

UPLAND COMMUNITY REDEVELOPMENT AGENCY
INCLUSIONARY AND REPLACEMENT HOUSING SUMMARY
OTHER AFFORDABLE HOUSING PROJECTS

PROJECT AREA PLAN EXPIRATION DATES:

- a. Merged Project Area 2017
- b. Town Center Area 2033
- c. Magnolia Project Area 2033

I. INCLUSIONARY HOUSING REQUIREMENT AND DEFICIT

Project Area	Total Units Developed	UNIT REQUIREMENTS		Gross Units	Eligible Units in Project Area	Very Low	Low/Mod	Eligible Units Outside Project Area	Very Low	Low/Mod	Total Eligible Units	Very Low	Low/Mod	Net Unit Surplus Very Low	Net Unit Surplus Low/Mod
		Very Low	Low/Mod												
Merged Project Area	1851	111	167	278	66	0	66								
Town Center Project Area	276	17	24	41	183	182	1								
Magnolia Project Area	448	28	40	68	87	29	58								
TOTAL	2575	156	231	387	336	211	125	172.5	19.5	153	508.5	230.5	278	74.5	47

*1/2 of units (193) can be met through the purchase of affordability covenants. Of this 160 units, 50% (96 units) must be for very low households. Agency purchased covenants to date is a total of 80.

II. DEMOLISHED HOUSING UNITS

Project Area	UNITS DEMOLISHED		# Units Demolished	# of Bedrooms	# Units Replaced	Net Unit Surplus
	Very Low	Low/Mod				
Merged Project Area	1	2	3			
Town Center Project Area	0	0	0			
Outside Project Area	0	0	0			
TOTAL	1	2	3		6	3

III. INVENTORY OF DEMOLISHED HOUSING UNITS

Reserved for Income

Project Area	Project Address	Date of Demolition	Total # of Units	# of Bedrooms	Very Low	Low	Mod
Merged Project Area	Canyon Ridge	1995	1	2 per unit	1		
Merged Project Area	Airport Area	1989	1	2			1
Merged Project Area	Airport Area	2001	1	2			1
	Sub Total		3	6	1	0	2

- Note:**
- (1) Units to be replaced within 4 years of destruction.
 - (2) Units destroyed after 9/01/89, but prior to 1/01/02, 75% replacement units same income level of very low, lower and persons of low/mod.
 - (3) Units to be destroyed after 1/01/02, 100% replacement units same income level of very low, lower and persons of low/mod.

IV. INVENTORY OF REPLACEMENT HOUSING UNITS

Reserved for Income

Project Type	Project Name	Project Address	Date of Replacement	Project Area	CC&R Term	# of Units	# of Bedrooms	Very Low	Low	Mod
Acquisition/Sub. Rehab	Habitat	1361 Chaffee Street	2/92	No	2052	1	3	1	0	0
Acquisition/Sub. Rehab	Habitat	1365 Chaffee Street	2/92	No	2052	1	3	1	0	0
Acquisition/Rehab	Foothill Family Shelter	316 N. San Antonio Avenue	11/02	Yes	2057	4	2	4	0	0
TOTALS						6	14	6	0	0

Total # Units Replaced 6 (See IV above)
 Total # Units Demolished 4 (See III above)
 Net Replacement Surplus 2

V. INVENTORY OF ELIGIBLE INCLUSIONARY HOUSING UNITS

A. OUTSIDE PROJECT AREA INVENTORY

Reserved for Income

Project Type	Project Name	Project Address	Total # of Units	*Units with CC&R's	Covenant Term	Very Low	Low	Mod	Eligible Units
Sub. Rehab	Sunset Ridge	597 E. 13 th Street	108	14	2029	7	0	0	7
Sub. Rehab	Village Apartments	195 S. Armstrong Way	72	22	2029	11	0	0	11
New Construction	Mountain Springs	1413 San Bernardino Road	340	68	2029	1.5	32.5	0	34
New Construction	Alpine Woods	430 W. Alpine	137	137	2029	0	68.5	0	68.5
New Construction	Arbor Park	859 N. Mountain Avenue	260	104	2028	0	52	0	52
TOTALS			917	345		19.5	153	0	172.5

