DEVELOPMENT SERVICES DEPARTMENT
HOUSING DIVISION
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Housing Policy Department
Received on:
MAR 30 2016

March 28, 2015

Governor's Office of Planning and Research
State Clearing House and Planning
P.O Box 3044
Sacramento, CA 95812-3044

RE: City of Upland Annual Progress Report of Implementation of the Housing Element for Calendar Year 2015

Dear Representative:

Enclosed you will find two (2) copies of the City of Upland's annual Progress Report on Implementation of the Housing Element for Calendar year 2015.

If you have any questions, please contact me at (909) 931-4146

Sincerely,

Jeff Zwack
Development Services Director

Enclosure: 2 Copies of Annual Progress

Cc: James Johnson, HCD
Liz Chavez, Development Services Manager

Annual Progress Report
On Implementation of the Housing Element

General Plan Report requirement pursuant to
Section 65400 of the Government Code

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: **City of Upland, California**

Address: **460 N. Euclid Avenue**
Upland, California 91786

Contact: **Liz Chavez**
Title: **Housing Manager**
Phone: **909) 931-4146**
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Report Period: **January 1, 2015 to: December 31, 2015**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Upland, California

Reporting Period: 01/01/15 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Buildings per Project	Buildg	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Single Family Residential Permits						41	41 Single Family dwelling				
Three or Four Family Residential Permits						59	Attached and Detached Buildings (59 dwelling units)				
(9) Total of **Moderate and Above Moderate** from Table A3 ►					0	100					

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(10) Total by income Table A/A3 ► ►			0	100	1		
(11) Total **Extremely Low-Income** Units*							

* Note: These fields are voluntary

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Upland, California

Reporting Period: 01/01/15 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	8	13	5	26	See Table 3 for detailed information for programs that provide Rehabilitation Assistance, or repairs to existing housing units
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	8	13	5	26	

* Note: This field is voluntary

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Housing Element Implementation
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Jurisdiction City of Upland, California

Reporting Period: 01/01/15 - 12/31/2015

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							
No. of Units Permitted for Above Moderate	See Table A						

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Upland, California

Reporting Period: 01/01/15 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	382	0	0	0	0	0	0	0	0	0	0	382
	Non-deed restricted											0	
Low	Deed Restricted	260	0	0	0	0	0	0	0	0	0	0	260
	Non-deed restricted											0	
Moderate	Deed Restricted	294										0	294
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Above Moderate		653	56	72	100	0	0	0	0	0	0	228	425
Total RHNA by COG. Enter allocation number:		1,589	56	72	100	0	0	0	0	0	0	228	1,361
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Upland, California

Reporting Period: 01/01/15 - 12/31/2015

General Comments:

For the past few years the level of building activity in the City has been extremely low. Therefore, the opportunity to provide new very-low and low income units has been severely limited. However, assistance to low and very low income households has been substantial. See status reports on the various programs in Table C. A new Housing Element was adopted by the City of Upland in January, 2014. This status report is based upon the 2013-2021 Housing Element Programs. In 2015, there were permits issued for 41 single family dwelling units, and a project with 59 attached or detached units (2 - 4 units per buildings for a total of 100 dwelling units).

TABLE C: Housing Element Program Implementation
(CCR Title 25 6202)

