

# *City of Upland* **HOUSING ELEMENT UPDATE**

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## **I. INTRODUCTION**

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### **A. PURPOSE**

The Housing Element of the General Plan identifies and establishes the City's policies with respect to meeting the housing needs of existing and future residents of Upland. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals through the year 2005. These commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to the City of Upland.

### **B. CITIZEN PARTICIPATION**

State law requires that local governments make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element. Public input has been facilitated primarily through the appointment of a Council Advisory Committee, which provided guidance to staff and the consultants in identifying issues and developing policies, programs and objectives. The CAC met on a monthly basis during the course of the project.

In addition to the guidance provided by the CAC, a joint City Council/Planning Commission workshop was held to solicit policy direction early in the Housing Element update process. Two public workshops were also held to provide interested groups and individuals an opportunity to review housing needs and policy options, and offer suggestions. Public hearings were also held by the Planning Commission and City Council prior to review of the element by the Department of Housing and Community Development.

Prior to final adoption of the element, legally-noticed public hearings were held by the Planning Commission on September 27, November 14, and November 29, 2000 and City Council on December 11, 2000.

### **C. CONSISTENCY WITH STATE PLANNING LAW**

The Housing Element is one of the seven General Plan elements mandated by state planning law, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the City is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official municipal response to the need to address the housing needs of all economic segments of the population. It establishes policies that will guide City decision making, and sets forth an action program to implement the City's housing goals through 2005.

### **D. GENERAL PLAN CONSISTENCY**

The Housing Element of the General Plan is only one facet of a City's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the city. The Circulation Element establishes policies for ensuring adequate mobility for all of the city's residents, workers and visitors. The policies that are contained in other elements of the General Plan affect the quality of life that citizens expect. As amendments to the General Plan are proposed in the future, the

various elements, including the Housing Element, will need to be reviewed to ensure that internal consistency is maintained.

**E. HOUSING ELEMENT ORGANIZATION**

The Housing Element is comprised of the following major components:

- The Community Profile (Section II) contains an overview of the city's population, housing and employment characteristics in the context of regional trends
- The Housing Needs Assessment (Section III) presents a discussion of the city's existing and future housing needs, including special needs such as the elderly and large families, and the city's fair share of regional growth needs.
- Section IV contains a review of housing constraints and resources, including governmental and market constraints to the maintenance, improvement and development of housing.
- Section V presents a review of the previous Housing Element, including a discussion of the appropriateness of goals and policies, the effectiveness of programs, and the progress in achieving quantified objectives.
- The goals, policies and programs that will guide the City's actions through 2005 are presented in Section VI.

The State-mandated Housing Element Components are identified in *Table 1, Required Housing Element Components*, together with a reference to the sections of this document in which they are addressed.

**TABLE 1  
REQUIRED HOUSING ELEMENT COMPONENTS**

<i>Required Housing Element Component</i>	<i>Reference</i>
<b>A. HOUSING NEEDS ASSESSMENT AND INVENTORY OF RESOURCES AND CONSTRAINTS</b>	
Analysis of population trends.	Section II.A
Analysis of employment trends.	Section II.B
Projection and quantification of existing and projected housing needs for all income groups.	Section III
Analysis and documentation of household characteristics including the following:	
a. Level of housing cost compared to ability to pay	Section II.D
b. Overcrowding	Section III.A
c. Housing Stock Condition	Section II.D.5
An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities and services to these sites.	Section IV.B Appendix A
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section IV.A.1
Analysis of existing and potential non-governmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Section IV.A.2
Analysis of special housing needs: handicapped, elderly, large families, female-headed households, farm workers and persons in need of emergency shelter.	Section III.A.3
Analysis of opportunities for energy conservation with respect to residential development.	Section VI.A.5
<b>B. GOALS, OBJECTIVES AND POLICIES</b>	
Identification of goals, objectives and policies relative to maintenance, preservation, improvement and development of housing.	Section VI.A
<b>C. IMPLEMENTATION PROGRAM</b>	
An implementation program should do the following:	
Identify adequate sites, which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section VI.B
Assist in the development of adequate housing to meet the needs of low and moderate income households.	Section VI.A.1
Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement and development of housing.	Section VI.A.1
Conserve and improve the condition of the existing affordable housing stock.	Section VI.A.2
Promote housing opportunities for all persons.	Section VI.A.3
Preserve lower income household assisted housing developments.	Section VI.A.2