Total # Deficit (see Table I) (387)
 +Total # Eligible Units Provided (See Table V, A & B) 508.5
 Subtotal # Unit Surplus 121.5

Total # Unit Surplus 121.5

Note: *Agency receives 50% credit of all units outside Project Areas

B. PROJECT AREA INVENTORY

Reserved for Income

Project Type	Project Names	Project Area	Project Address	Total # of Units	Units with CC&R's	Covenant Term	Very Low	Low	Mod	Eligible Units
N/C	Northwood Apartments	Merged Project Area	1662 W. Arrow Route	324	66	2030	0	66	0	66
N/C	Coy Estes	Town Center Project Area	260 N. 3 rd Avenue	130	111	2026	111	0	0	111
N/C	Coy Estes Expansion	Town Center Project Area	290 N. 3 rd Avenue	72	72	2063	71	1		72
HOME Acquisition	Foothill Family Apartments	Magnolia Project Area	324 N. San Antonio Avenue	4	4	2032	4			4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	663 Diamond Court	4	4	2033	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	689 Diamond Court	4	4	2058	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	250 San Antonio Avenue	4	4	2058	4			4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	268 San Antonio Avenue	4	4	2058	4			4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	233 Vallejo Way	4	4	2058	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	431 Diamond Court	4	4	2058		2	2	4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	571 Diamond Court	4	4	2059	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	503 Diamond Court	4	4	2059	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	557 Diamond Court	4	4	2059	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	230 Vallejo Way	4	4	2061	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	275 Vallejo Way	4	4	2061	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	485 Diamond Court	4	4	2061	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	653 Diamond Court	4	4	2061	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	288 San Antonio Avenue	4	4	2061	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	717 W. 9 th Street	4	4	2061	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	615 Diamond Court	4	4	2062	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	625 Diamond Court	4	4	2062	1	3		4
HOME Acquisition	Magnolia Colony	Magnolia Project Area	660 Diamond Court	4	4	2058	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	649 W. 9 th Street	4	4	2062	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	659 W. 9 th Street	4	4	2062	1	3		4
RDA Acquisition	Magnolia Colony	Magnolia Project Area	906 Sycamore Court	3					3	3
TOTALS				613	333		211	120	5	336

VI. INVENTORY OF NONELIGIBLE INCLUSIONARY HOUSING UNITS IN UPLAND – OTHER AFFORDABLE HOUSING PROJECTS

Reserved for Income

Project Type	Project Name	Project Address	Project Area	# of Units	# of Units with CC&Rs	Covenant Term	Covenant Owner	Very Low	Low	Mod
Density Bonus	Arrow Point Apartments	1826 W. Arrow Route	Yes	136	28	2014	Upland Housing Authority	12	16	
Variance	Highland Hills	1205 E. 9 th Street	No	64	13	2014	City	6	7	
HOME Acquisition	Richland Apartments	509 E. Richland	No	16	4	2016	City		4	
HOME Acquisition	Richland Apartments	537 E. Richland	No	17	4	2017	City		4	
HOME Acquisition	Foothill Family Apartments	294 N. San Antonio Avenue	Yes	4	4	2015	City		4	
TOTALS				237	53			18	88	0

VII. AGENCY ASSISTED MARKET RATE HOUSING

Project Type	Project Name	Project Address	Project Area	# of Units	# of Units with CC&Rs	Covenant Term	Covenant Owner	Very Low	Low	Mod	Upper
Sub. Rehab	Village Apartments	195 S. Armstrong Way	No	72	20	2029	RDA	20			52
Sub. Rehab	Sunset Ridge	597 E. 13 th Street	No	108	16	2029	RDA	16			92
TOTALS								36	0	0	144

VIII. PROPERTIES ACQUIRED FOR DEMOLITION

Project Area	Project Address	Total # of Units	# of Bedrooms	Very Low	Low	Mod