Jurisdiction: City of Upland, CA

Reporting Period: January 1, 2015 to December 31, 2015

Program Description (By Housing Element Program Name)	Housing Programs Progress Report- Government - Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the Housing Element.		
Name of Program	**Objective**	**Timeframe in H. E.**	**Status of Program Implementation**
Program 1: Code Enforcement. The Upland Code Enforcement Division continues to assign an "Impact Team" assigned to investigate graffiti reports and prosecute vandals and gang activities. Activities may include, but not limited to, reviewing operating permits of businesses, assisting ABC at bars in violation, disbanding gangs, locate and arrest graffiti artists. The code enforcement program also includes graffiti removal. This program is essential to maintaining and improving the safety, livability, and value of properties in the City of Upland.	Continue to implement the Code Enforcement activities to ensure full compliance with City Ordinances. Inspect up to 4,000 units annually. Develop abatement process for buildings where the property owner does not remedy substandard housing conditions; utilize the Administrative Citation Ordinance to obtain code compliance	Ongoing	In 2015, the Code Enforcement Program has inspected 3959 locations. 1,133 of the addresses were in the CDBG areas, 663 were in Blighted Areas and 2163 Citywide. In 2015, there were a total of 3,920 Graffiti calls. These included 2,012 in CDBG Areas, and 1,908 in General Fund Areas. There was a total of graffiti square footage of 87,177. Of this area, 48,084 was in CDBG Areas and 39,093 was in General Fund Areas.

Program 2: Home Improvement Program (HIP). The Home Improvement Program provides loans of up to $90,000 to lower income Upland households for repair work to single family owner-occupied homes. Funds must be used to correct code deficiencies in the structure. A wide range of improvements are acceptable including electrical, plumbing, kitchen and bath remodeling, doors and windows, roofing, pest extermination, fencing and energy conservation measures. Loans are secured at 0 to 3 percent and are due upon the sale or transfer of the property, 30 years or no longer occupied as a primary residence, whichever is less.	The Housing Element objective is to disseminate information about the program, and to provide up to 7 HIP Loans annually to qualified low and moderated income (3 VL; 5 Low) homeowners earning less than 80% CMFI.	Ongoing	In 2015, 3 homeowners were assisted through this program. This includes a total of 1 very low income household , 1 low income household, and 1 extremely low income household The program received $270,614 to fund the improvements for the 3 homeowners.
Program 3: Emergency Repairs for Homeowners (ERP) This program provides for a grant of up to $4,000 for emergency repairs The grant is eligible for very low income homeowners of single family homes, condominiums, and mobile homes. This grant can be increased to $5,000 for homeowners wishing to provide a dollar for dollar match above the $4,000 emergency grant limit. Qualifying home repairs include structural, mechanical, plumbing, and electrical and code violations as well as weather proofing, low flow toilets, and smoke detectors, HVAC repairs, and accessibility improvements. This program works in tandem with the code enforcement program where income qualified homeowners who have housing units with code violations can be referred to seek grants to make necessary repairs.	The Housing Element objective is to provide these grants to 25 (VL) housing units annually	Ongoing and Annual Basis	A total of 23 households were assisted in 2015 Of this total, there were 12 grants to very low households, and 7 for extremely low income households and 4 to low income families. In 2015, there was a total of $100,543 in funding for this program.
Program 4 : Upland Pride Paint Program (UPP) This program provides grants for low-income individuals and families who live in the Upland city limits and are homeowners. The grants must be used for exterior painting and have available in amounts up to $4,000.	The Housing element objective is to provide these loans to 4 housing units annually. To address emergency repairs; To disseminate information to property owners; and seek additional funding for the program to ensure its long term viability.	Ongoing and Annual Basis	During 2015, No grants were made or property acquired because the funding was on hold.

Program 5: Historic Preservation Upland has a rich historic and cultural heritage dating back to the 1800s. The City has nine official historic districts with hundreds of historic homes. As part of the Zoning Code update, the City supports the continued preservation of these important resources. The City promotes the use of appropriate preservation incentives to encourage owners to designate and maintain their cultural resources. Incentives may include Mills Act contracts, preservation easements for the facades of designated structures, use of the California State Historical Building Code, assistance in processing applications for nominations to the National Register of Historic Places, special recognitions, grants and loans for rehabilitation (as funded is available), planning grants, variances and modifications, and reduction of planning and processing fees.	Continue to support the preservation of historic properties through a variety of planning, zoning, rehabilitation, and other incentives.	Ongoing and Annual Basis	In 2015, the City Continued to support the preservation of historic properties through a variety of planning, zoning, rehabilitation, and other incentives. In 2015, no grants were awarded for this program
Program 6: Five Star Rental This program is a voluntary program to provide recognition to rental properties, both single-family and multiple-family properties. The objectives of the program are to decrease or eliminate blight, substandard structures, crime and general code violations. Recognized properties receive free newspaper advertisements and a plaque indicating the "Five Star" award for the property.	The Housing Element objective is to continue this program and disseminate information to landlords to encourage their participation in the Five Star Rental Recognition Program.	Annual Basis	To date, 5 properties have qualified for this recognition. These properties include Sunset Ridge, Village Apartments, Magnolia, Portofino on the Park, and Las Brisas. In 2015, program was inactive.

