofit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City support and enhance this existing institutional structure, the City of Upland will collaborate with affordable housing developers and nonprofit agencies receiving CDBG funds through the 2015-2016 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2015-2019 Consolidated Plan - Strategic Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

Upland has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between

the City of Upland Development Services Department and the partner agencies and organizations that administer activities is strong. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Upland—particularly the CDBG low- and moderate-income areas.

Discussion:

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Upland will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	71.00%
	For 3 Year Period of PY 2015-16; PY 2016-17; PY 2017-18.

Discussion:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Upland will follow all HUD regulations concerning the use of CPD funds.

Appendix - Alternate/Local Data Sources

1	Data Source Name San Bernardino County 2013 Homeless Count
	List the name of the organization or individual who originated the data set. San Bernardino County Homeless Partnership
	Provide a brief summary of the data set. This report provides the results of a comprehensive count of the San Bernardino County homeless population.
	What was the purpose for developing this data set? To meet HUD requirements.
	Provide the year (and optionally month, or month and day) for when the data was collected. The most recent Point-in-Time Homeless Count (PIT Count) was held on January 24, 2013.
	Briefly describe the methodology for the data collection. The 2013 PIT Count collected data on people who were literally homeless (i.e. living in unsheltered places on the streets, in a vehicle or other place not fit for human habitation, or in an emergency shelter or transitional housing program).
	Describe the total population from which the sample was taken. According to the 2007-2011 American Community Survey 5-Year Estimates, the population of San Bernardino County was approximately 2,023,452.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Please refer to NA-40.
2	Data Source Name 2014 CoC Homeless Inventory Count Report
	List the name of the organization or individual who originated the data set. San Bernardino County Homeless Partnership
	Provide a brief summary of the data set. Provides the inventory of facilities and housing targeted to homeless households.
	What was the purpose for developing this data set? To meet HUD requirements.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Report date October 28, 2014.
	What is the status of the data set (complete, in progress, or planned)? Complete