Program 7: Specific Plans Upland has developed specific plans to guide development of key areas in the community according to smart growth principles. These include the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same program components as conventional development, but assembled in a more integrated fashion. These contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance. The intent is to design complete neighborhoods that are coherent, visually attractive, and integrated. Specific plans with remaining development capacity include College Park, Park View, and Upland Crossing.	Continue to implement remaining specific plans to facilitate the development of high quality infill residential development in Upland	Ongoing	In 2015, the City continued to implement remaining specific plans to facilitate the development of high quality infill residential development in Upland.
Program 8: Historic Downtown Specific Plan Upland adopted the Historic Downtown Specific Plan in 2012.This specific plan covers the City's historic core and contains a transit station, civic center, parks, schools, housing, and commercial uses. The specific plan denotes nine districts, each with a defined purpose and mix of land uses. To facilitate the production of multiple-family housing that will meet the RHNA and affordability requirements, the area allows for more than 1,000 new housing units, with multiple-family and mixed uses allowed by right at densities of unto 55 units per acre. The City is working with developers to build affordable senior housing, townhomes, and mixed use. The City will continue to manage the implementation of this plan, which includes strategies priorities to increase housing opportunities within the district.	Continue to implement the Historic Downtown Specific Plan to facilitate the development of high quality infill residential development in Upland	Ongoing and Annual Basis	In 2015, the City continued to implement remaining specific plans to facilitate the development of high quality infill residential development in Upland.

Program 9: Secondary Units The Upland Municipal Code allows secondary and accessory units in residential zones. Originally, these units were only permitted in the RS zones; however, the new Zoning Code will allow such uses in all residential zones. These housing units provide additional income for the homeowner, while also providing affordable housing opportunities for family members, students, caretakers, seniors, and other individuals seeking housing in Upland. City staff report that 6 to 8 units are approved each year. The units are not required to be deed restricted, but are typically affordable to moderate income households. The City will continue to support the production of second units and guest quarters that meet the requirements in the municipal code.	The City will continue to support the production of second units and guest quarters that meet the requirements in the municipal code. The City will track the number of units produced by type and residential covenants issued during the planning period.	Ongoing and Annual Basis	In 2015, the City continued to support the production of secondary units and guest quarters that meet the requirements in the municipal code. It is estimated that 6 to 8 secondary units were approved.
Program 10: The Green Valley Initiative The Green Valley Initiative is a collaborative effort to bring jobs, commerce, and a better quality of life to the people of the Inland Empire communities. As a member of this unique bi-county collaborative, Upland works to develop model policies and programs for sustainable economic development, education, and growth. In addition, the City illustrates its commitment to promoting environmental awareness and sustainability by encouraging the adaptive reuse of historic structures, implementing gray water and recycled water use, and through integrated waste management programs. Finally, the City implements the CalGreen Building Code, ensuring the latest practices unsustainable development and building design in housing. The general plan contains additional programs on sustainable development.	Participate in the Green Valley Initiative's regional meetings and outreach efforts to promote a healthy economic and environmental future. Continue implementation of the City's other green initiatives, including waste management, water conservation and use, and CalGreen programs.	Ongoing	In 2015, the City continued to participate in this collaborative effort.

Program 11: Water Priority System The City Public Works Department, San Antonio Water Company, West End Consolidated Water Company, and MWD provide water to Upland residents. The Inland Empire Utilities Agency (IEUA) provides sewer services. Senate Bill 1087 (2005) requires all local governments to transmit a copy of the housing element to water and sewer service providers that serve their community. It also requires water and sewer providers to have a policy that gives priority for service allocations to proposed projects with housing units affordable to lower income households if a shortfall in supply occurs. Because the City is a majority owner in two water utilities (except for MWD), the City will actively encourage these entities to draft and adopt a water priority system. The City will also notify IEUA of their responsibility under state law.	Encourage water and sewer providers to have a water and sewer priority system in place in compliance with state housing law.	Ongoing /2016	In 2015, the City actively participated in the establishment of a water and sewer priority system.
Program 12: Neighborhood Improvements Having adequate public facilities is essential for a complete community. These services provide a high quality of life for residents and workforce, improve property values, and increase City revenues that are available to fund and expand City services. This includes the improvement and maintenance of libraries, sewer system, school services, drainage and water system, police and fire, parks and recreational facilities, private recreation facilities required for new residential development, and other services. The City prepares a capital improvement program on an annual basis to identify and prioritize the improvements needed. Certain services are tied more directly to specific plan areas, others to private developments, and others to the entire community. The City of Upland will continue to make such infrastructure and service improvements that further the vision of the City Council.	Continue monitoring, planning, and programming for public improvements that serve the community.	Ongoing	In 2015, the City of Upland continued to make such infrastructure and service improvements to further the vision of the City Council.

Program 13: Homeownership Assistance (FTHB) The Housing Division provides low interest First Time Homebuyer (FTHB) loans, as funds are available, to help individuals and families who wish to purchase a home, but are unable to qualify and/or come up with the necessary down payment. This program is designed to help persons who would not otherwise achieve the American dream of owning their own home. A program loan is a silent second mortgage; a 0% to 3% simple interest bearing loan (interest free after 20 years) with all payments deferred until the first occurrence of sale, refinancing, full payment of the first mortgage, or 30 years. As of 2013, the maximum assistance is 30% of the purchase price or $108,000 (whichever is less,) and the home price cannot exceed $362,790. Because the program is dependent on State HOME funding, and due to loss of RDA funds, it is necessary to seek additional grants to continue and expand the program.	Continue to provide up to 2 FTHB loans annually to qualified low income homeowners and advertise program availability. Annually evaluate the City's funding capacity and as needed pursue additional HOME / CAL HOME funds.	Ongoing and Annual Basis	In 2015, there were no FTHB Loans provided. The City pursued other funding options for future years.
Program 14: Rental Housing Assistance The Upland Housing Authority is responsible for implementing the Section 8 rental assistance. Under this program, the Housing Authority extends rental subsidies to very low income households who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability but also overcrowding, by allowing families that "double up" to afford their housing. According to the Upland Housing Authority, about 600 residents receive monthly rental assistance under this program, including 210 senior households and 400 large and small families as of January 2013. The Upland Housing Authority is also responsible for managing public housing in Upland, the public housing modernization program, and partnering with the City on various affordable housing programs and outreach.	Continue to participate in the federal housing choice voucher program and family self-sufficiency program allocating a total of 600 vouchers.	Ongoing and Annual Basis	In 2015, the Upland Housing Authority assisted 664 households up to June 30 under the Housing Choice Voucher Program. According to the 2014-15 CAPER, the year to date accomplishment is 3435 households assisted with Housing Choice Vouchers.

Program 15: Housing Incentives Upland implements a toolkit of incentives to facilitate the construction of affordable and market rate housing. These include a density bonus ordinance, a minor modification and variance process, lot consolidation efforts, etc. The density bonus allows the development of additional units and the provision of regulatory/financial incentives for projects providing affordable units. Both the minor modification and variance processes facilitate infill development. Financial assistance may also be provided subject to availability. Although apartments are feasible and built at current parking and garage requirements, there are situations where flexibility is beneficial, particularly outside the downtown and mixed use corridors.	Continue to permit and encourage density bonuses, lot consolidations, and other means to build market rate and affordable housing. Amend the Zoning Code to allow half covered/ uncovered spaces for studio and 1- bedroom units in projects outside the downtown and mixed use corridors provided the project qualifies for a density bonus or is deed restricted as affordable. Advertise the availability of incentives at the planning public counter and through the development review process.	Ongoing	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities(7 or fewer) by right in all residential zones .New provisions were also provided for Supportive and Transitional Housing , Emergency Shelters. Child Care/Day Care, SRO's, and efficiency units.
Program 16: Mobile Home Rent Stabilization. The City's Mobile Home Rent Ordinance is intended to protect occupants of from unreasonable rent increases while still recognizing the need for park owners to receive a just and reasonable return on their property and increase rents at a rate sufficient for covering the costs of repairs, maintenance, insurance, upkeep, and amenities. Under the Mobile Home Rent Ordinance, the annual rent increase is indexed to the consumer price index. The Ordinance covers six mobile home parks: Mountain View Estates, Oasis Mobile Estates, Upland Cascade, Upland Eldorado, Upland Meadows Mobile Estates, and Upland View Terrace. The City had been updating the Rent Ordinance in response to community concerns, but the process is on hold while the courts decide the legality of rent stabilization laws.	Continue to enforce the Mobile Home Rent Ordinance; complete review and revisions to the Rent Ordinance after the courts complete proceedings on the legality of rent stabilization.	Ongoing	The City has placed the proposed revisions to the existing ordinance on hold until the court proceedings have been completed.

Program 17: Housing At Risk of Conversion. Upland has 17 assisted multiple family projects containing units affordable to lower income seniors, families, and individuals. The City periodically monitors its affordable housing projects to determine properties at risk of conversion. Eight projects totaling 268 affordable units are at risk of conversion before 2024, though none have indicated a desire to convert to non-low-income use. Three City-owned projects are not technically at risk of conversion, as these projects will also need to be reviewed for options to refinance the mortgage revenue bonds in light of changes in redevelopment law. The City will also notify qualified entities if a project is proposed for conversion.	Monitor publicly assisted multiple units at risk of conversion; support efforts to preserve the units through grants, tax credits, bonds, and transfer of ownership to entities willing to keep the units affordable. Inform tenants and property owners of their rights and responsibilities to provide adequate notice and other procedures if an affordable project is proposed for conversion to market rate housing.	Ongoing	The City continues to monitor affordable housing projects to determine properties at risk for conversion.
Program 18: Low Income Housing Assistance. The City offers many programs to encourage the production, provision, and preservation of affordable housing, including housing affordable to very low, low, and extremely low income households. These include Program 17, Housing Incentives; Program 15, Preservation of Affordable Housing; Program 2, Housing Improvement; Program 3, Emergency Repairs; Program 4, Rental Acquisition & Rehabilitation; and Program 14, Rental Housing Assistance. The City will continue to offer these programs and offer additional incentives or support as described below in the objectives.	Offer expedited permit processing, contact developers annually about potential sites, and support applications of developers to build affordable housing that targets extremely low income households in Upland. Assist in the development of housing for lower-income households by outreaching to affordable housing developers, exploring available funding options, and supporting grant applications for housing.	Ongoing	In 2015, the Upland Housing Authority assisted 705 households under the Housing Choice Voucher Program. According to the 2012-13 CAPER, the year-to-date accomplishment is 2154 households assisted with Housing Choice Vouchers.
Program 19: Homeless Services. Housing element law requires cities to proactively address the needs of the homeless population, including emergency shelters, transitional housing, supportive housing, and single-room-occupancy units. The City recently conducted a special census to determine the needs of homeless people. The Zoning Code provides a definition of homeless shelters, transitional housing, and permanent supportive housing consistent with the Health and Safety Code. In addition, the Zoning Code does not permit such facilities consistent with state law. The City has updated its now Code to achieve consistency with state law with respect to housing for homeless people.	Define shelters, transitional housing, and permanent supportive housing consistent with state law, permit shelters with a ministerial permit in the Industrial zone; and establish objective standards as allowed by state law. In all zones allowing residential uses, permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Within 1- 2 years after approval of Housing Element	Continue to provide funding support to agencies that serve the homeless and at-risk homeless through the CDBG Program process and with the Housing Fund. The five year goal is to assist over 17,000 individuals. The actual year to date is 1011. During 2013, a Homeless Shelter Stakeholders Group was formed to assist in the implementation of this goal. The Development Code Update was adopted in the summer of 2015.

Program 20: Administrative Capacity. The dissolution of redevelopment agencies and loss of funding has required many cities to look for ways to activate the nonprofit sector and seek collaborate and leverage resources to address community needs. The City has many active nonprofit organizations and recently commissioned a Service Council to address local needs. As the City continues to realign resources, augmenting its administrative capacity is a key concern.	Utilize the Service Council to coordinate the City, faith-based organizations, other non-profits, Upland Housing Authority, County, and other stakeholders and create a network of community and mainstream resources. The Service Council will develop and implement a Homeless Services Plan that addresses: -Community Outreach, Engagement, and Education Initiatives -Treatment and Permanent Supportive Housing Initiatives -Housing First/Rapid Re-housing Initiatives -Chronic Homelessness -Enforcement	Ongoing /2016	The City is continuing to work with the various organizations in San Bernard County to create a Homeless Service Plan. The stakeholders team is comprised of individuals and organizations that have a desire to help the community and seek a positive change in the city, specifically, as it relates to hose affected by homelessness. The team meets monthly in order to maintain an active effort to address the homeless issues
Program 21: Housing for People with Disabilities The City of Upland allows residential care facilities, senior housing, and other similar facilities, that serve the needs of people with disabilities in the community. California law requires that residential care facilities that serve six or fewer persons be allowed by right in all residential zones and treated the same as any other similar residential use. Presently, the Municipal Code needs to be updated to reflect changes to state fair housing law. For individuals who are disabled, the City is updating its Zoning Code and will provide a reasonable accommodation process. The City of Upland also has many organizations that serve disabled people, including those with developmental disabilities. This includes OPARC Center, Easter Seals Development Center, Salem Christian Homes, and other organizations.	☐Amend the Zoning Code to define and allow residential care facilities serving six or fewer residents as a by-right use in all residential zones; remove or amend the definition of a family in the Zoning Code. Permit larger facilities with a CUP in two additional mixed-use zones. ☐Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation for CDBG. ☐Create reasonable accommodation process and procedure as part of the Zoning Code Update to allow flexibility in land use, building, and development standards to accommodate people with	Ongoing	The Development Code Update was adopted on September 28, 2015. The update provided modifications to the Development Code that were recommended in the Housing Element. These included providing for residential care facilities by right in all residential zones. (for those serving 6 or fewer residents), Supportive and Transitional Housing, Second Dwelling Units, Emergency Housing and Single Room Occupancy (SRO) in Mixed Use Zones and Efficiency Units.

Program 22: Fair Housing. Upland implements programs to promote housing opportunities for all persons, regardless of protected status. As an entitlement jurisdiction, Upland prepares an Analysis of Impediments to Fair Housing Choice (AI) to periodically identify constraints or obstacles to fair housing opportunity. The City also contracts with the Inland Fair Housing and Mediation Board (IHFMB) to provide fair housing services that affirmatively further fair housing. Services include landlord and tenant education, community outreach and advocacy, and enforcement of fair housing laws. IFHMB also implements the policies and recommendations, where applicable, articulated in Upland's AI.	Promote fair housing practices through contract with IFHMB. Comply with all state and federal fair housing requirements when implementing housing programs or delivering housing-related services. Continue to prepare the Analysis of Impediments to Fair Housing Choice as required under federal law; implement the recommendations to improve fair housing as contained therein. Disseminate fair housing outreach materials at the library, website, and counter so that residents and landlords are aware of their rights responsibilities, and opportunities for resolving fair housing concerns.	Ongoing and Annual Basis	The city continues to promote fair housing practices and provide educational information to the public. In 2015, this program assisted 62 low income individuals and families.